

FOR LEASE

OLD TOWN PLAZA

9408 GRANT AVENUE MANASSAS, VA 20110



OFFERING SUMMARY

Lease Type:	Full Service (excl. interior office cleaning)
Rentable SF:	1,062 - 2,128 SF
Building Size:	32,000 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-01--00-318A

PROPERTY OVERVIEW

Second & fourth floor suites available for lease in a Class A office building! The building features a beautiful lobby, elevator, and spectacular views from the upper levels. Full service lease rate excluding interior office cleaning.

LOCATION OVERVIEW

Highly visible corner location in Old Town Manassas! 17,000 VPD on Grant Ave. & 9,900 on Church St. Only a short 3 block walk to the Prince William County Courthouse. Walk to Old Town Manassas shops & restaurants. Located within a Qualified HUBZone!

PRESENTED BY:

GEORGE CHARLTON ASSOCIATE BROKER 703.330.1224 george@weber-rector.com	BRIAN SNOOK COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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AVAILABLE SPACES



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
203	1,066 - 2,128 SF	Full Service (Excl. Interior Cleaning)	\$2,350 per month	Available Immediately. Can be combined with Suite 204.
204	1,062 - 2,128 SF	Full Service (Excl. Interior Cleaning)	\$2,350 per month	Available Immediately. Can be combined with Suite 203.
205	1,183 SF	Full Service (Excl. Interior Cleaning)	\$2,600 per month	Available Immediately
403	1,384 SF	Full Service (Excl. Interior Cleaning)	\$3,100 per month	Available Immediately

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SUITES 203 & 204 FLOOR PLAN



*DRAWING NOT TO SCALE. MEASUREMENTS APPROX.

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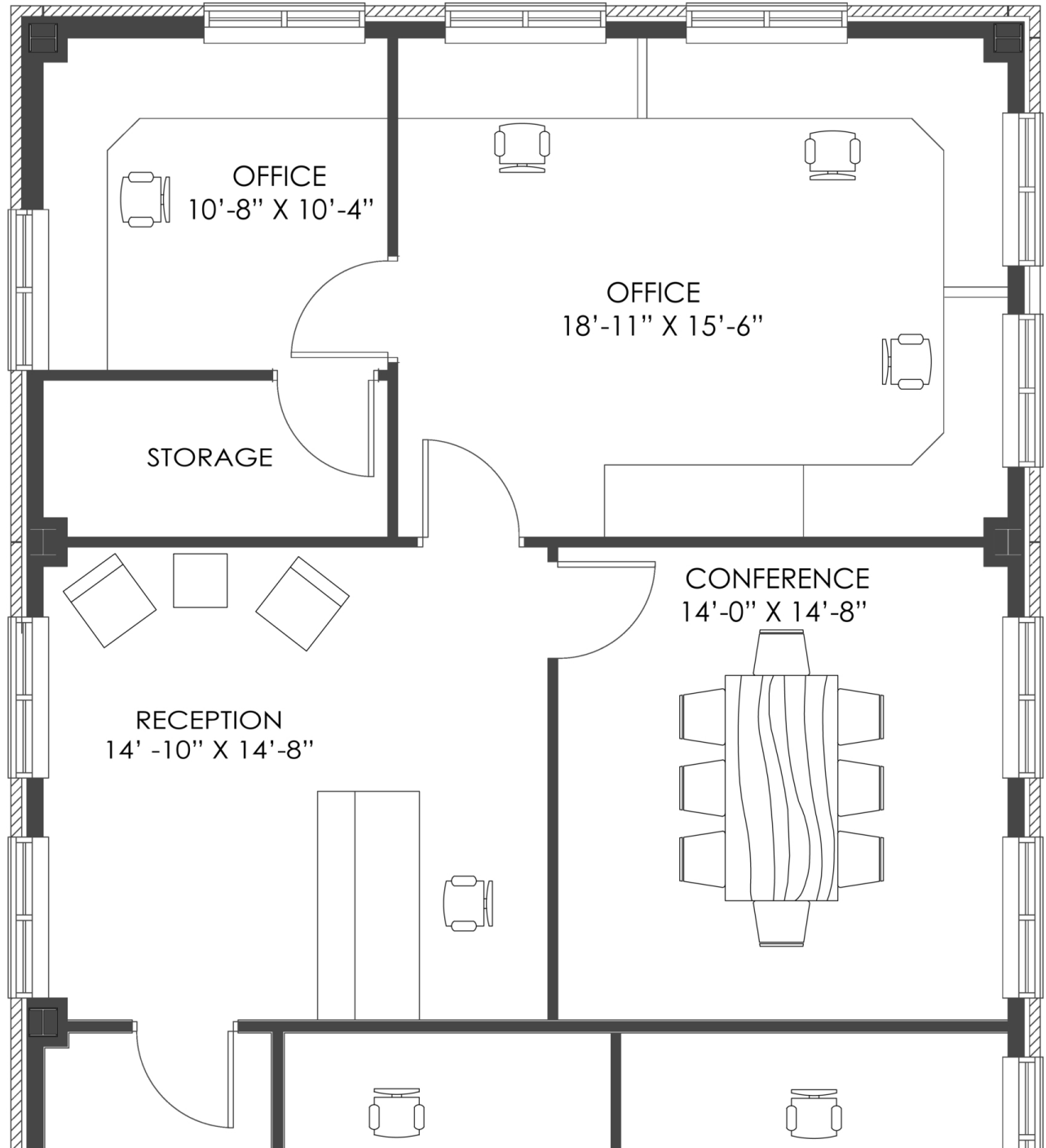
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SUITE 205 FLOOR PLAN



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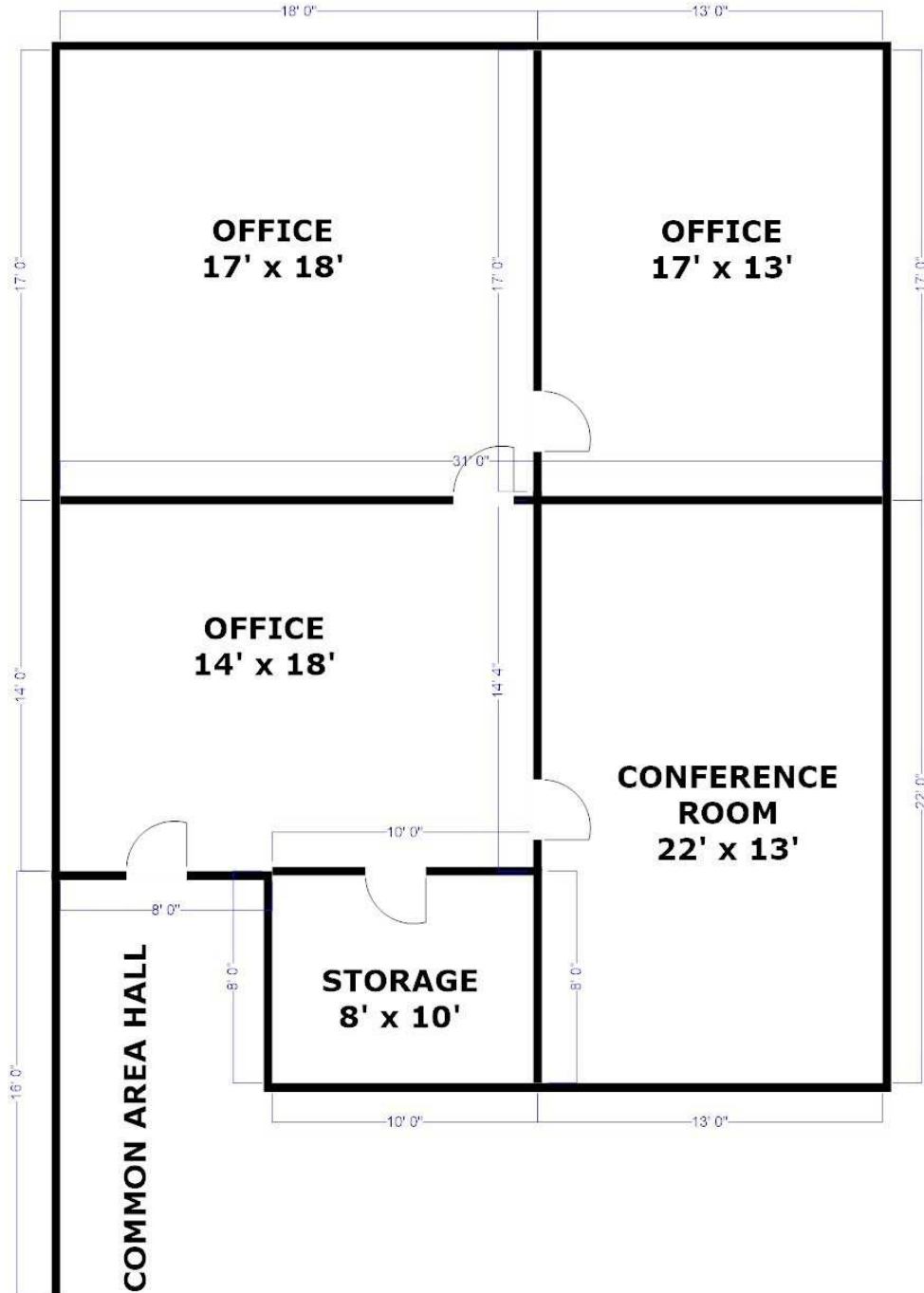
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SUITE 403 FLOOR PLAN



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SUITE 403 PHOTOS



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LOCATION MAPS



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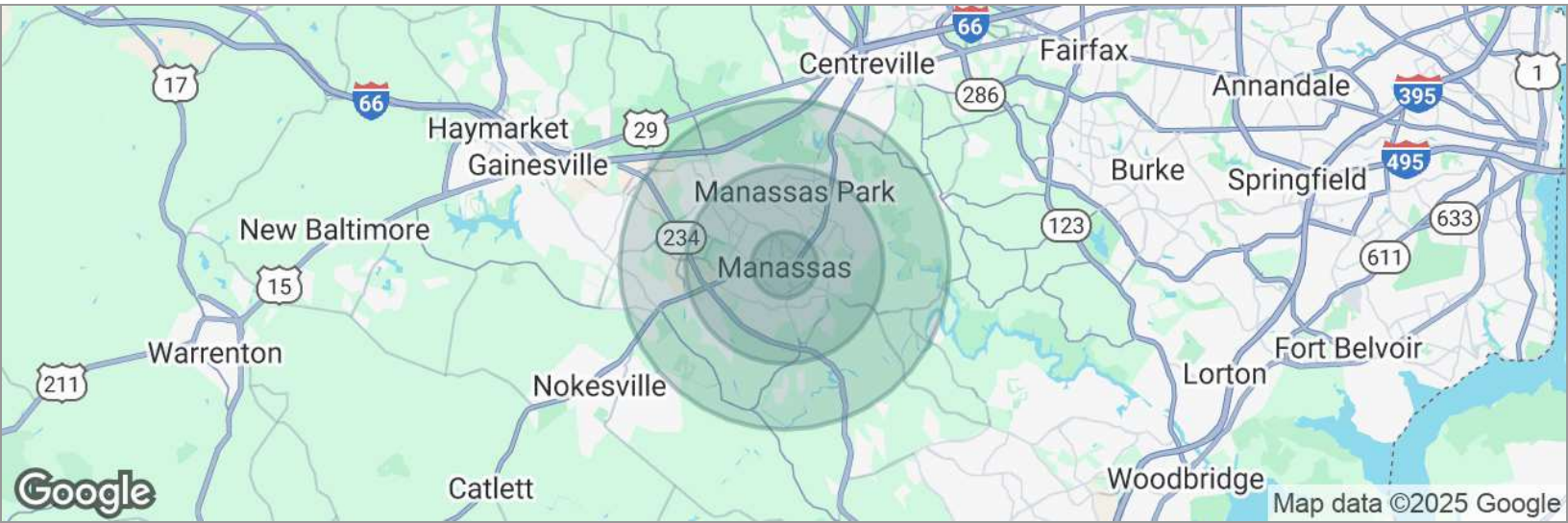
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,731	85,556	141,622
Median age	31.9	32.5	32.9
Median age (male)	31.3	31.9	32.5
Median age (Female)	33.2	33.3	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,866	27,567	46,680
# of persons per HH	3.2	3.1	3.0
Average HH income	\$83,708	\$86,510	\$92,396
Average house value	\$446,826	\$391,759	\$418,608

* Demographic data derived from 2020 ACS - US Census

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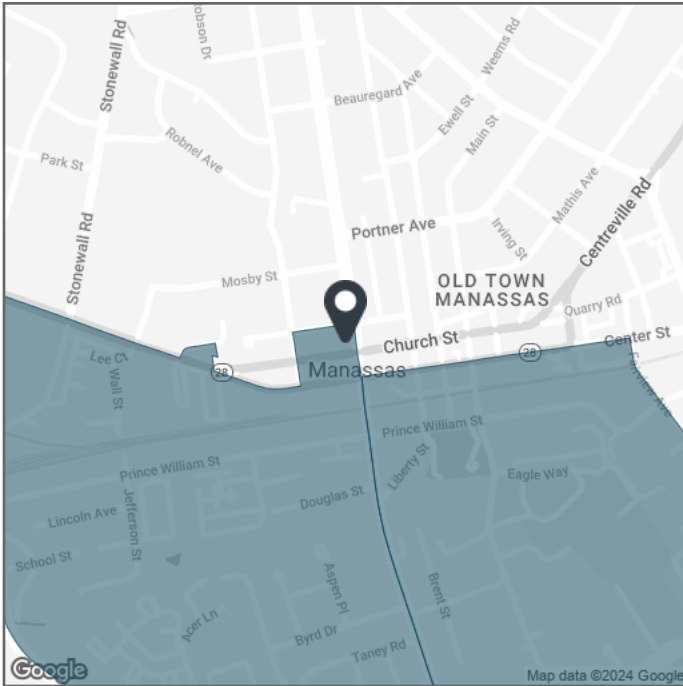
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SBA HUBZone Qualification Report

[View on HUBZone Map](#)



 Historic District, 9408 Grant Ave, Manassas, VA 20110, USA
38.751559°, -77.475620°

 **Qualified HUBZone**

Census Tract

Designation Details

Census Tract	
Tract ID:	51683910401
County:	Manassas city
State:	VA