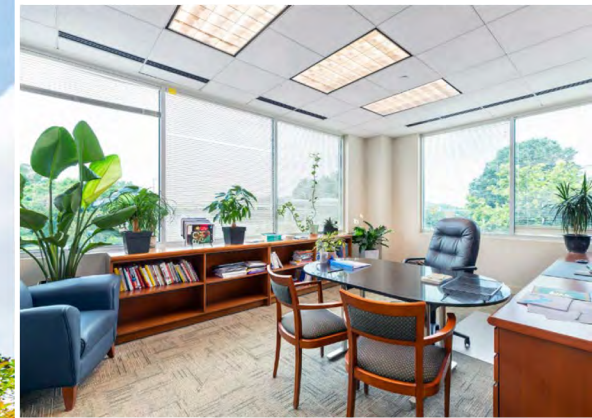


# CLASS A OFFICE SPACE | FOR LEASE

12701 MARBLESTONE DRIVE | WOODBRIDGE, VIRGINIA 22192



Parkway East | ±60,000 SF Three-Story Office Building



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**COLDWELL BANKER  
COMMERCIAL  
ELITE**

# PROPERTY OVERVIEW



## Parkway East

Parkway East is a three-story Class A office building located in County Center, Prince William County's premier address where the office, retail and residential converge within one master planned community. Fronting the Prince William Parkway directly across from the County Government Center and other large office complexes. The property is located just 5 miles from 1-95 and 10 miles away from the city of Manassas. This building is designed with a central lobby flanked by two wings. High-end finishes and store-front glass create a first-class environment.



### ADDRESS .....

12107 Marblestone Drive  
Woodbridge, VA 22192

### TOTAL BUILDING AREA ...

±60,000 SF

### AVAILABLE SPACE .....

±98 - 13,753 SF

### PROPERTY TYPE .....

Class A Office Building

### PARKING .....

4/1,000 SF

### ZONING .....

PMD: Planned Mixed Use

### HIGHLIGHTS .....

- Move-In Ready with furniture
- High-end Finishes
- Natural Light
- Centrally Located
- Building Signage Available

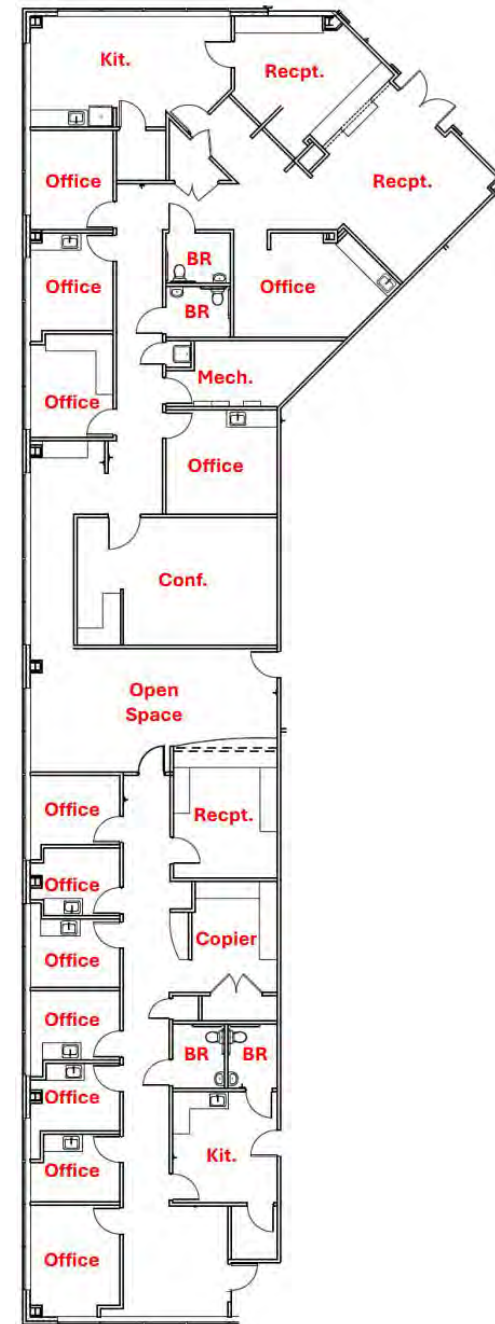


Parkway East | 12701 Marblestone Drive | Woodbridge, Virginia 22192

# AVAILABLE SPACE: SUITE 140 & SUITE 120

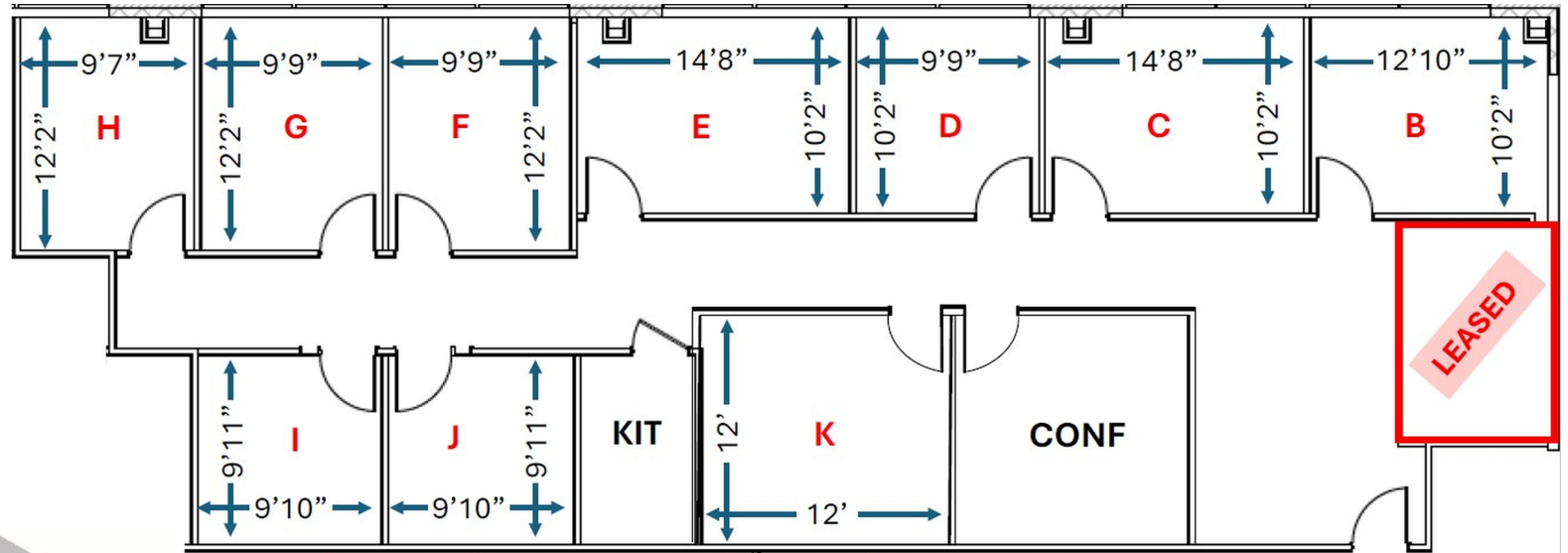


## SUITE 140 | ±6,241 RSF AVAILABLE



## SUITE 120 | ±1,675 RSF AVAILABLE

# AVAILABLE SPACE: SUITE 160



**EXECUTIVE SUITES**  
OF WOODBRIDGE

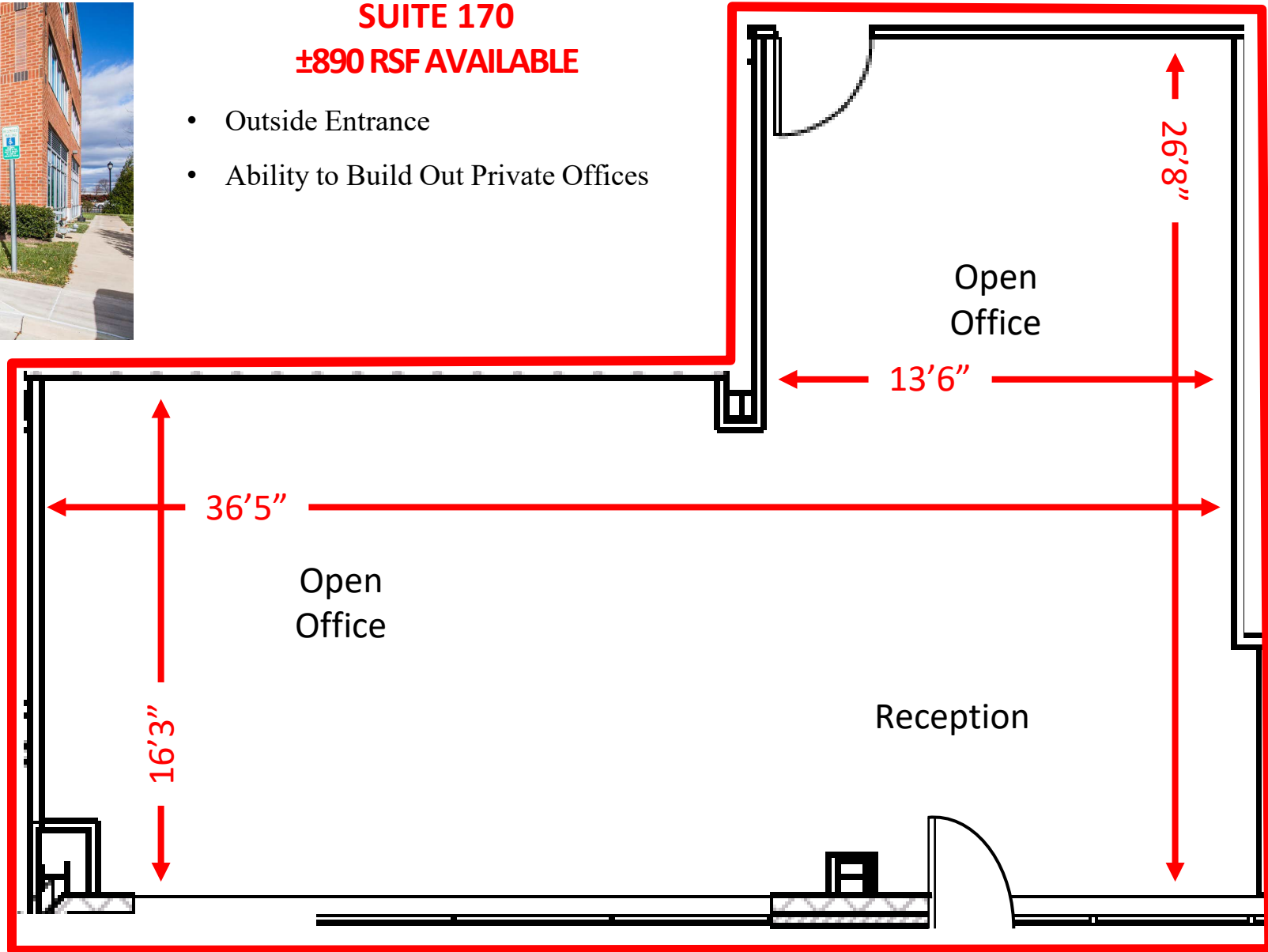
OFFICE	SIZE	SQ. FT.	MOS. RATE
A	8'6" x 11'6"	98	LEASED
B	12'10" x 10'2"	130	\$1,100
C	14'8" x 10'2"	149	\$1,300
D	9'9" x 10'2"	99	\$800
E	14'8" x 10'2"	149	\$1,300
F	9'9" x 12'2"	119	\$1,000
G	9'9" x 12'2"	119	\$1,000
H	9'7" x 12'2"	117	\$1,000
I	9'10" x 9'11"	98	\$600
J	9'10" x 9'11"	98	\$600
K	12' x 12'	144	\$800

# AVAILABLE SPACE: SUITE 170

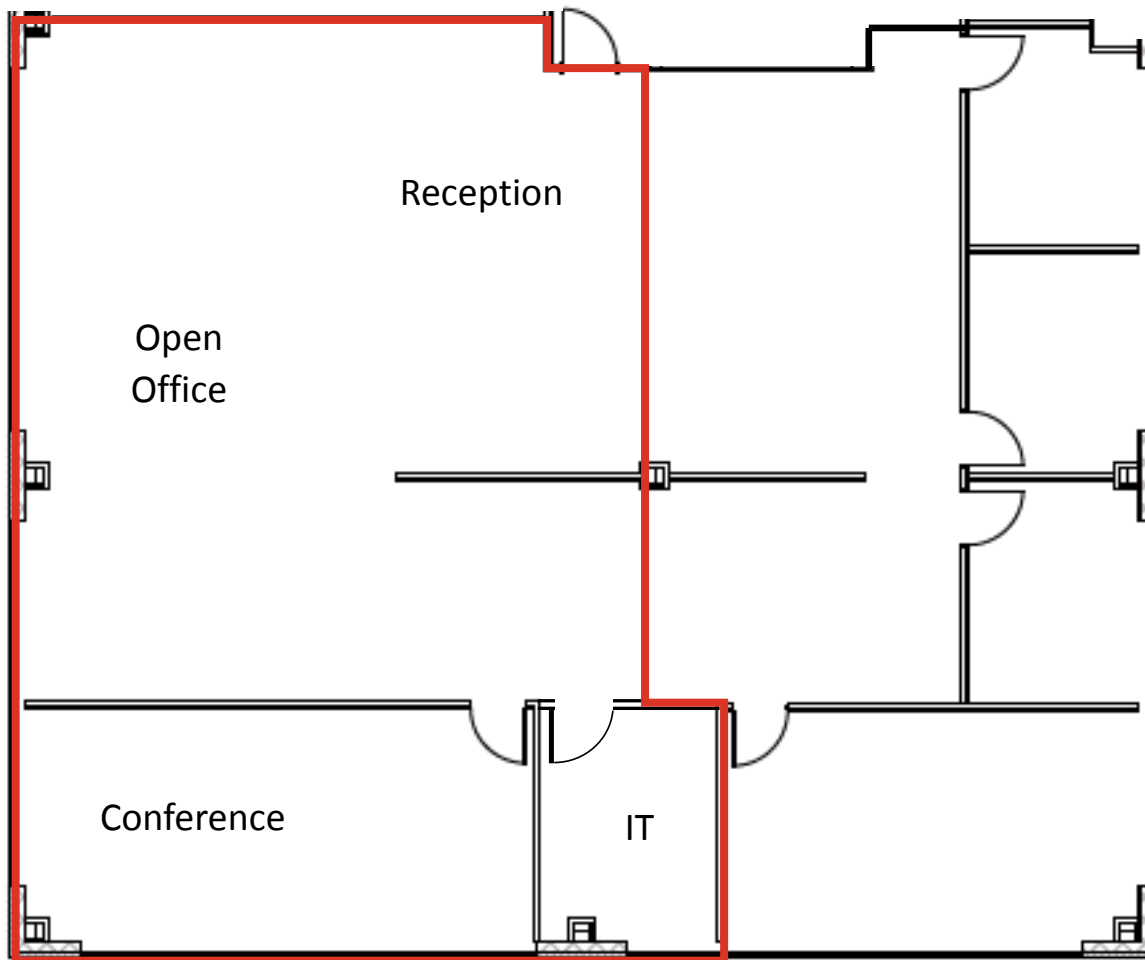


## SUITE 170 ±890 RSF AVAILABLE

- Outside Entrance
- Ability to Build Out Private Offices



# AVAILABLE SPACE: SUITE 230

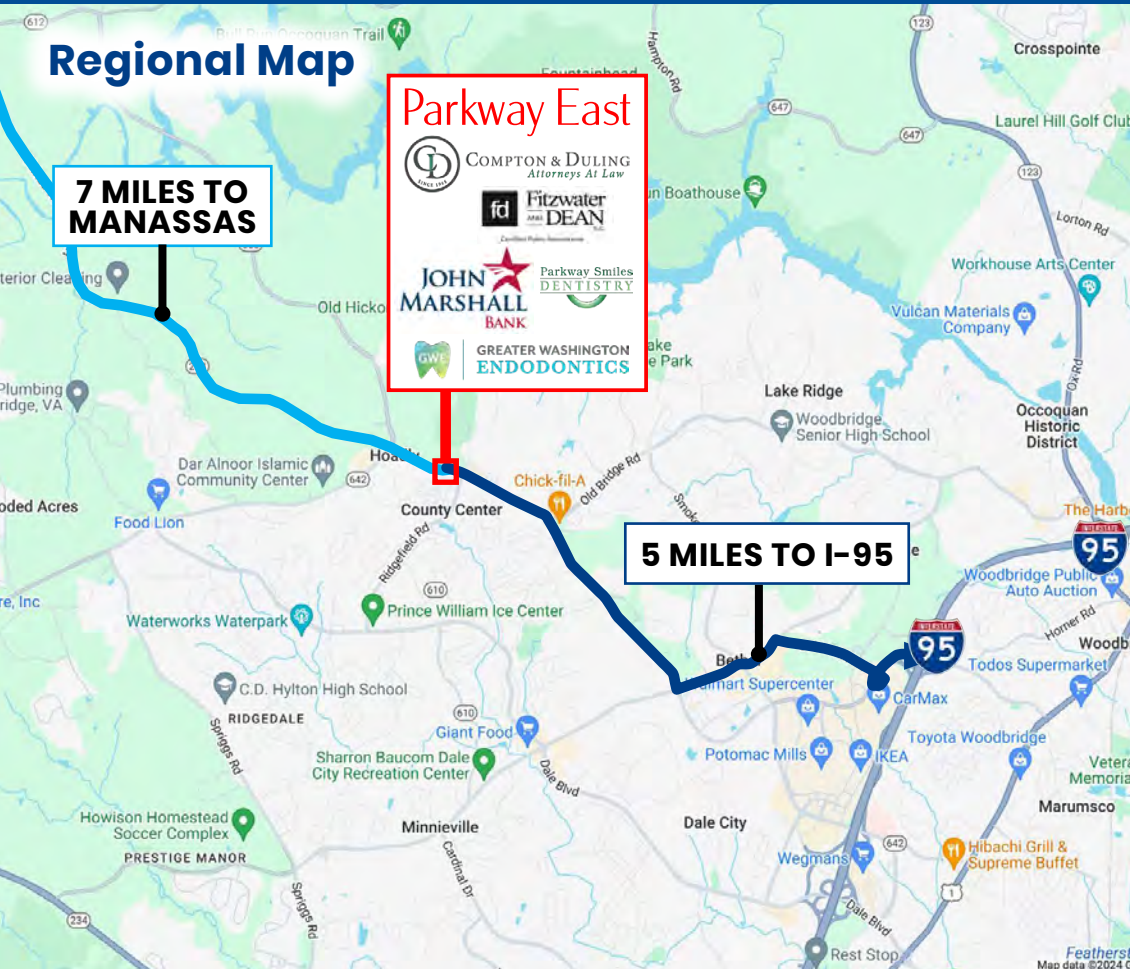


**SUITE 230 ±2,139  
RSF AVAILABLE**

- Natural Light
- Ability to Build Out More Offices



# LOCATION OVERVIEW



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	7,999	76,857	163,889
AVERAGE HHI	\$125,101	\$133,624	53,033
TOTAL HOUSEHOLDS	2,398	24,752	53,033

## LOCATION HIGHLIGHTS

- ▶ Located in Prince William County, Virginia
- ▶ Positioned at the corner of Prince William Pkwy and Ridgefield Rd: Combined traffic counts of 62,000 VPD
- ▶ Less than 5 Miles from I-95
- ▶ Directly across from the Prince William County Government Center
- ▶ Densely populated area with over 76,000 residents within 3 miles
- ▶ Access to large and highly educated workforce



Parkway East | 12701 Marblestone Drive | Woodbridge, Virginia 22192

# LOCATION AERIAL MAP



**PRINCE WILLIAM VIRGINIA**  
Police Department

**Dillingham Square**

**Shops at County Center**

**PRINCE WILLIAM VIRGINIA**  
County Government Administration Center

**PRINCE WILLIAM VIRGINIA**  
Information Systems Office

**Merchant Plaza**

**Lake Ridge Commons**

**Burke & Herbert Bank**

**Parkway East**

**Ruby Tuesday**

**EXXON** **CVS**

**Maple Dale Plaza**

**SHEETZ**



Parkway East | 12701 Marblestone Drive | Woodbridge, Virginia 22192



# Parkway East

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FOR MORE INFORMATION



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