

**FOR SALE**

## PROFESSIONAL OFFICE CONDO

7915 LAKE MANASSAS DRIVE #303 GAINESVILLE, VA 20155



**SALE PRICE**      **\$650,000**

### OFFERING SUMMARY

Unit Size:              1,719 SF  
Zoning:                  RPC  
Market:                Washinton DC  
Submarket:           Rt. 29/I-66 Corridor  
Parcel ID:             7297-60-5036.03

### PROPERTY OVERVIEW

Class A professional office condominium featuring a functional layout designed for a variety of professional users. The suite includes a welcoming reception area, five private offices, a conference room, kitchenette, private restroom, and a private balcony, providing an excellent balance of private workspace and collaborative meeting areas in a well-maintained professional setting.

### LOCATION OVERVIEW

Located within the prestigious Lake Manassas Professional Center, the property enjoys a prime location just off Rt. 29/Lee Hwy with convenient access to Linton Hall Rd. and I-66. Surrounded by established professional & medical offices, the property is also just minutes from Virginia Gateway, Stonewall Shops Square, and a variety of shopping and dining options, providing exceptional convenience for both clients and employees.

### PRESENTED BY:

**CHUCK RECTOR**      **KIMBERLY RECTOR**  
*PRINCIPAL*              *COMMERCIAL AGENT*  
703.330.1224              703.330.1224  
chuck@weber-rector.com      kimberly@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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## ADDITIONAL PHOTOS



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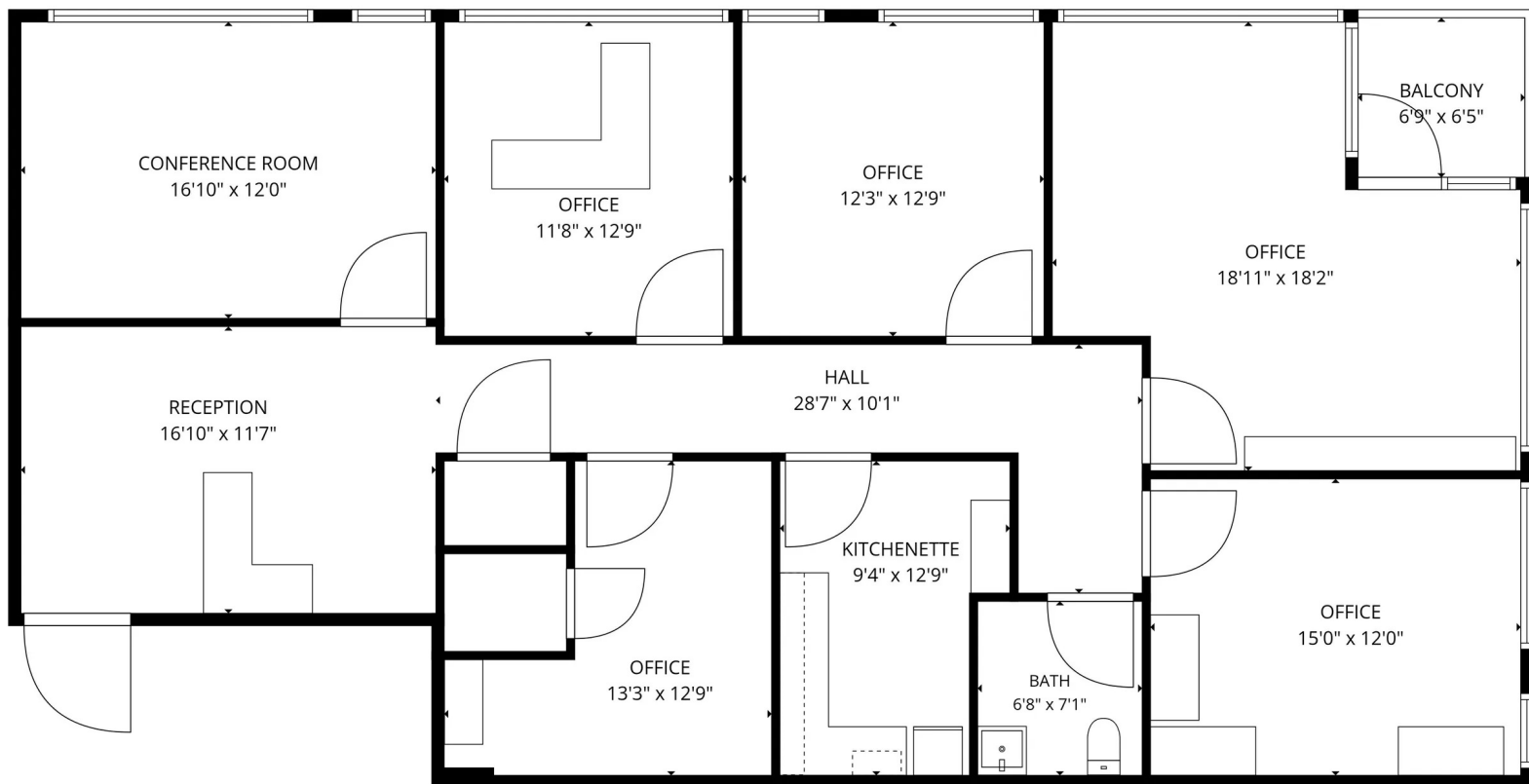
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## FLOOR PLAN



Total GLA: 1783 sq. ft | Total: 1827 sq. ft  
1st floor: 1783 sq. ft (Excluded areas 44 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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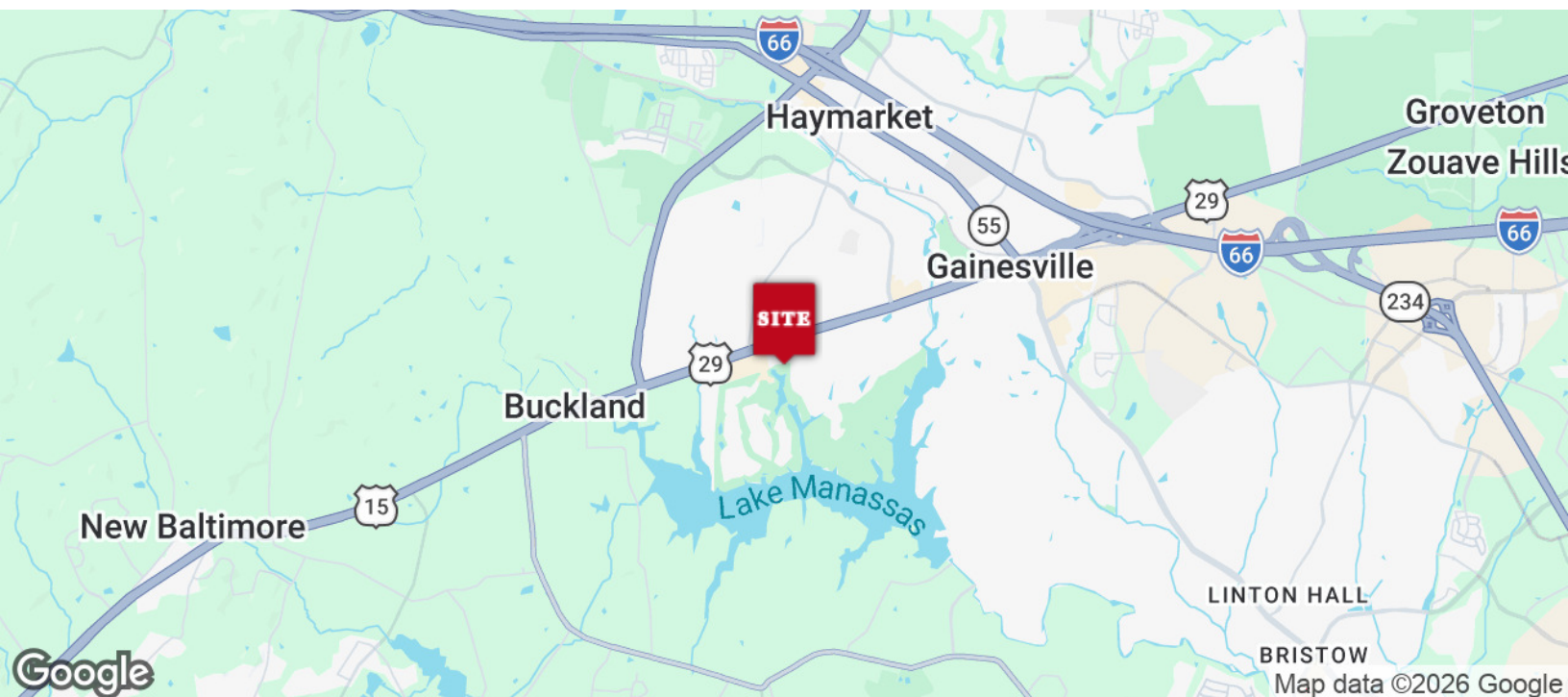
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## LOCATION MAP



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