

OFFICE SPACE FOR LEASE

COURTHOUSE STATION

9309 CENTER ST. MANASSAS, VA 20110



OFFERING SUMMARY

Lease Type:	Full Service (Net of Janitorial)
Available SF:	3,783 SF
Lease Rate:	\$18.00/SF
Building Size:	32,500 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas

PROPERTY OVERVIEW

First floor office suite available! Zoned B-3. Professionally managed building! Abundant parking - (4) spaces per 1,000 SF.

LOCATION OVERVIEW

Located across from Prince William County Courthouse. Within walking distance to Old Town Manassas Shops & Restaurants!

PRESENTED BY:

BRIAN SNOOK
COMMERCIAL AGENT
703.330.1224
brian@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

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ADDITIONAL PHOTOS



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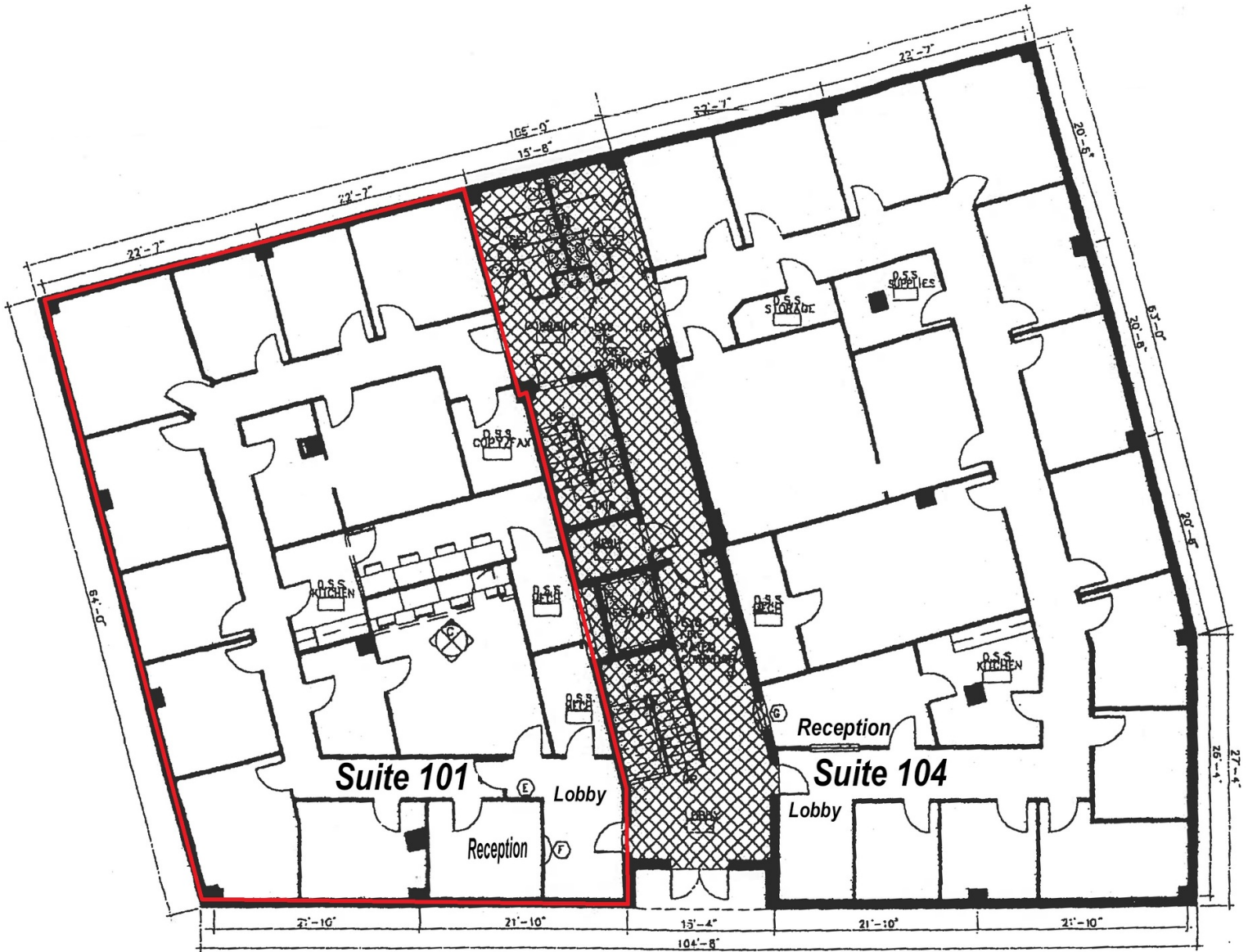
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FLOOR PLAN - SUITE 101



FIRST FLOOR

(NOT TO SCALE)

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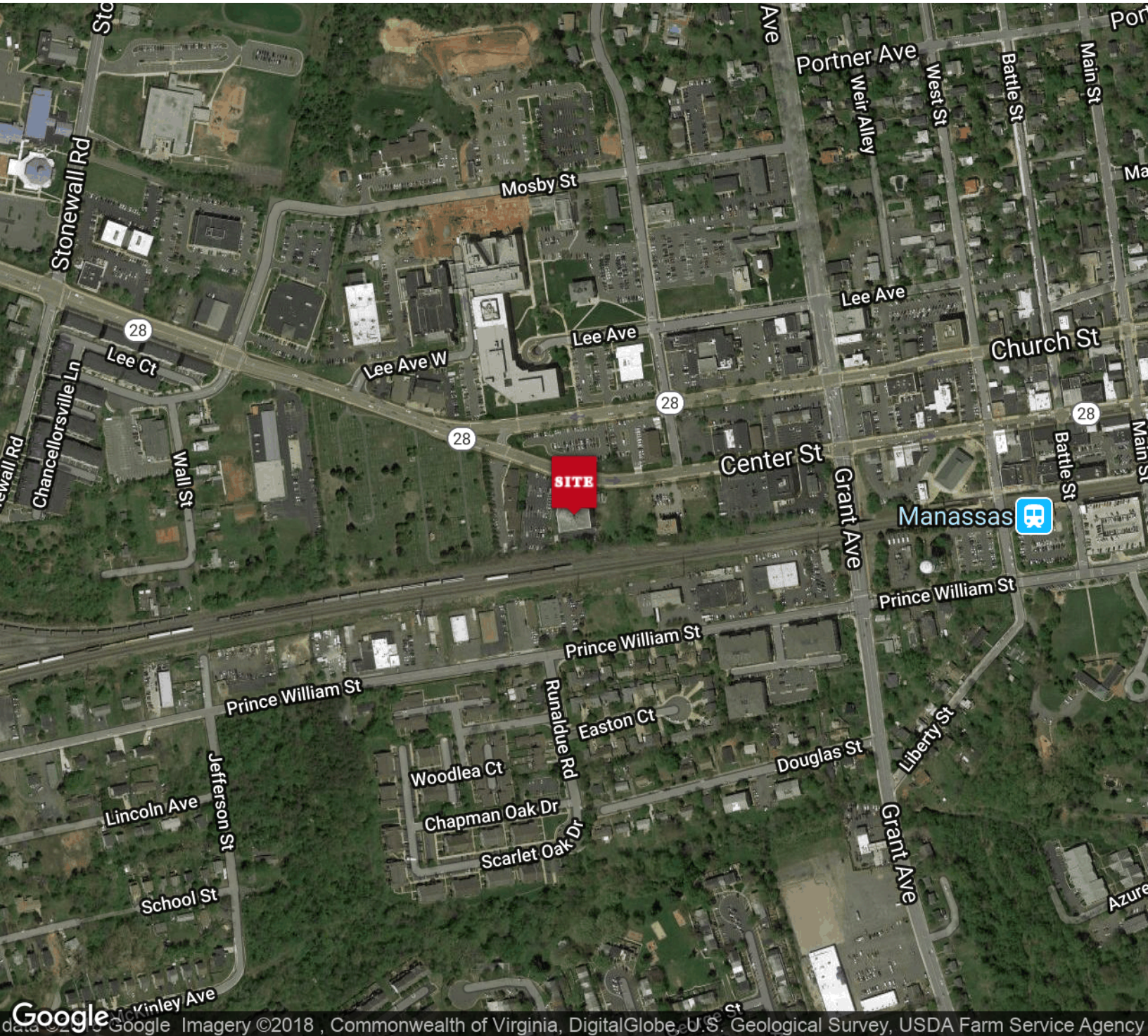
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LOCATION MAPS



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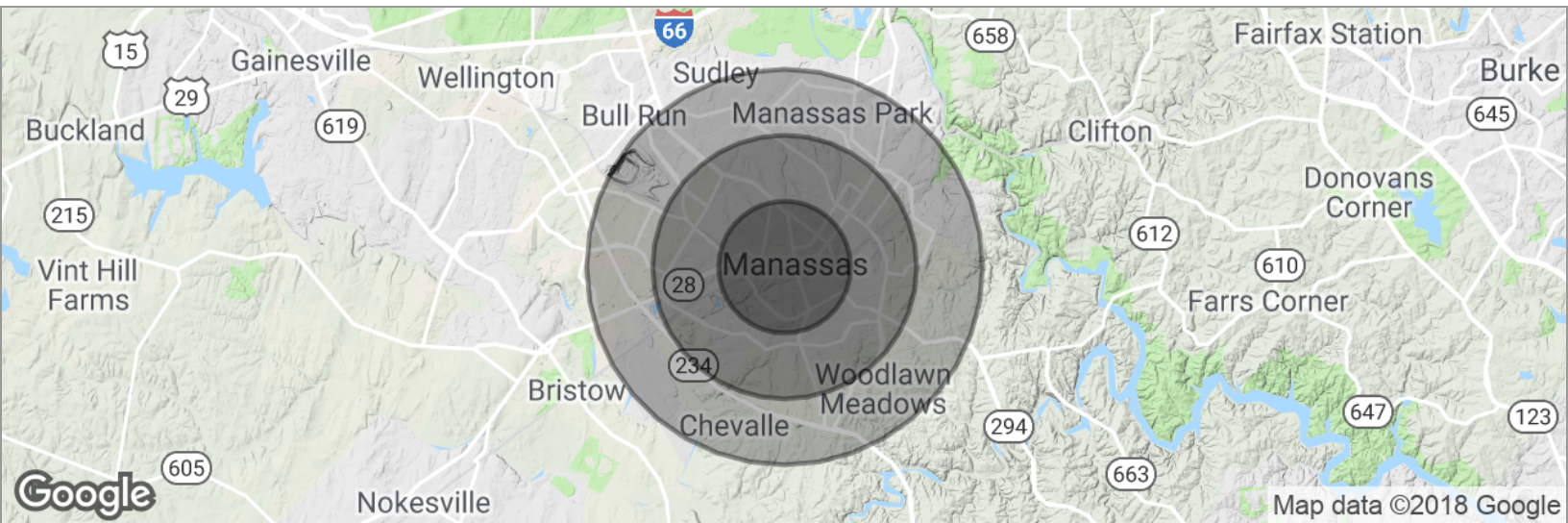
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	14,995	48,104	83,579
Median age	31.9	32.8	32.6
Median age (male)	31.4	32.0	31.9
Median age (Female)	33.0	33.9	33.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,535	15,573	26,970
# of persons per HH	3.3	3.1	3.1
Average HH income	\$84,985	\$87,723	\$86,441
Average house value	\$431,625	\$425,963	\$392,044

* Demographic data derived from 2010 US Census

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