

**FOR SALE OR LEASE**

## **FREESTANDING OFFICE BUILDING**

9117 CHURCH ST MANASSAS, VA 20110



### **OFFERING SUMMARY**

|                |                    |
|----------------|--------------------|
| Sale Price:    | <b>\$1,100,000</b> |
| Available SF:  | 122 - 2,464 SF     |
| Lease Rate:    | <b>See Pg. 2</b>   |
| Year Built:    | 1900               |
| Building Size: | 2,464 SF           |
| Zoning:        | B-3                |
| Market:        | Washington DC      |
| Submarket:     | Manassas           |
| Parcel ID:     | 101-01-00-390      |

### **PROPERTY OVERVIEW**

This 2,464 SF, two-story office building is offered for sale or lease, presenting an excellent opportunity for an owner-user, investor, or tenant. The property may be occupied in its entirety or leased as individual office suites, offering exceptional flexibility to meet a variety of business needs. Zoned B-3, the building features a welcoming lobby, common restrooms, and on-site rear parking with two access points, creating a professional and functional office environment.

### **LOCATION OVERVIEW**

Situated on Church Street in the heart of Old Town Manassas, the property benefits from a walkable, amenity-rich environment surrounded by local shops, restaurants, government offices, and professional services. Within walking distance of the Prince William County/Manassas Courthouse and the Manassas VRE Station, the location supports a strong daytime population and continued demand from professional office users. The historic district setting provides an attractive business address with convenient access to Church Street/Rt. 28, Center Street/Rt. 28 North, Sudley Road/Rt. 234 Business, and I-66. This property is located within a Qualified Opportunity Zone!

### **PRESENTED BY:**

**RYAN ARCHIBALD**

**INVESTMENT SALES & LEASING**

703.420.8267

ryan@weber-rector.com

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



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## **LEASE SPACES**

### **AVAILABLE SPACES**

| <b>SUITE</b>     | <b>SIZE (SF)</b> | <b>LEASE TYPE</b> | <b>LEASE RATE</b> |
|------------------|------------------|-------------------|-------------------|
| Office 1         | 217 SF           | Full Service      | \$900 per month   |
| Office 2 (A+B+C) | 465 SF           | Full Service      | \$1,950 per month |
| Office 3         | 122 SF           | Full Service      | \$525 per month   |
| Office 4         | 217 SF           | Full Service      | \$925 per month   |
| Office 5         | 229 SF           | Full Service      | \$950 per month   |
| Office 6         | 179 SF           | Full Service      | \$750 per month   |
| Full Building    | 2,464 SF         | Full Service      | \$5,955 per month |

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## FLOOR PLANS



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

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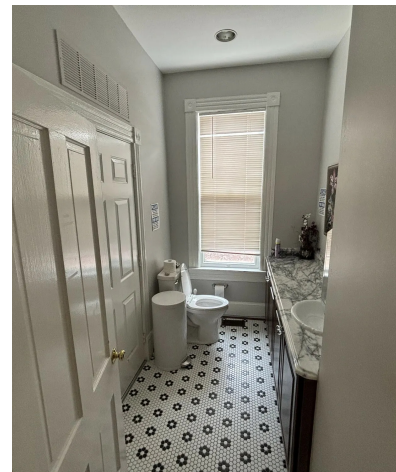
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## ADDITIONAL PHOTOS



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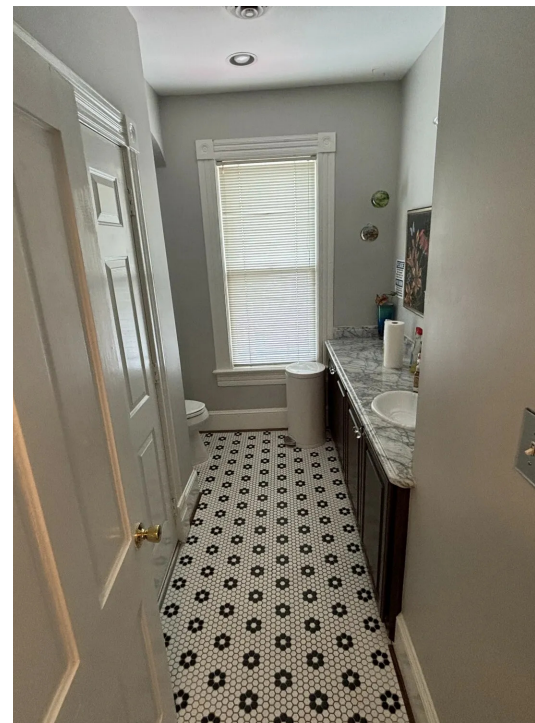
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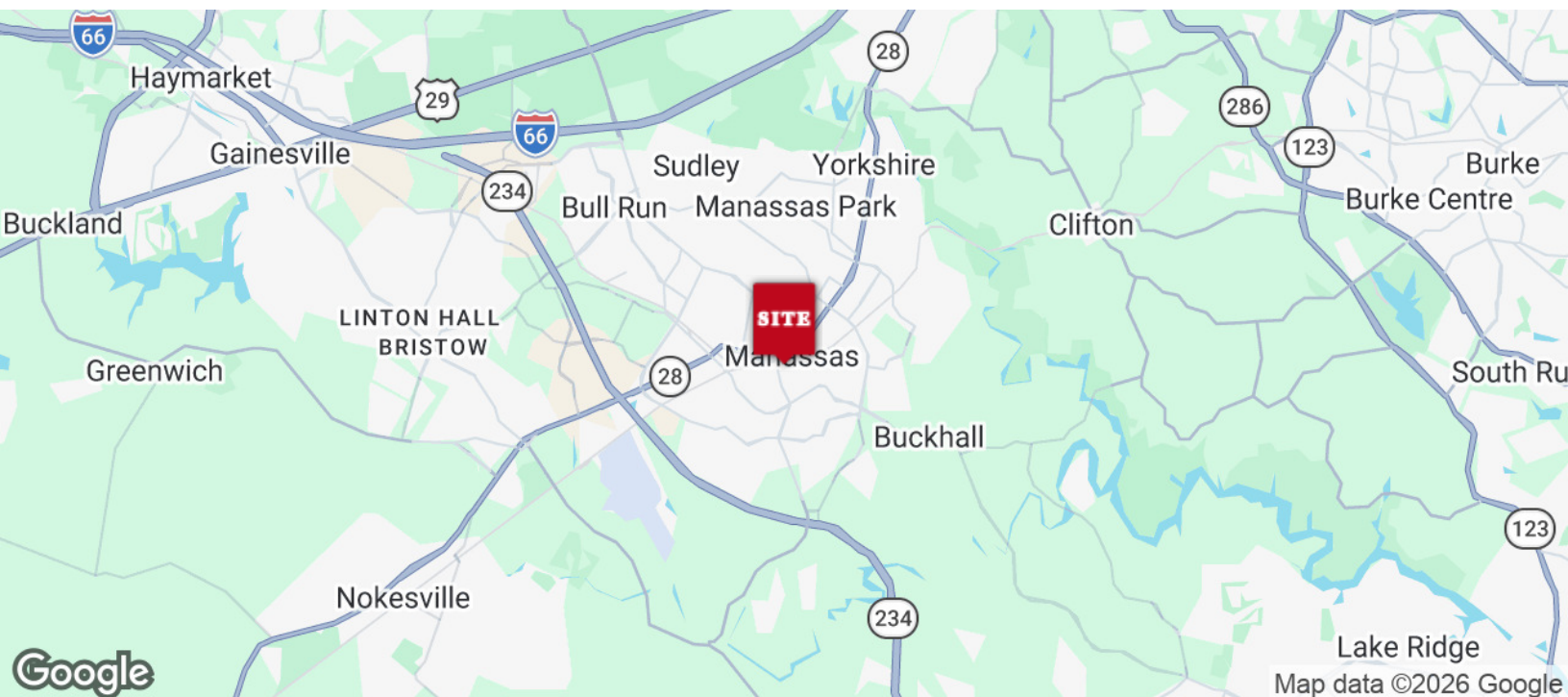
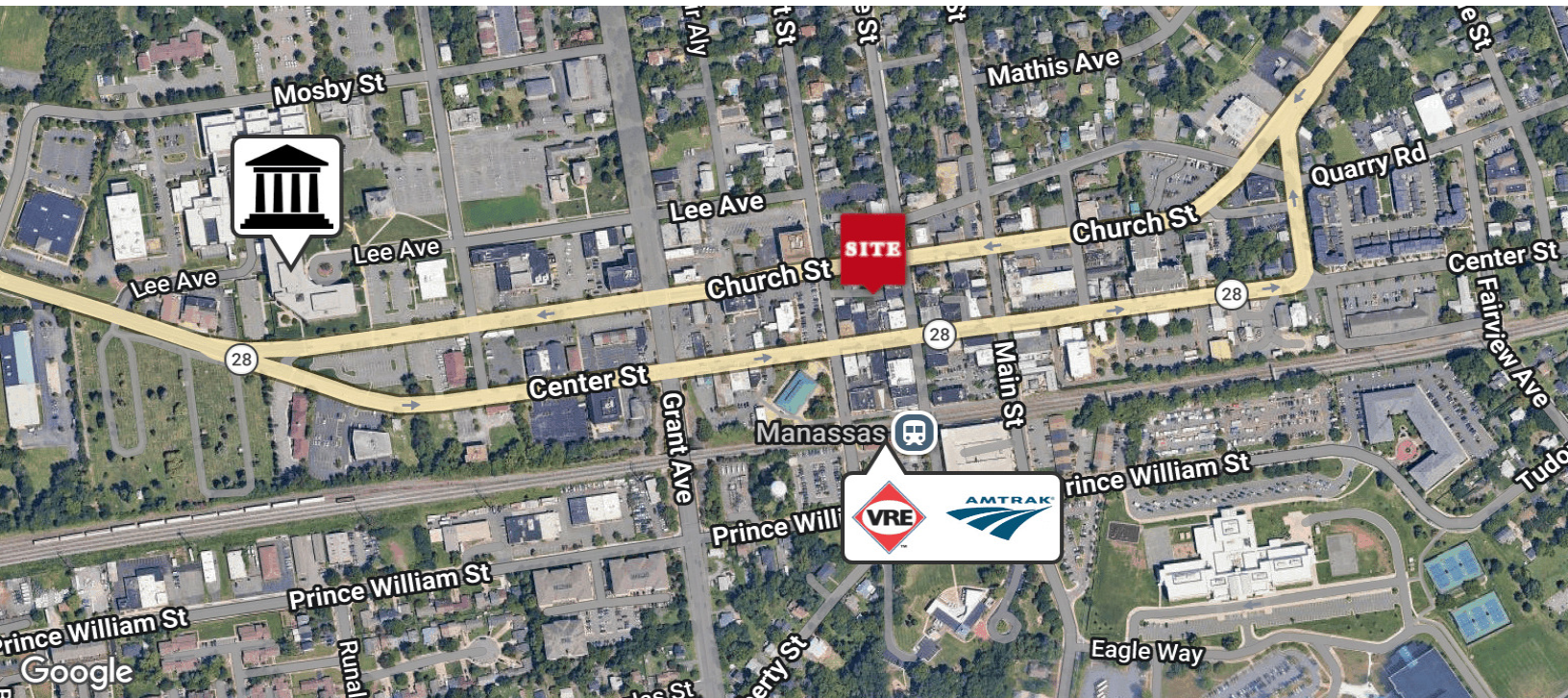
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## LOCATION MAP



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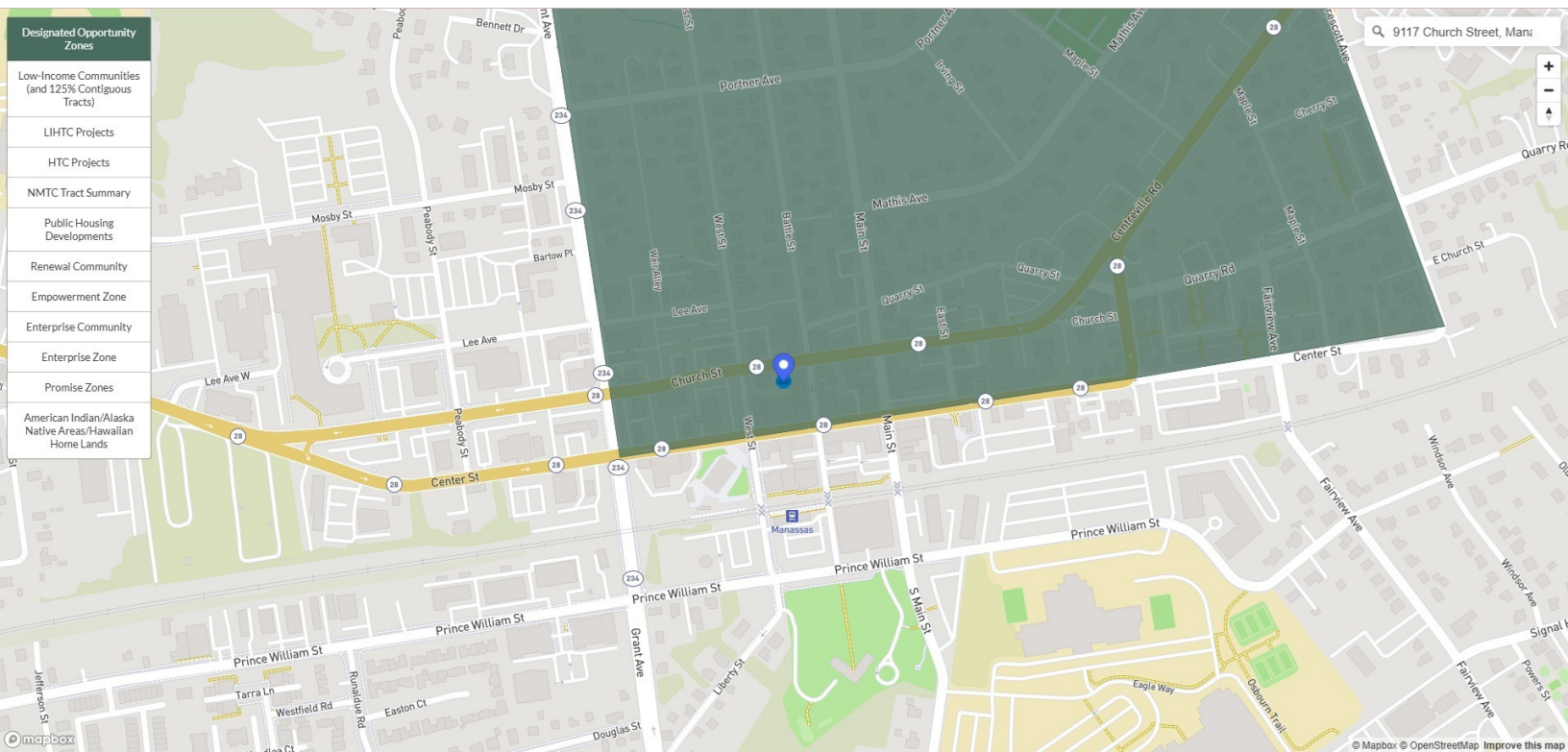
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OPPORTUNITY ZONE



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