



WEBER
RECTOR

COMMERCIAL REAL
ESTATE SERVICES

OFFICE & RETAIL

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

FOR LEASE OFFICE & RETAIL SPACE

8224 Spruce Street

Manassas, VA



HIGHLIGHTS

- Premier Office Space with Street-level Retail Located in Newly Constructed 28 Center Plaza
- **Fully Leased Lower Level with only 3 Retail Spaces Remaining!!**
- Prime Location on Route 28 only 4 miles to Centreville, Route 29 & HWY 66
- Excellent Visibility with Building Signage & Monument Signage
- Traffic Counts - 46,000 VPD on Rt.28
- Beautiful Upscale Building with Luxurious Lobby, Full-size Elevator and Lots of Windows
- B-1 Zoning Uses Include:
 - Retail, Office, Veterinary, School, Restaurant
 - Laundromat, Event Center, Craft Brewery, Financial Institution
 - Barber Shop, Catering, Dry Cleaning, Locksmith, Medical/Dental

LEASE RATE:

Office - \$15.00/SF NNN

Retail - \$18.00/SF NNN

www.WEBER-RECTOR.COM

BRIAN SNOOK

(703) 330-1224

BRIAN@WEBER-RECTOR.COM

Weber Rector Commercial Real Estate Services, Inc. 9401 Battle Street Manassas, VA 20110



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LOCATION MAP



DEMOGRAPHICS

2016			
	1 Mile	3 Miles	5 Miles
Population	15,031	88,861	202,470
# Households	4,468	28,153	67,043
Avg. Household Income	\$82,643	\$102,675	\$110,102
2021 (estimated)			
	1 Mile	3 Miles	5 Miles
Population	16,284	95,410	216,304
# Households	4,849	30,206	71,533

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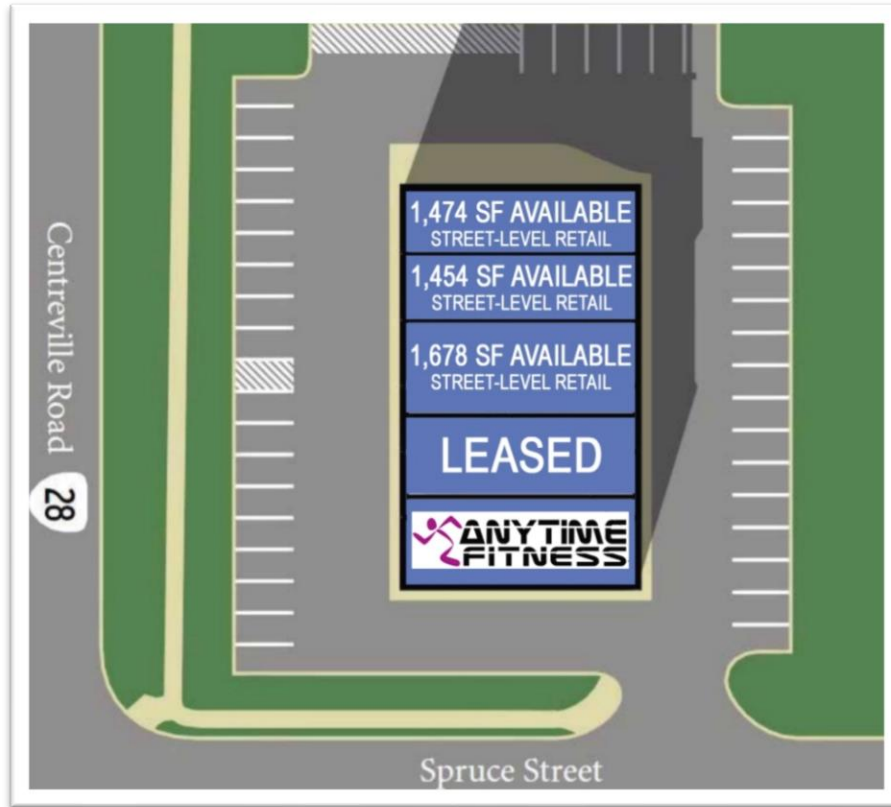
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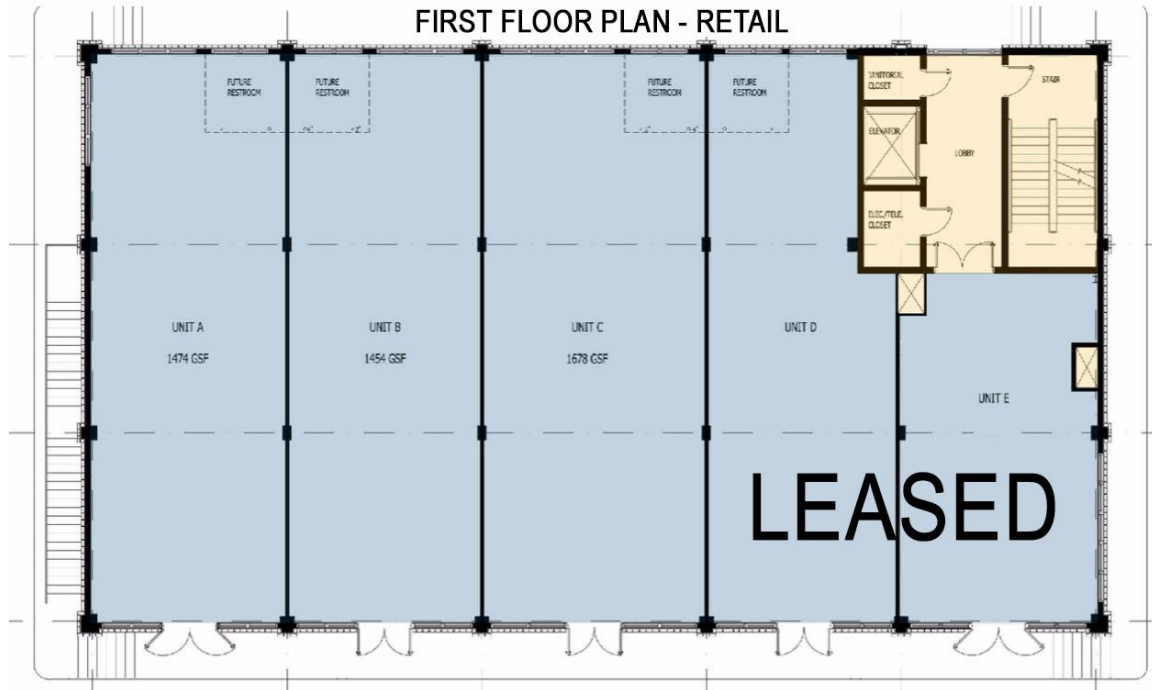
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STREET-LEVEL RETAIL AVAILABLE



FIRST FLOOR PLAN - RETAIL



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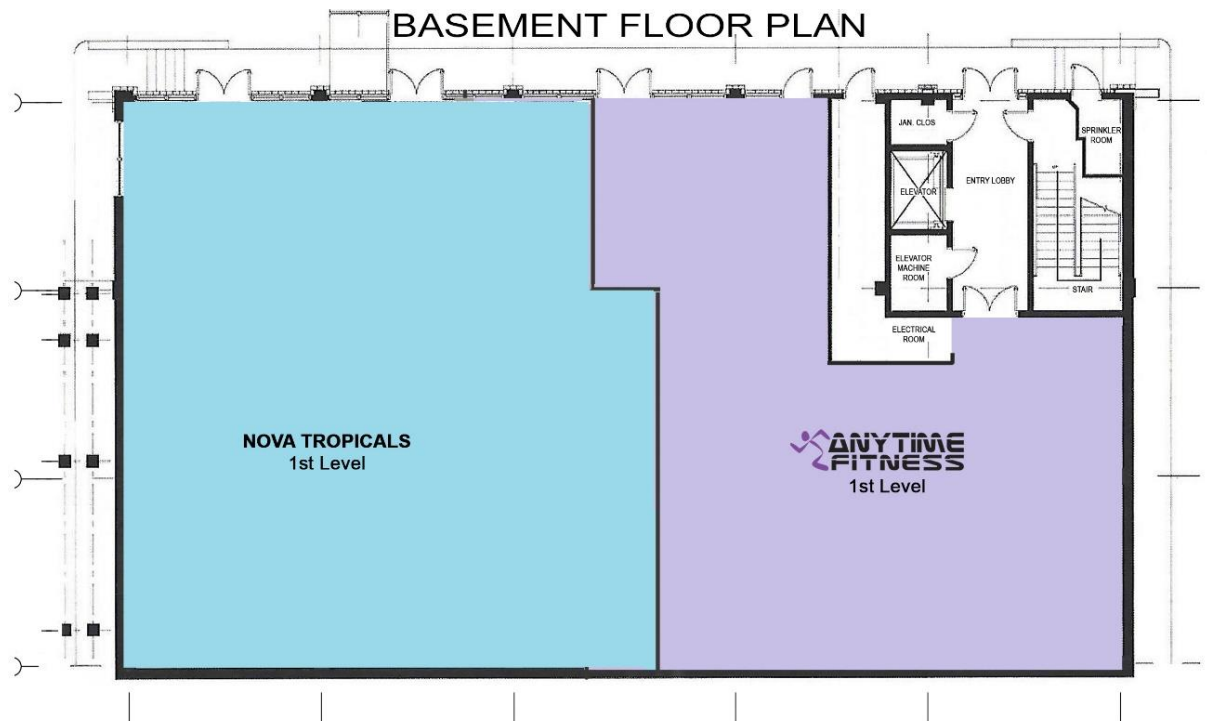
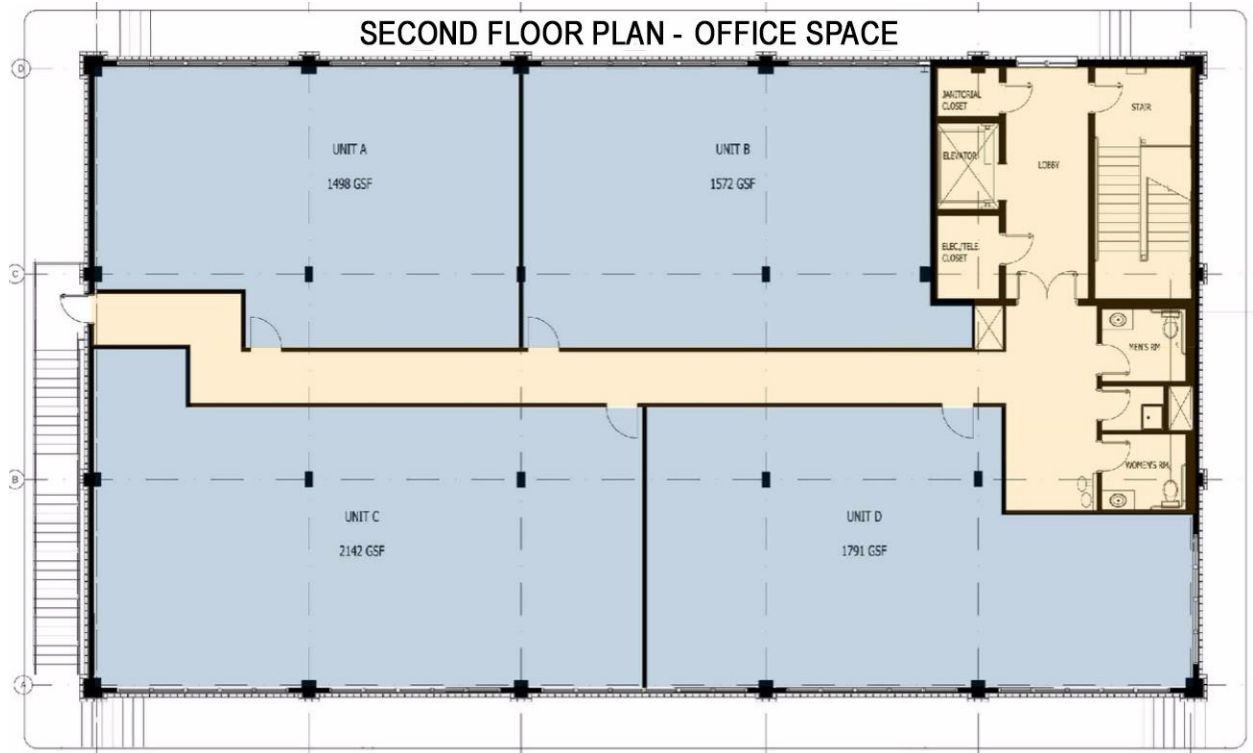
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OFFICE & STORAGE SPACE AVAILABLE



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PHOTOS



Lobby Concept Renderings

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