For Lease | Office Space

# 980-4,570 SF **Office for Lease in Battlefield Overlook in Manassas**

10440 Balls Ford Road Manassas, VA 20109

# FOR LEASE

## THE FACILITY

### Suite #270 $24 PSF or $9,140, Full Service

4,570 SF 2nd floor space includes 10 offices, conference room, reception, breakroom and server room.

### Suite #165 $24 PSF or $1,960/mo, Full Service

980 SF 1st Floor Suite available in Battlefield Overlook. Suite 165 includes 3 offices, and a large open area. Vacant with immediate occupancy.

WRIGHT REALTY, INC.

**Ed Wright**
ebw@wright-realty.com
703.282.2372

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

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10440 Balls Ford Road Manassas, VA 20109

## PHOTOS – BUILDING AMENITIES

## AMENITIES

- Central location to Northern Virginia with hotels and restaurants in walking distance
- Class A building professionally managed with elevator
- Exterior signage overlooking I-66 is available.

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703.282.2372

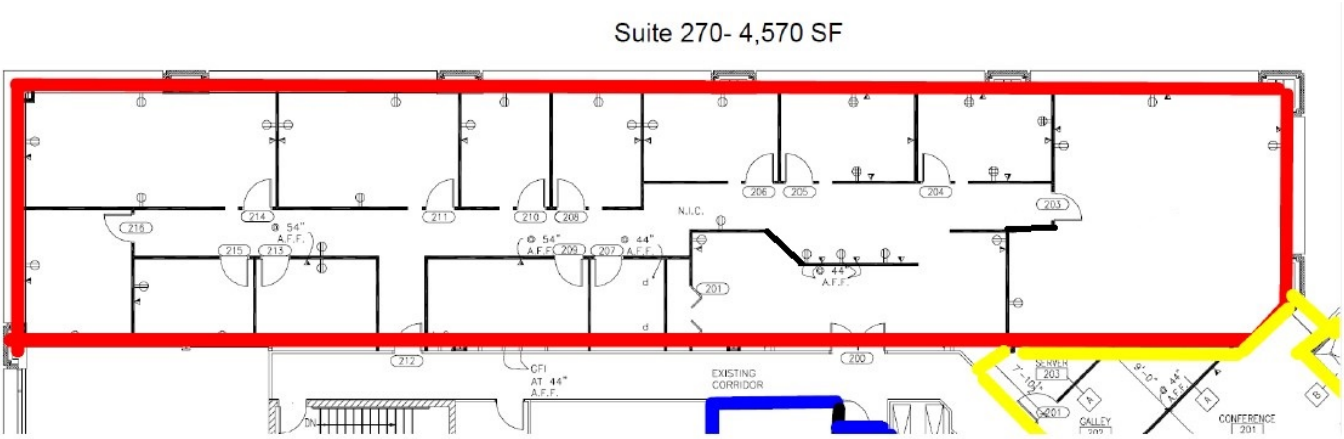
For Lease | Office Space

# Office Suites for Lease in Battlefield Overlook in Manassas

10440 Balls Ford Road Manassas, VA 20109

## FLOOR PLANS

Suite 270- 4,570 SF

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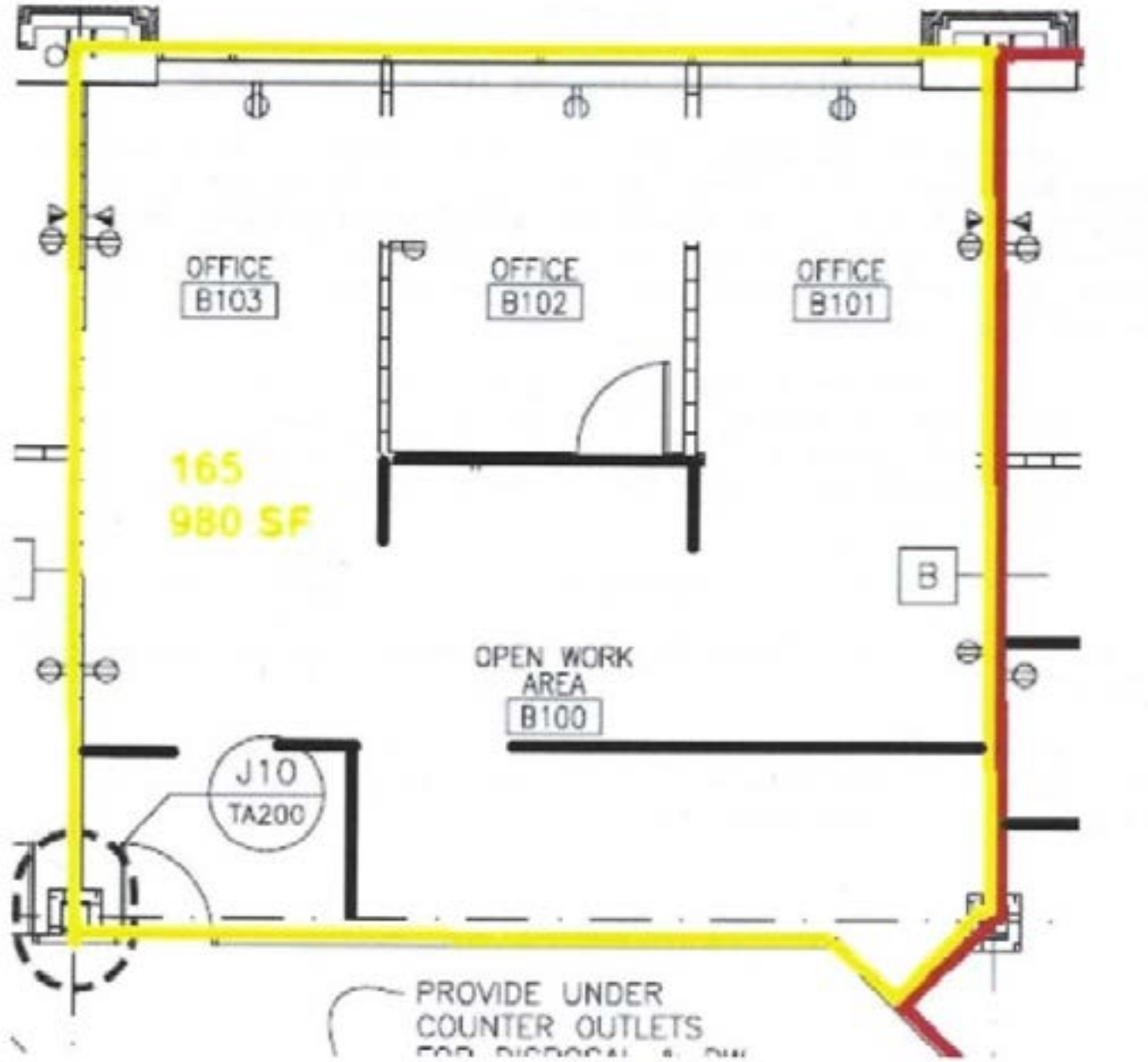
# Office Suites for Lease in Battlefield Overlook in Manassas

10440 Balls Ford Road Manassas, VA 20109

## FLOOR PLANS

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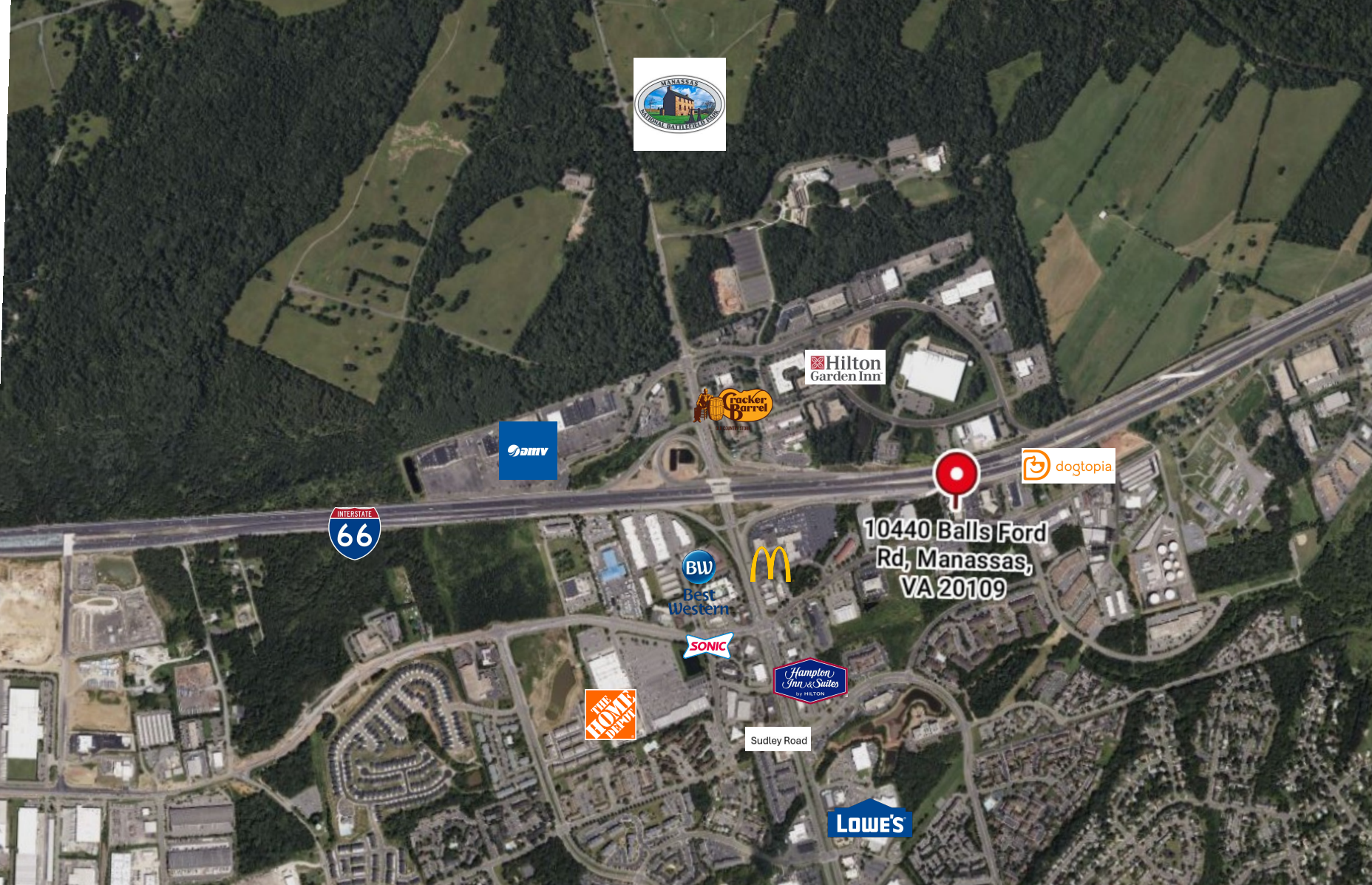
Hilton Garden Inn
Cracker Barrel
amv
dogtopia
INTERSTATE 66
10440 Balls Ford Rd, Manassas, VA 20109
BW Best Western
SONIC
Hampton Inn & Suites
THE HOME DEPOT
Sudley Road
LOWE'S