

**FOR LEASE**

# FIRST FLOOR OFFICE SPACE

9113 CHURCH ST. MANASSAS, VA 20110



**LEASE RATE**     **\$25.00 RSF/YR**

## OFFERING SUMMARY

Lease Type:	Full Service (Less In-Suite Janitorial)
Available RSF:	690 - 1,715 RSF
Building Size:	4,944 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-01-00-389

## PROPERTY OVERVIEW

First floor office suites available for lease in a charming Old Town Manassas building, ranging from 690 SF to 1,025 Rentable SF with the ability to combine for a total of 1,715 RSF if desired. The suites offer a mix of private offices, open work areas, reception, and conference room layouts, providing flexibility for a variety of professional and service oriented users. Both suites feature convenient ground-level access in the heart of Old Town. Offered at a full service rental rate (less in-suite janitorial), with common area cleaning included. Numerous public parking options are available nearby, including on-street parking and several public lots and garages within a short walking distance.

## LOCATION OVERVIEW

Situated at the corner of Church Street and Battle Street in the heart of Old Town Manassas, the property offers a highly walkable, business-friendly location. Tenants enjoy easy access to shops, restaurants, the PWC Courthouse, and VRE/Amtrak, along with frontage and convenient access to Rt. 28 for regional connectivity throughout Prince William County and Northern Virginia.

### PRESENTED BY:

**COLEMAN RECTOR**  
*PRINCIPAL BROKER*  
703.366.3189  
coleman@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)

FOR LEASE

# FIRST FLOOR OFFICE SPACE

9113 CHURCH ST. MANASSAS, VA 20110

## FLOOR PLAN

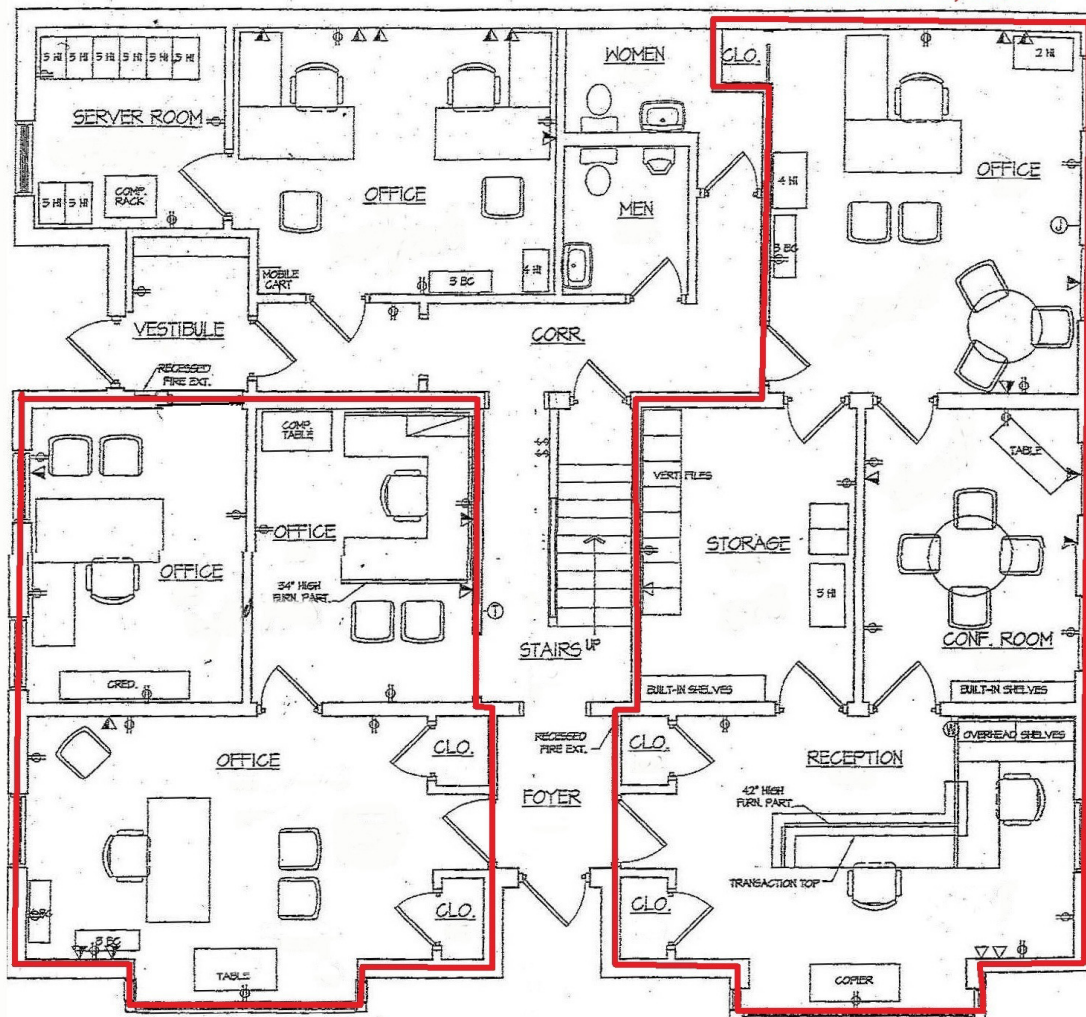
(Not to Scale)

# 9113 Church Street • Manassas, VA 20110

## 1st Floor

Suite 102 - 1,025 RSF

Battle Street



Suite 101 - 690 RSF

# Church Street

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

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



WEBER  
RECTOR

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

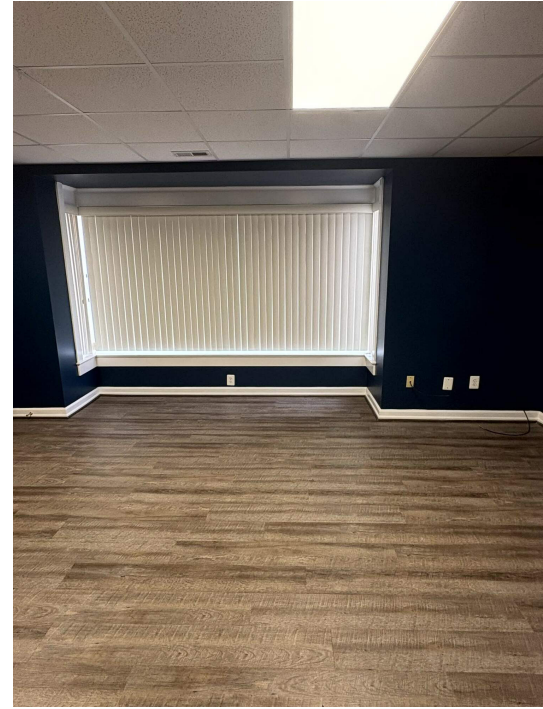
www.Weber-Rector.com

FOR LEASE

# FIRST FLOOR OFFICE SPACE

9113 CHURCH ST. MANASSAS, VA 20110

## ADDITIONAL PHOTOS



PRESENTED BY:

**COLEMAN RECTOR**

*PRINCIPAL BROKER*

703.366.3189

coleman@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)

FOR LEASE

# FIRST FLOOR OFFICE SPACE

9113 CHURCH ST. MANASSAS, VA 20110

## PARKING INFORMATION



## PERMITS

- Green Lots - Free Public Parking, No Cost, 2-4 Hour Timeframes
- Blue Lots - Business Owners/Employees, \$25/year
- Red Lots - Commuter Parking, No Cost - Application Required
- Garage - 69 Pay-Per-Day spots on 2nd floor, \$4.50 per day before 10am, Free after 10am

## PRESENTED BY:

**COLEMAN RECTOR**

**PRINCIPAL BROKER**

703.366.3189

[coleman@weber-rector.com](mailto:coleman@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)

FOR LEASE

# FIRST FLOOR OFFICE SPACE

9113 CHURCH ST. MANASSAS, VA 20110

## LOCATION MAPS



**PRESENTED BY:**

**COLEMAN RECTOR**

*PRINCIPAL BROKER*

703.366.3189

coleman@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)