

NEW OFFICE/MEDICAL SUITES FOR LEASE OR SALE

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



- Suite 103: 7,162 SF Shell Space –Ground Floor with Separate Entrance
- Suite 310: 1,500-6,336 SF 3rd Floor Shell Space—Beautiful Window Line
- Suite 400: 3,000– 12,440 SF. Entire 4th Floor Available.
- Located close to Prince William Hospital, quick access to I-66, Route 234 business and Route 234 bypass and restaurants shopping and amenities nearby
- Building Signage Available
- **Lease Rate: From \$19.95 PSF Full Service includes normal office turnkey buildout, utilities and cleaning**
Sales Price: \$210 PSF

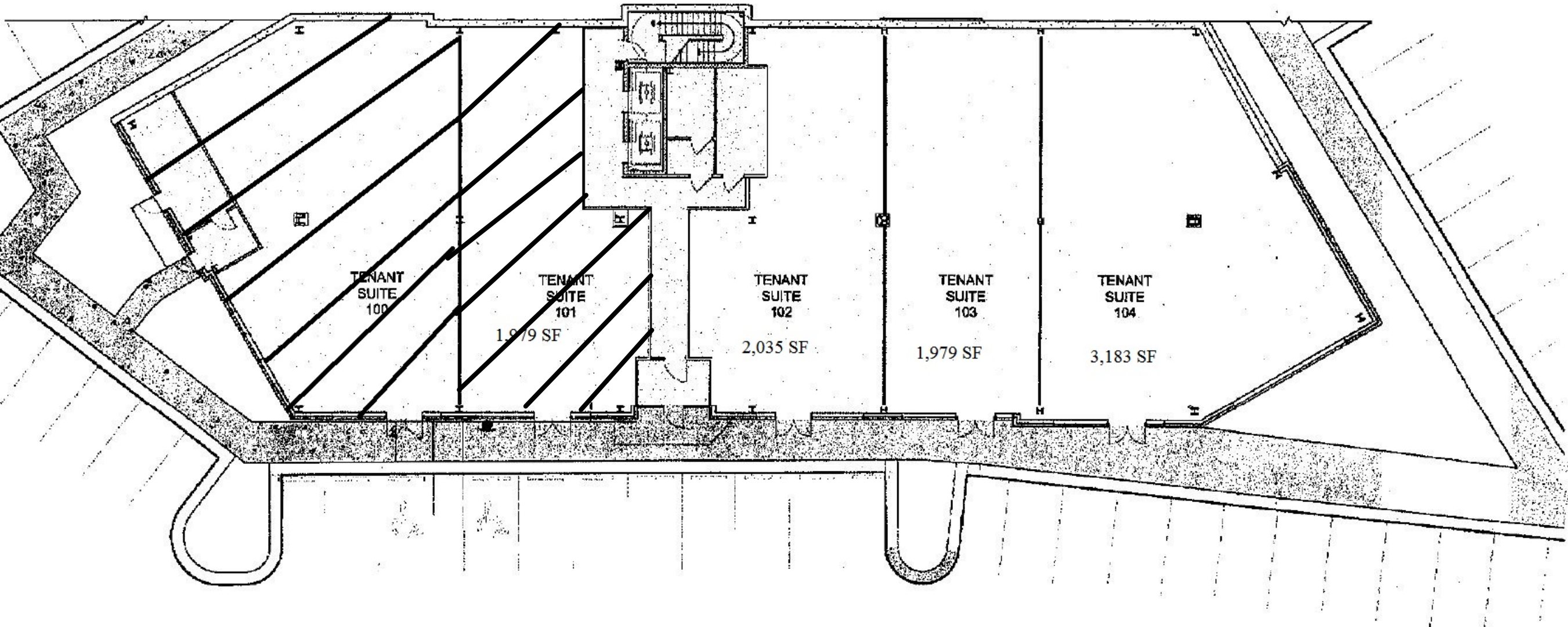


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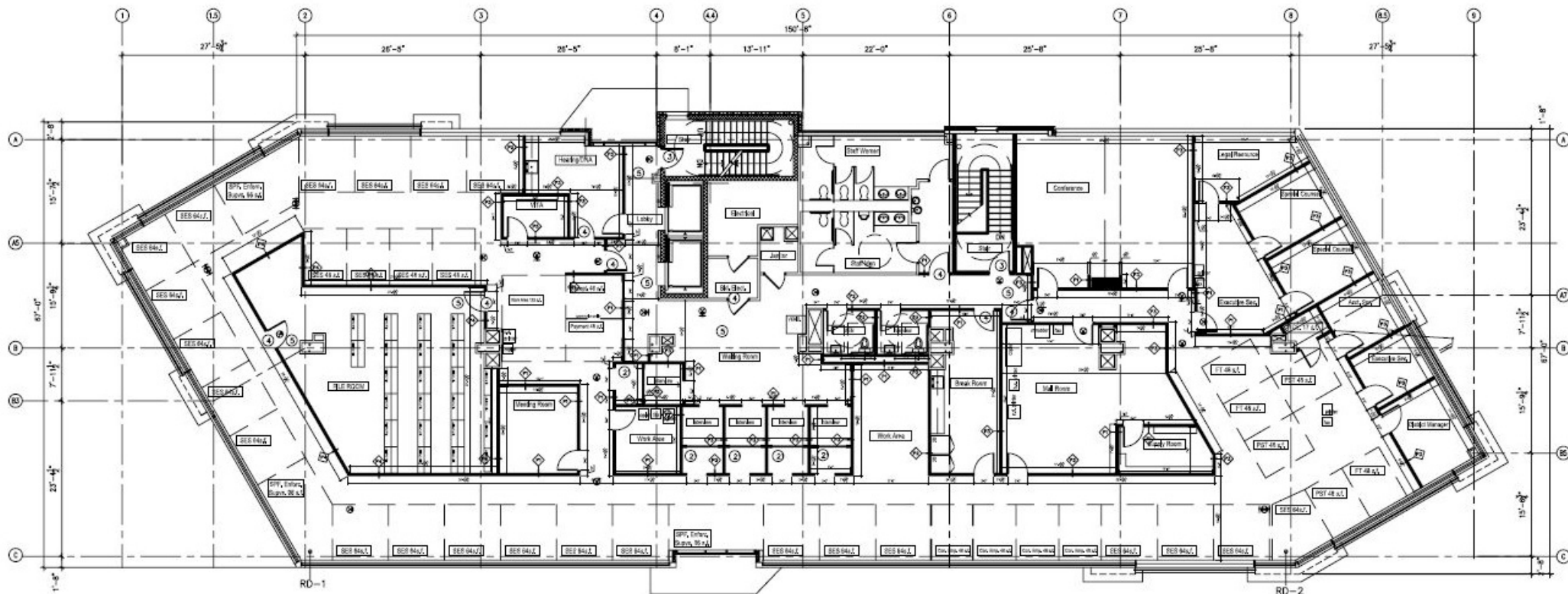
Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

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.