

WELLINGTON BUSINESS CENTER II

8870 Rixlew Lane,
Suites 201 & 204
Manassas, VA 20109



Innovation area office space for lease or sale with fiber optic cabling installed. 4100-8200 sf available. Ideal for school, call center or offices. Good mix of private offices and large classrooms. Short drive to restaurants, coffee, GMU, hospital and Old Town. Walking distance to public transportation. Owner/Agent.

Lease Rate: \$11.00 PSF, plus Utilities or \$3,750-\$7,500 A Month

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 60 years and five generations of experience



Edward B. Wright, III

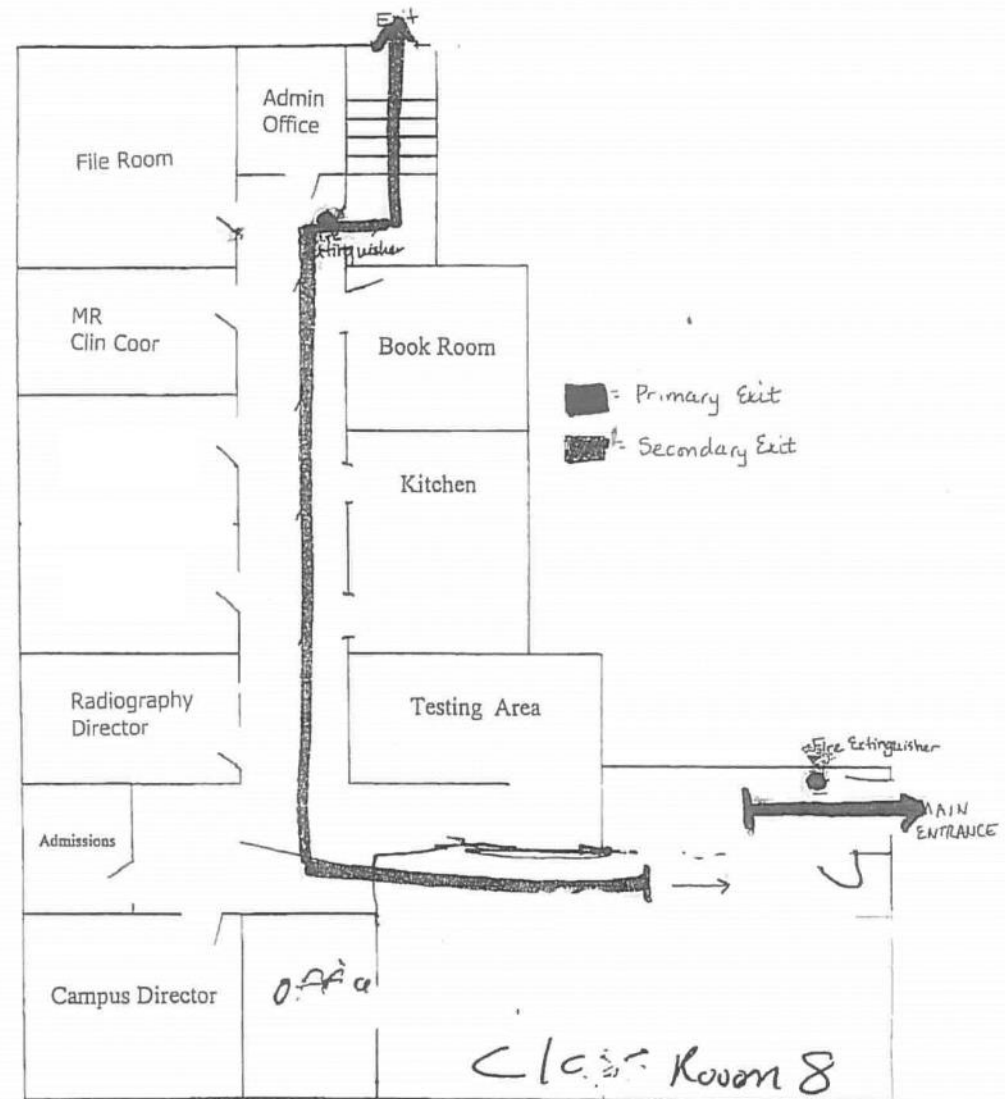
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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

ACT College Suite 201

Administration,
Faculty Offices,
Media Center,
Testing Area,
and
Book Room



Suite 204
Lecture Room

Emergency Exit

- Primary exit
- Secondary exit

