

SCHOOL/OFFICE BUILDING IN MANASSAS

8886 Rixlew Lane
Manassas, VA 20109



- 20,500 SF Two Story Building
- Currently Set Up as a School With 20 Classrooms
- Located Near Innovation and Wellington Road
- Lease Rate: \$14.00 PSF, Plus Utilities
- Sales Price: \$2,550,000
- 1.26 Acres Zoned M-2
- One Drive In Door
- 1,777 SF Available For User
- 15,000 SF Leased To AEC
- Owner Related To Agent; Owner/Agent

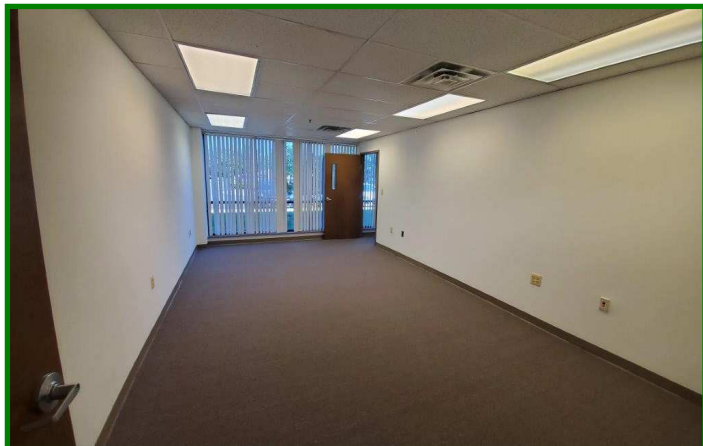


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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

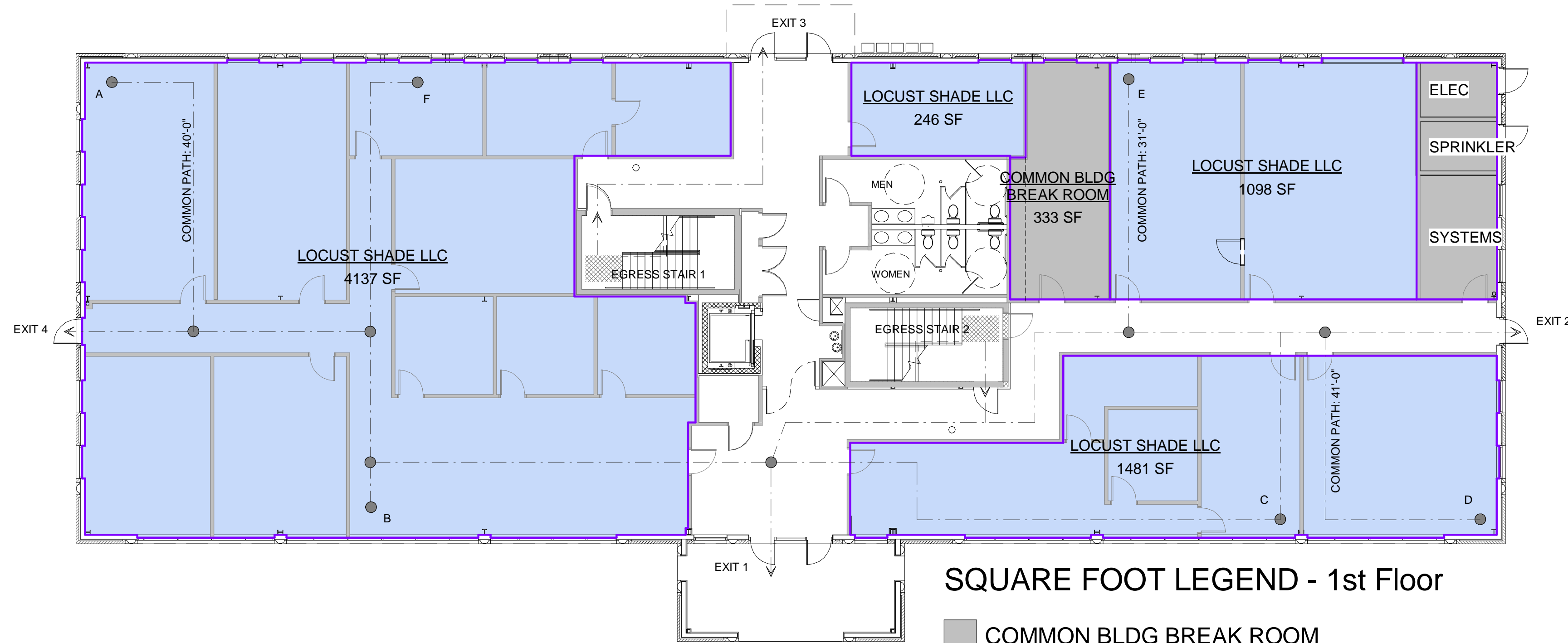




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SQUARE FOOT LEGEND - 1st Floor

- COMMON BLDG BREAK ROOM
- LANDLORD SPACE
- LOCUST SHADE LLC

① Level 1
3/32" = 1'-0"

Proposed Plan
Wellington Business Center
Rixlew Lane
Manassas, Virginia 20110

PRELIMINARY PLAN
DATE: 06/28/19

△ REVISIONS
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET
AREA PLAN - 1ST FLOOR

AR-1

PRELIMINARY PLAN

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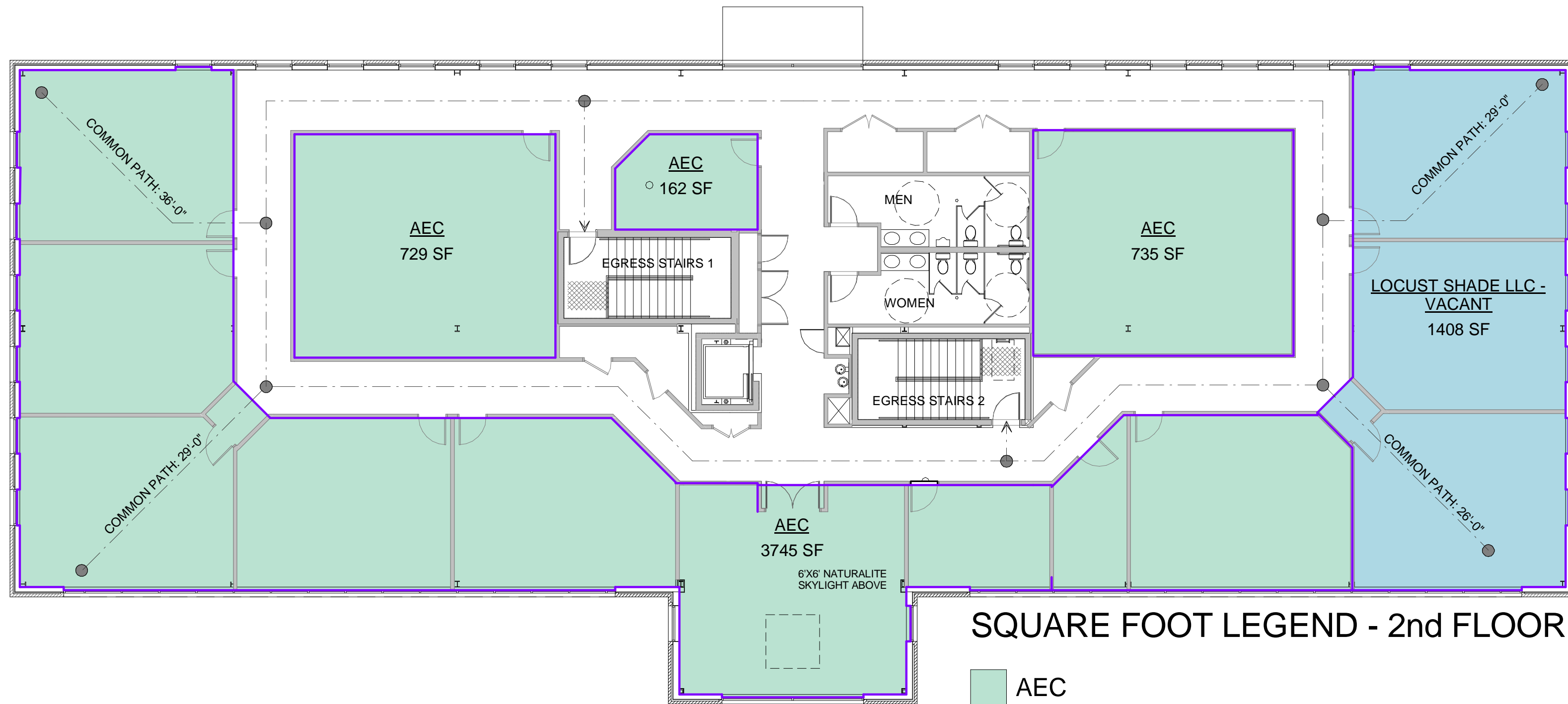
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SQUARE FOOT LEGEND - 2nd FLOOR

- AEC
- LOCUST SHADE LLC - VACANT

① Level 2
3/32" = 1'-0"

Proposed Plan
Wellington Business Center
Rixlew Lane
Manassas, Virginia 20110

PRELIMINARY PLAN
DATE: 6/28/19

△ REVISIONS

**PRELIMINARY -
NOT FOR CONSTRUCTION**

SHEET
AREA PLAN - 2ND FLOOR

AR-2

PRELIMINARY PLAN