



OFFERING SUMMARY

Available SF:	645 - 5,832 SF
Lease Rate:	\$17.00 - 19.00 SF/yr (Full Service + Cleaning)
Building Size:	17,930 SF

PROPERTY OVERVIEW

Small office units for lease in Manassas

PROPERTY HIGHLIGHTS

- Convenient location off of 234
- Close to the Hospital
- Minutes to Old Town Manassas
- Ample Parking

LEASE RATE: \$17.00 - 19.00 SF/YR **TOTAL SPACE:** 645 - 1,648 SF
LEASE TYPE: Full Service + Cleaning **LEASE TERM:** 3-10 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 110 & 116		\$17.00 - 19.00 SF/yr	Full Service + Cleaning	645 SF	3-10 years
Suite 105 & 112		\$17.00 - 19.00 SF/yr	Full Service + Cleaning	1,040 SF	3-10 years
Suite 106 & 108		\$17.00 - 19.00 SF/yr	Full Service + Cleaning	1,164 SF	3-10 years
Suite 109		\$17.00 - 19.00 SF/yr	Full Service + Cleaning	1,219 SF	3-10 years
Suite 101		\$17.00 - 19.00 SF/yr	Full Service + Cleaning	1,335 SF	3-10 years
Suite 107 & 103		\$17.00 - 19.00 SF/yr	Full Service + Cleaning	1,648 SF	3-10 years



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,407	96,652	152,687
Average age	32.7	32.2	32.7
Average age (Male)	31.8	31.5	32.3
Average age (Female)	33.9	33.2	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,887	31,721	50,494
# of persons per HH	3.2	3.0	3.0
Average HH income	\$89,286	\$85,315	\$94,120
Average house value	\$332,703	\$382,787	\$431,565

* Demographic data derived from 2010 US Census

