

WELLINGTON BUSINESS CENTER II

8870 Rixlew Lane,
Suites 201 & 204
Manassas, VA 20109



Innovation area office space for lease or sale with fiber optic cabling installed. 4100-8200 sf available. Ideal for school, call center or offices. Good mix of private offices and large classrooms. Short drive to restaurants, coffee, GMU, hospital and Old Town. Walking distance to public transportation. Owner/Agent.

Lease Rate: \$11.00 PSF, plus Utilities or \$3,750-\$7,500 A Month

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 60 years and five generations of experience



Edward B. Wright, III

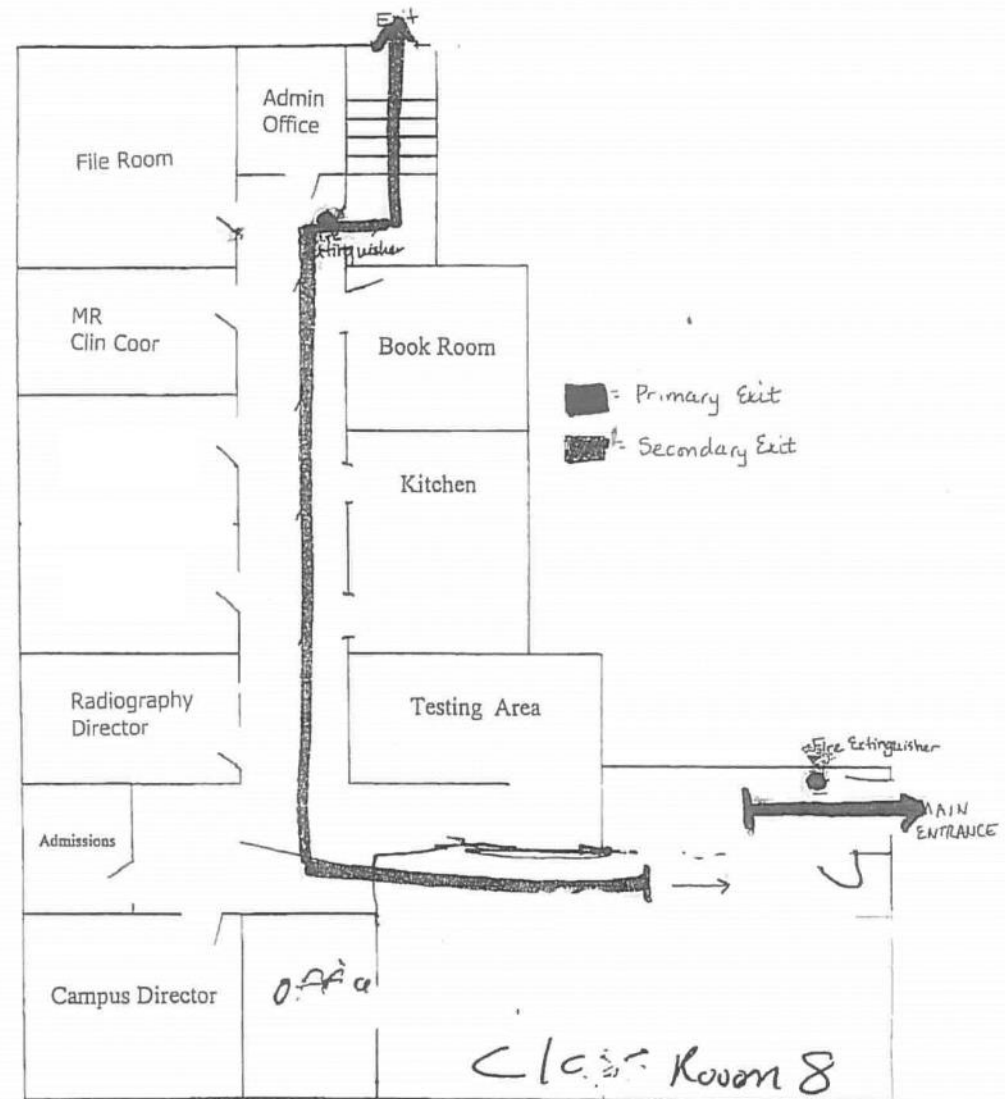
9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136
Fax: 703-368-7238
Email: ebw@wright-realty.com
Website: www.wright-realty.com

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

ACT College Suite 201

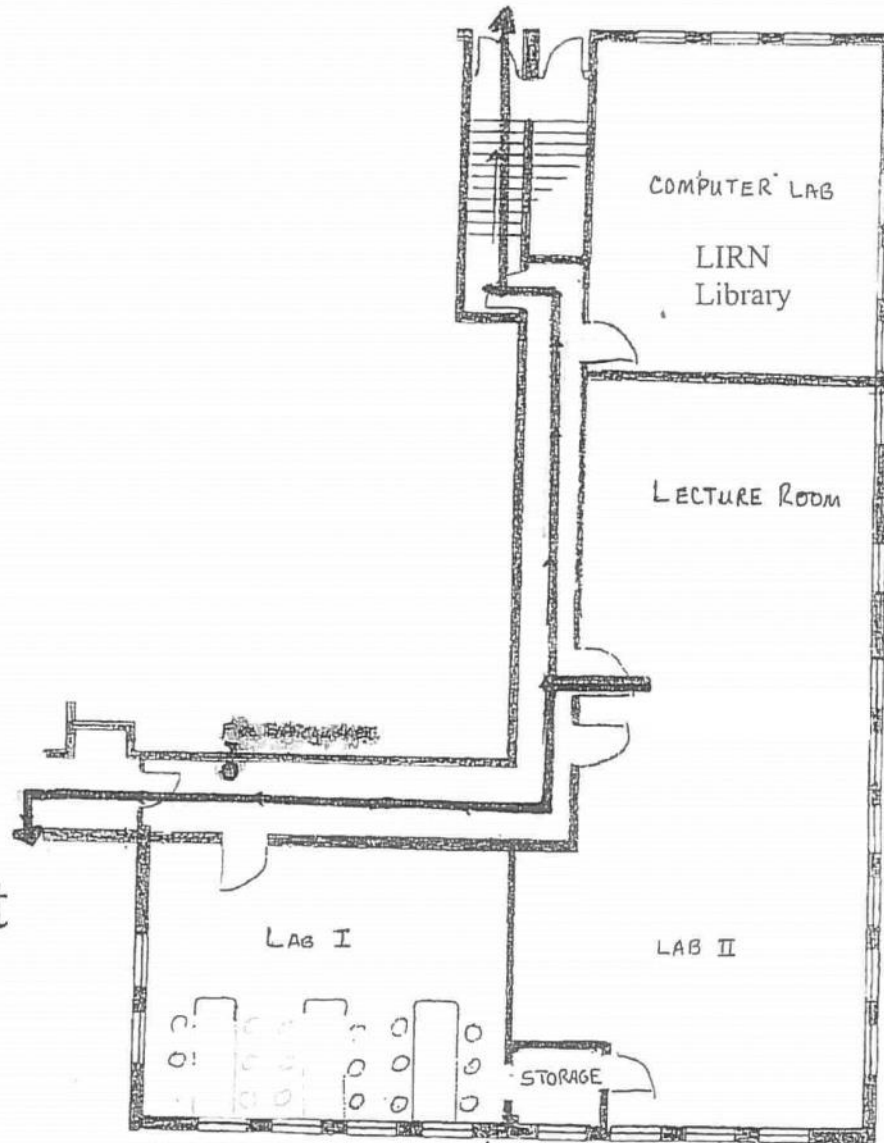
Administration,
Faculty Offices,
Media Center,
Testing Area,
and
Book Room

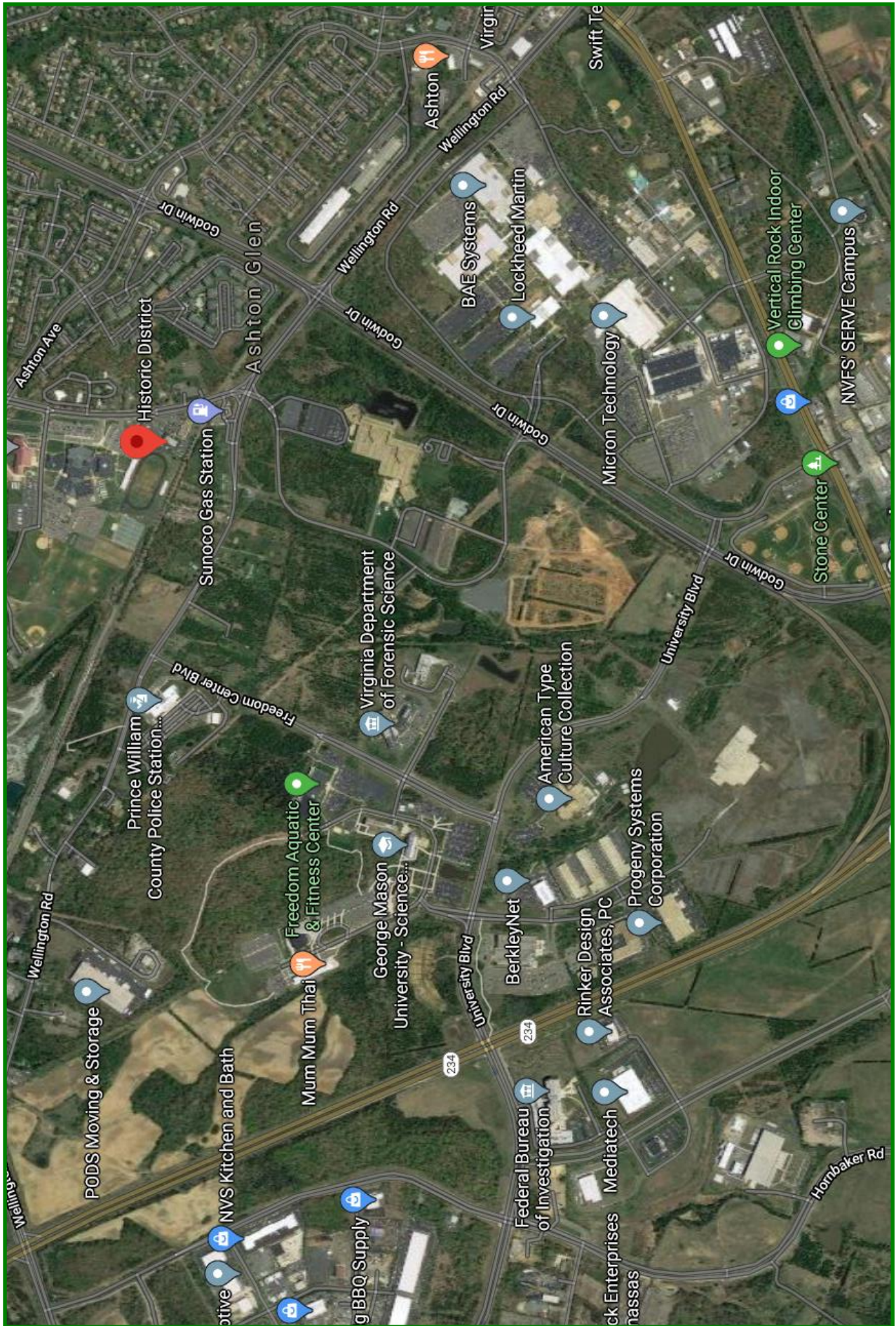


Suite 204
Lecture Room

Emergency Exit

- Primary exit
- Secondary exit





Wellington Rd
Ashton Ave
Godwin Dr
Historic District
Sunoco Gas Station
Prince William County Police Station...
PODS Moving & Storage
NVS Kitchen and Bath
g BBQ Supply

Freedom Center Blvd
Virginia Department of Forensic Science
Freedom Aquatic & Fitness Center
Mum Mum That
George Mason University - Science...

Ashton Glen
Wellington Rd
Godwin Dr
Ashton
BAE Systems
Lockheed Martin
Micron Technology

University Blvd
BerkleyNet
Rinker Design Associates, PC
Progeny Systems Corporation
American Type Culture Collection

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Federal Bureau of Investigation
Mediatech
Enterprise

University Blvd
Stone Center
Vertical Rock Indoor Climbing Center
NVFS' SERVE Campus

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