

NEW OFFICE/MEDICAL SUITES FOR LEASE

Near Prince William Hospital and Sudley Road
8551 Rixlew Lane
Manassas, VA 20109



- Suite 400: 3,000-12,400 SF– Fully Built Out Entire Fourth Floor
Lease Rate: \$22.50 Full Service
- Suite 330: 1,350 SF Shell Space– Third Floor with Excellent Window Line
Lease Rate: \$20.95 PSF Full Service With Immediate Occupancy
- Suites 102-104 Can Be Combined To Create A 7,197 SF Suite
Lease Rate: \$20.95 PSF Full Service Less Cleaning
- Suite 104: 3,183 SF Shell Space– Ground Floor with Separate Entrance
Lease Rate: \$20.95 PSF Full Service Less Cleaning
- Suite 103: 1,979 SF Shell Space– Ground Floor with Separate Entrance
Lease Rate: \$20.95 PSF Full Service Less Cleaning
- Suite 102: 2,035 SF Shell Space– Ground Floor with Separate Entrance
Lease Rate: \$20.95 PSF Full Service Less Cleaning

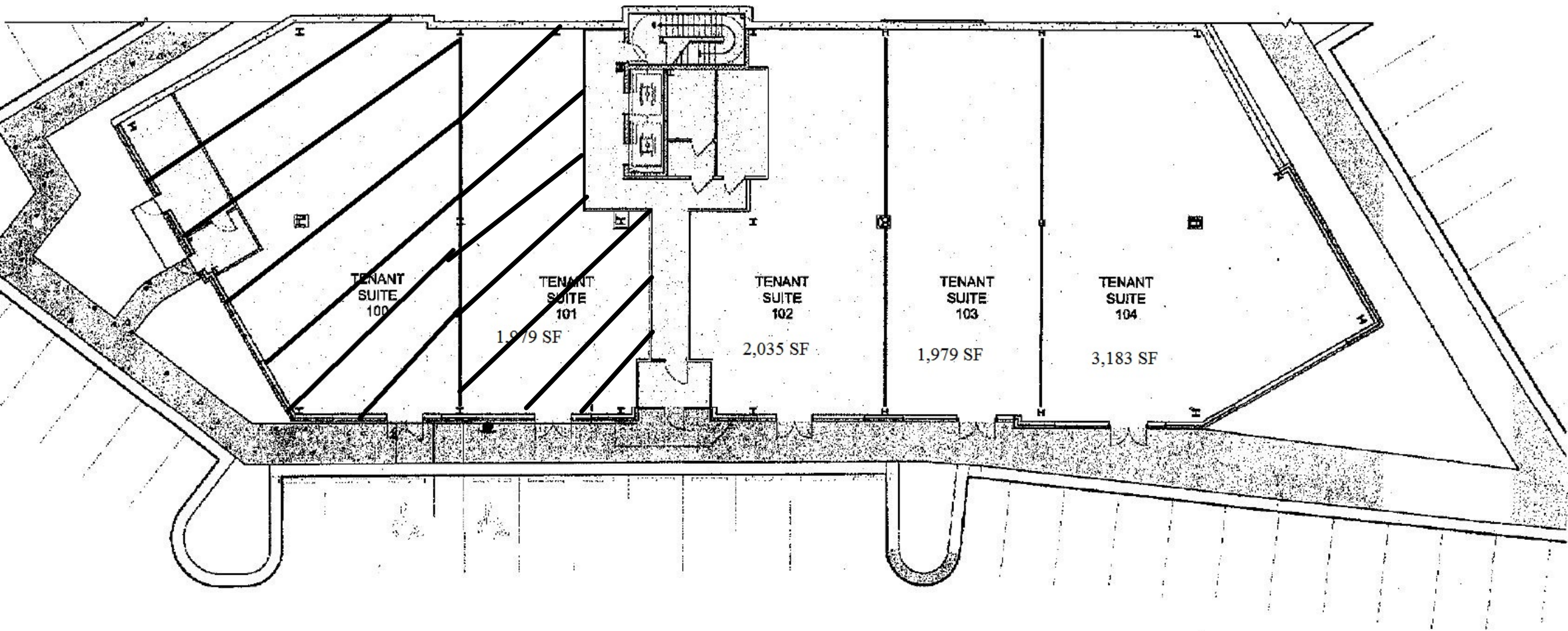


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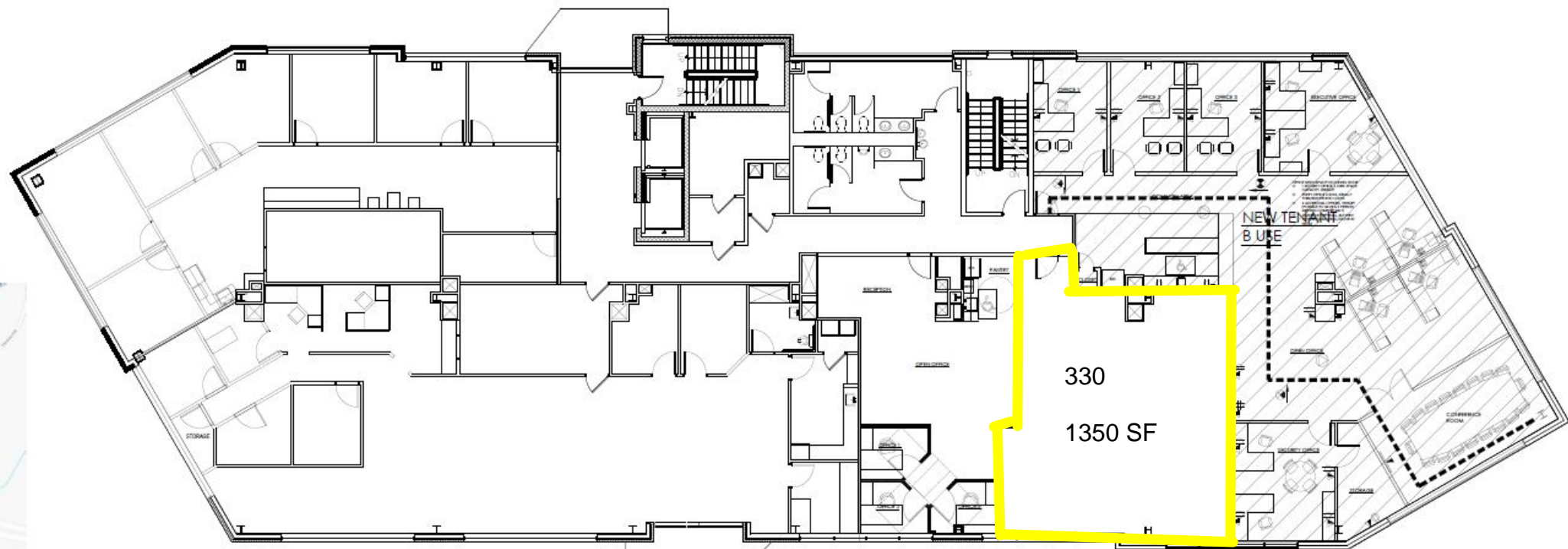
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Email: ebw@wright-realty.com
Website: www.wright-realty.com

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

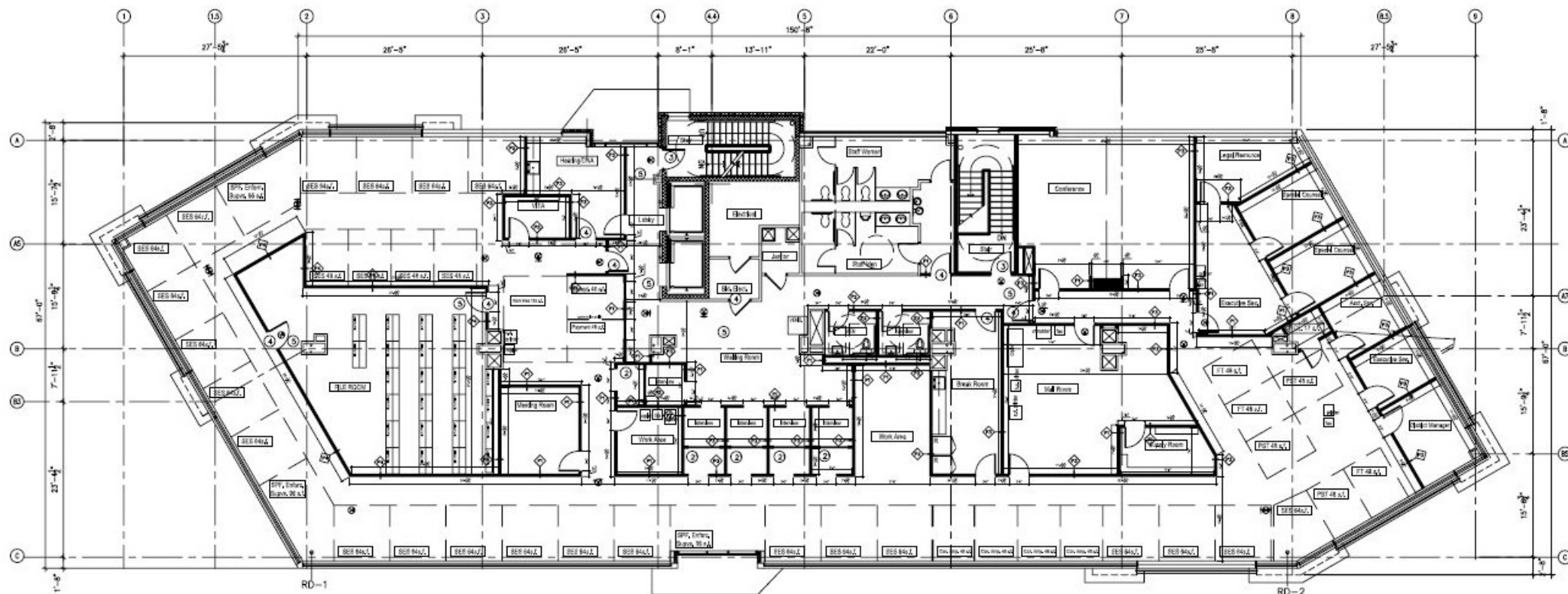
First Floor: 1,975 SF - 7,179 SF



First Floor Plan



Suite 400: 3,000-12,400 SF: Entire 4th Floor
Lease Rate: \$22.50 PSF



1 FLOOR PLAN
A1 SCALE: 1/8" = 1'-0"

KITCHEN FIRE EXTINGUISHERS, LARSEN WC-BL WET CHEMICAL K CLASS
6 LITER WITH M3216 L SEMI-RECESSED CABINET.
G.C. TO INSTALL TOP OF FIRE EXTINGUISHERS AT 5'-0" A.F.F.
REFER TO SHEET A-4 FOR KITCHEN EQUIPMENT.