

## SCHOOL/OFFICE BUILDING IN MANASSAS

8886 Rixlew Lane  
Manassas, VA 20109



- 20,500 SF Two Story Building
- Currently Set Up as a School With 20 Classrooms
- Located Near Innovation and Wellington Road
- Lease Rate: \$14.00 PSF, Plus Utilities
- Sales Price: \$2,550,000
- 1.26 Acres Zoned M-2
- One Drive In Door
- 5,000 SF Available For User
- 15, 000 SF Leased To AEC
- Owner Related To Agent; Owner/Agent



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





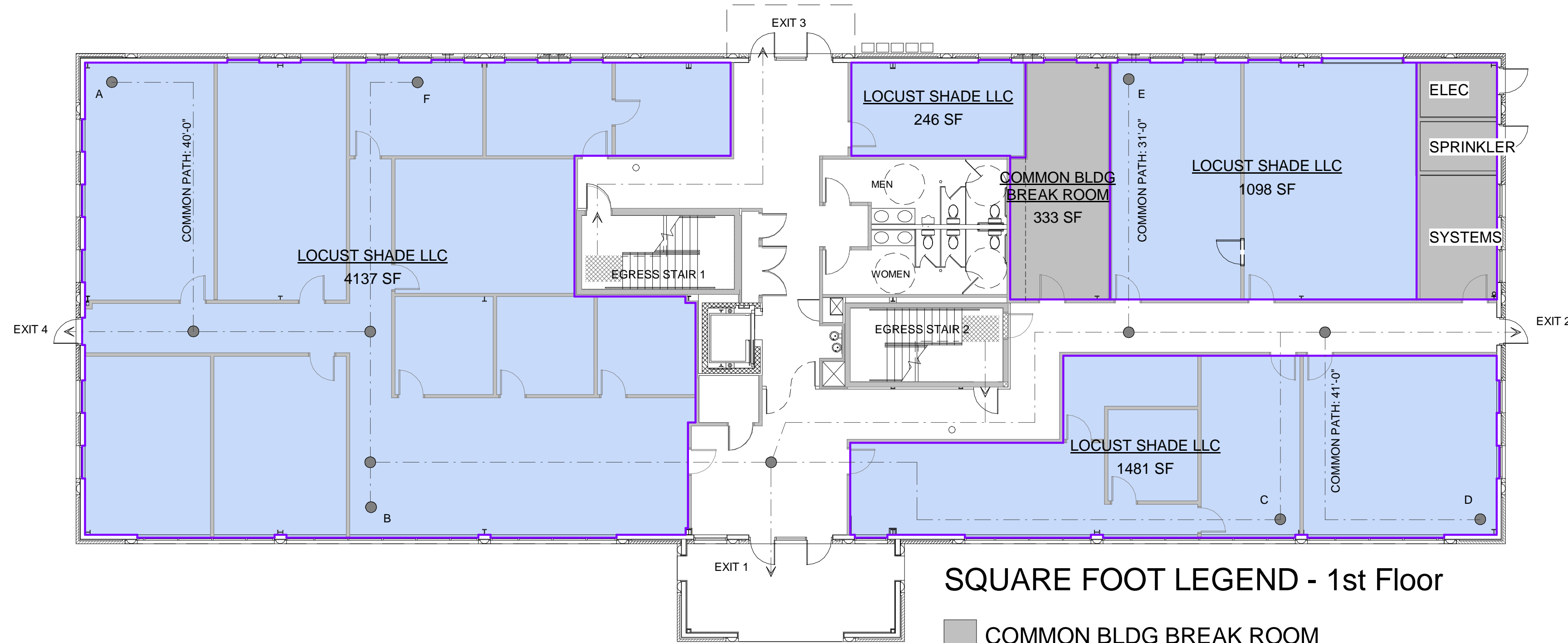
# John F. Heltzel

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### SQUARE FOOT LEGEND - 1st Floor

- COMMON BLDG BREAK ROOM
- LANDLORD SPACE
- LOCUST SHADE LLC

① Level 1  
3/32" = 1'-0"

Proposed Plan  
**Wellington Business Center**  
 Rixlew Lane  
 Manassas, Virginia 20110

PRELIMINARY PLAN  
DATE: 06/28/19

△ REVISIONS

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

SHEET  
AREA PLAN - 1ST FLOOR

# AR-1

PRELIMINARY PLAN



**John F. Heltzel**  
AIA

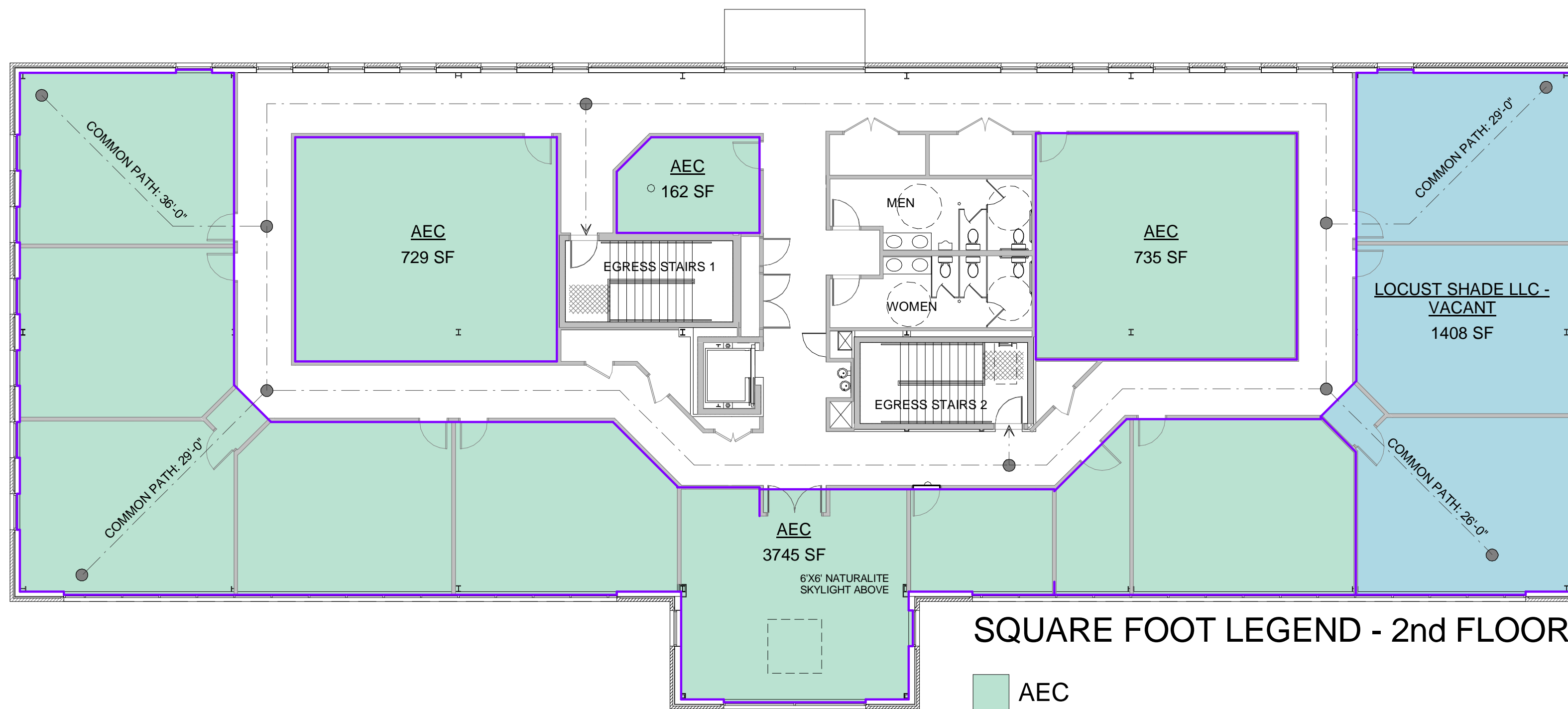
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**SQUARE FOOT LEGEND - 2nd FLOOR**

- AEC
- LOCUST SHADE LLC - VACANT

① Level 2  
3/32" = 1'-0"

**Proposed Plan**  
**Wellington Business Center**

Rixlew Lane  
Manassas, Virginia 20110

PRELIMINARY PLAN  
DATE: 6/28/19

△ REVISIONS

**PRELIMINARY -  
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SHEET  
AREA PLAN - 2ND FLOOR

**AR-2**

PRELIMINARY PLAN