

For Lease | Office Space

**1438 SF. • Manassas Mall & Prince William Medical Center**

8551 Rixlew Ln Manassas, VA 20109

Top of the world views overlooking the Bull Run Mountains, Centreville & Manassas



**FOR  
LEASE**  
1438 SF-2000 SF.

**Suite #403 \$26 PSF or \$3,115.67/mo**

1,438 SF suite with expansive window line, 3 private office, kitchenette, reception and waiting area. New construction vacant and available now.



**Ed Wright**  
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703.282.2372

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

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## PHOTOS – BUILDING AMENITIES



### AMENITIES

- Class-A, 4-story building with 2 fully ADA compliant elevators, building designed to accommodate medical and office use
- Building has both Verizon & Comcast Fiber
- Expansive window line
- 4.2 parking spaces per 1,000 square feet
- Located close to Prince William Hospital, quick access to I-66, Route 234 business and Route 234 bypass
- Close to restaurants, shopping & amenities all within walking distance
- 2-4 EV charging stations coming soon
- Located in HUBZone



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## FLOOR PLANS



[Property Website](#)

[Map Link](#)

[Aerial Video](#)

[Suite 100 Interior Video](#)



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