

FOR LEASE

JUDICIARY PLACE

9300 WEST COURTHOUSE RD. MANASSAS, VA 20110



OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	1,100 SF - 6,254 SF
Lease Rate:	\$28.00 - 29.00 SF/yr (Full Service)
Building Size:	45,900 SF
Zoning:	B-1
Parcel ID:	101-01-00-258A2

PROPERTY OVERVIEW

Prime first-floor office suites available in a stunning Class A building with convenient access provided by two elevators. Suite 105 offers 2,694 SF of space, including 11 private offices and a spacious open work area. Suite 102 spans 3,560 SF and features a generous waiting area, reception/admin space, a private restroom, kitchenette, 9 private offices, a conference room, and multiple additional work or storage areas. These suites are contiguous and can be leased individually or together to suit your needs.

On the third floor, a 1,100 SF suite is available, featuring 2 large offices, 1 smaller office that can serve as a storage or breakroom, and a conference room.

This property offers a full-service rental rate and is professionally managed, making it an ideal choice for legal, medical, or upscale professional businesses.

LOCATION OVERVIEW

Fantastic location within walking distance to the Prince William County/City of Manassas Courthouse (less than 0.5 mile), Amtrak/VRE Station (0.7 mile) and Old Town Manassas shops/restaurants (less than 1 mile). Just off Rt. 28 with easy access to Rt. 234 & Prince William Pkwy.

PRESENTED BY:

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

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

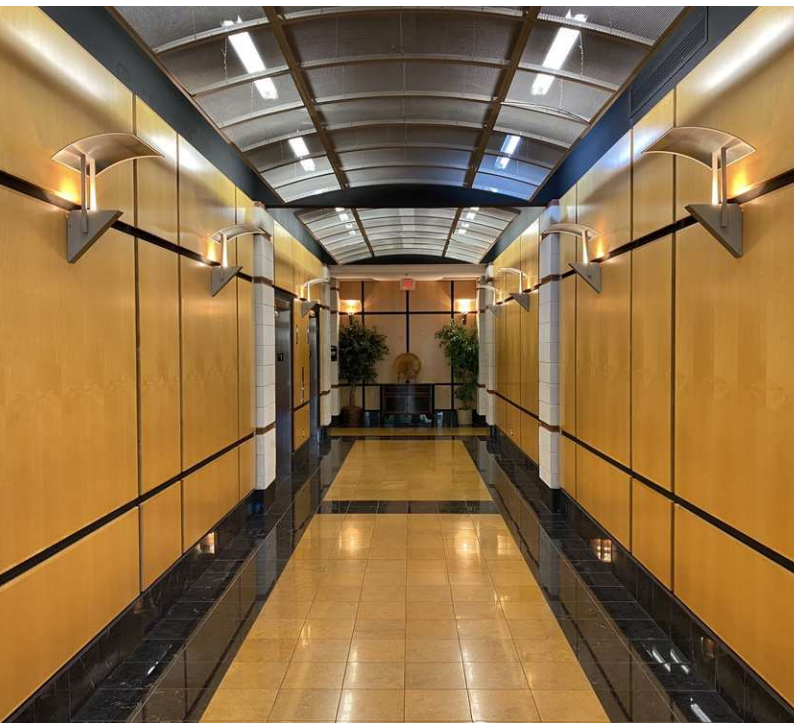
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ADDITIONAL PHOTOS - LOBBY



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LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	3,560 - 6,254 SF	Full Service	\$29.00 SF/yr
Suite 105	2,694 - 6,254 SF	Full Service	\$28.00 SF/yr
Suite 303	1,100 SF	Full Service	\$28.00 SF/yr

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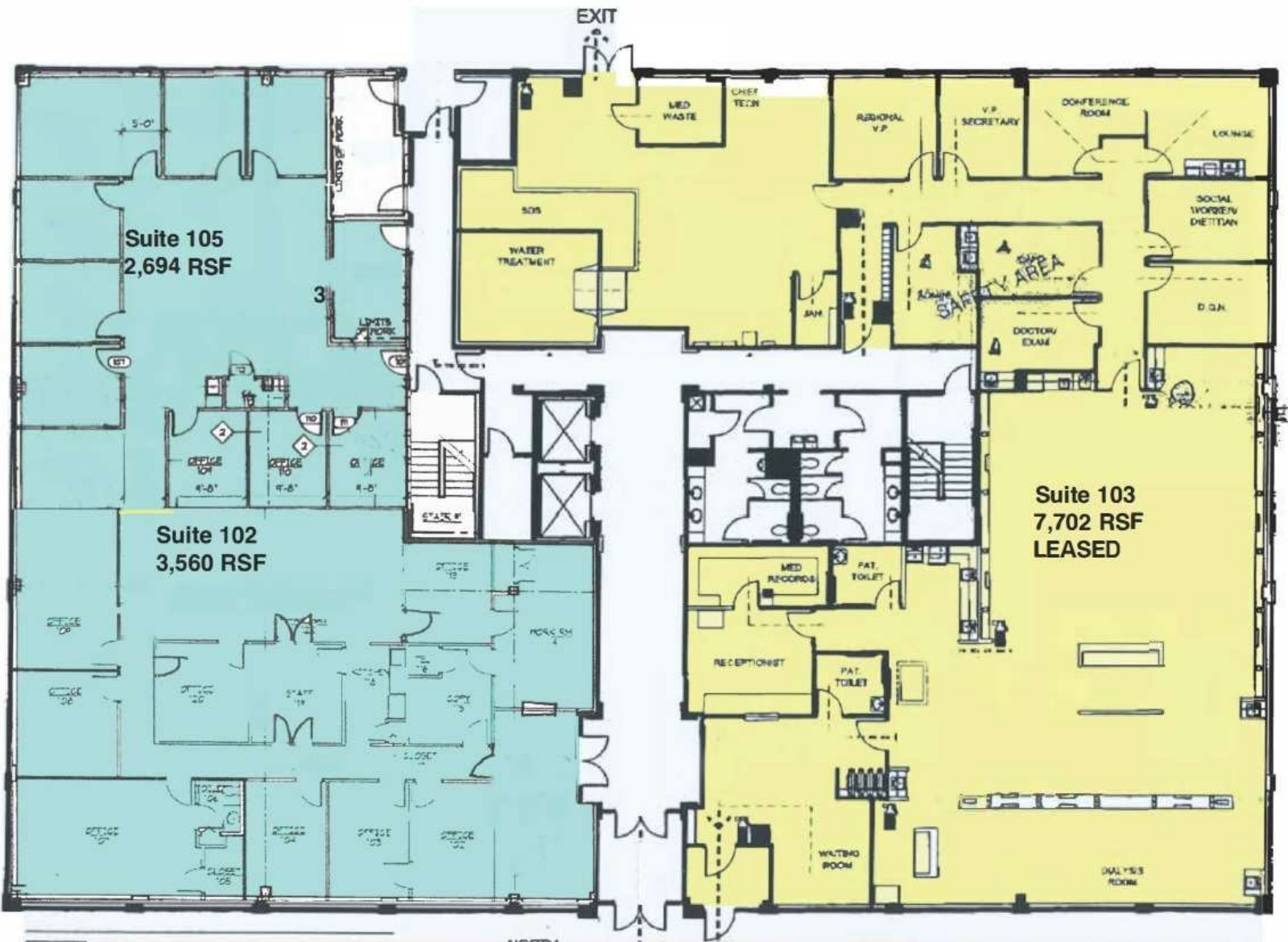
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FLOOR PLAN - 1ST FLOOR SUITES



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ADDITIONAL PHOTOS - 1ST FLOOR SUITES



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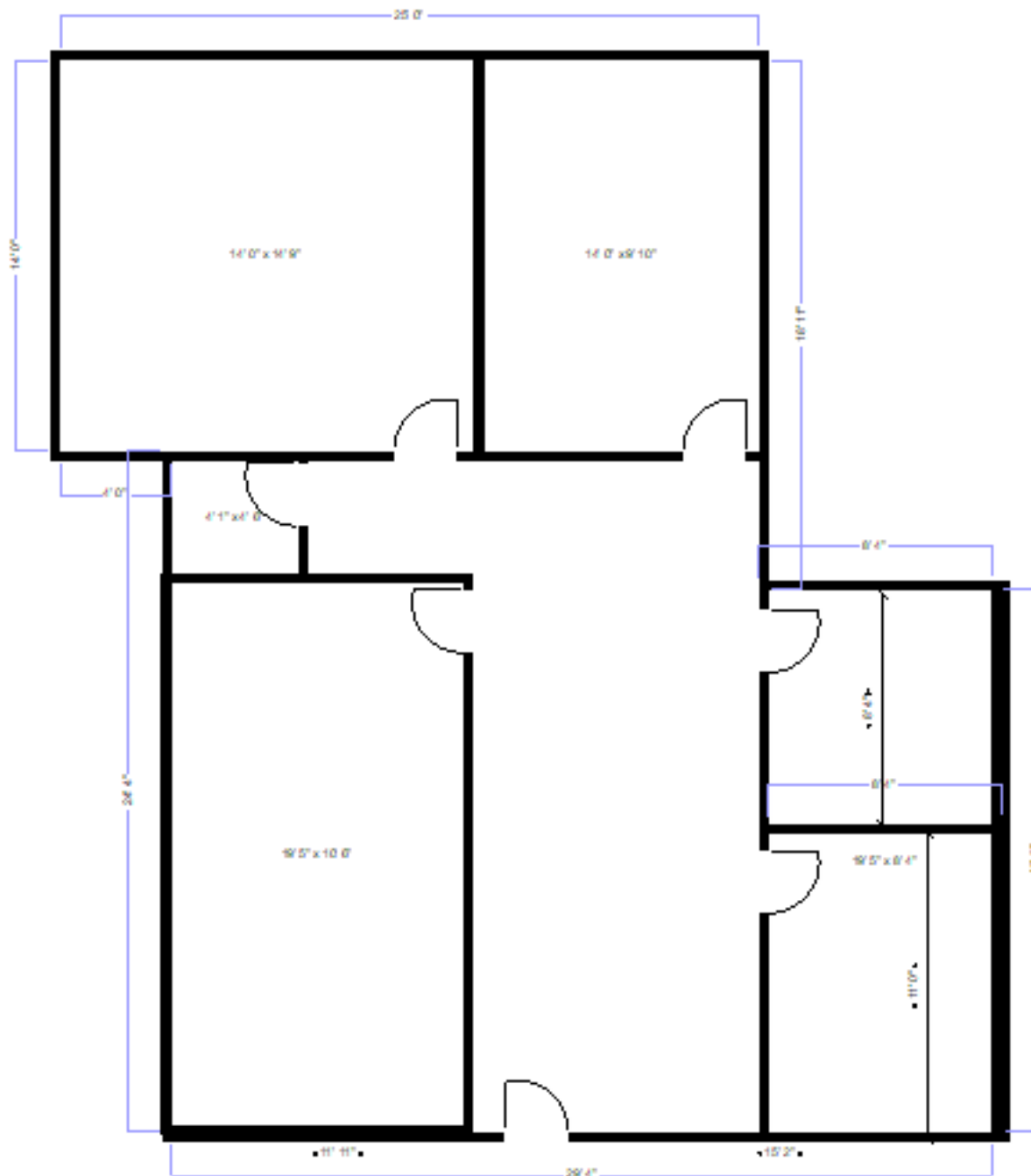
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FLOOR PLAN - SUITE 303

*Not to scale. Measurements approx.



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ADDITIONAL PHOTOS - SUITE 303



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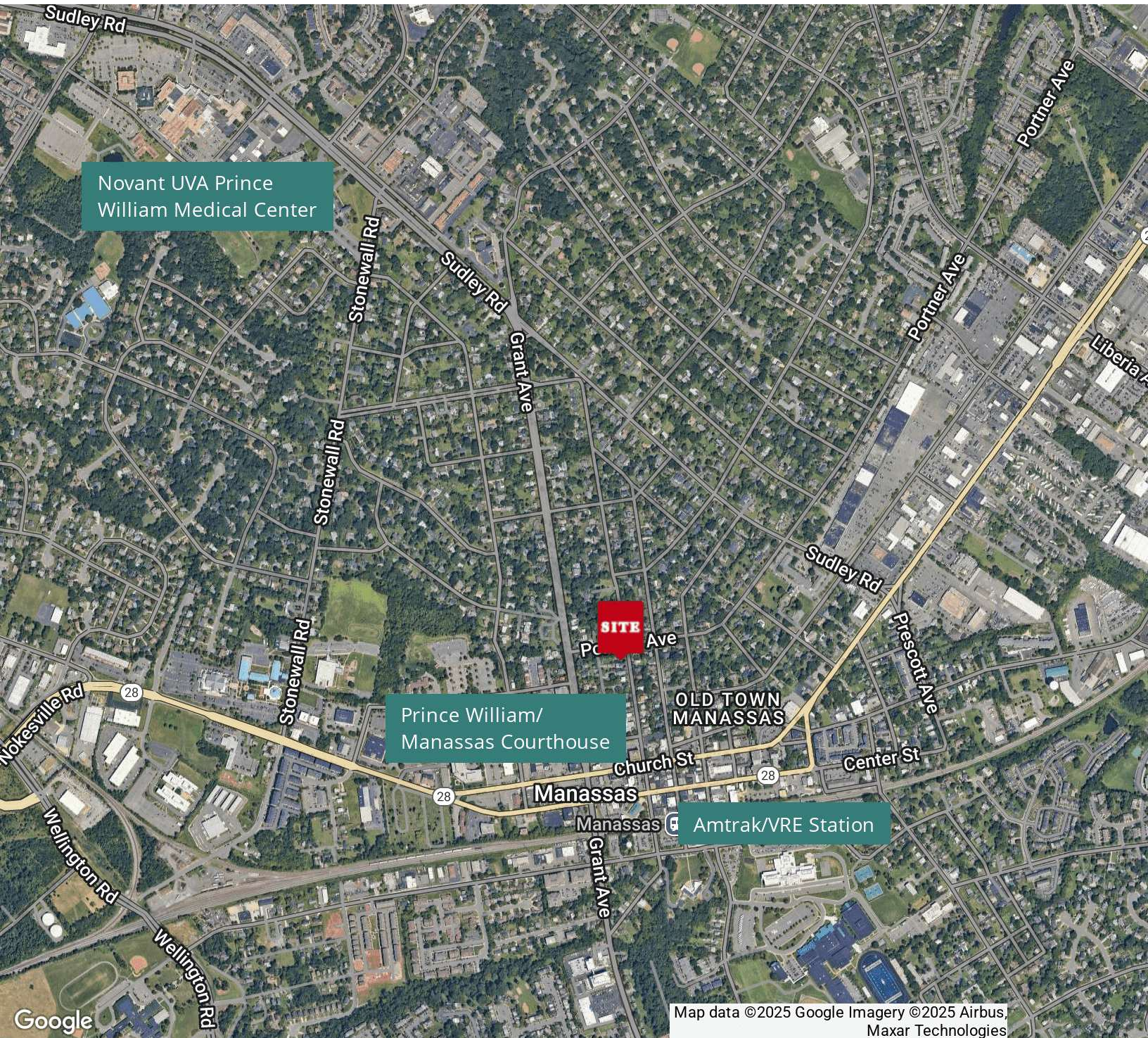
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RETAILER MAP



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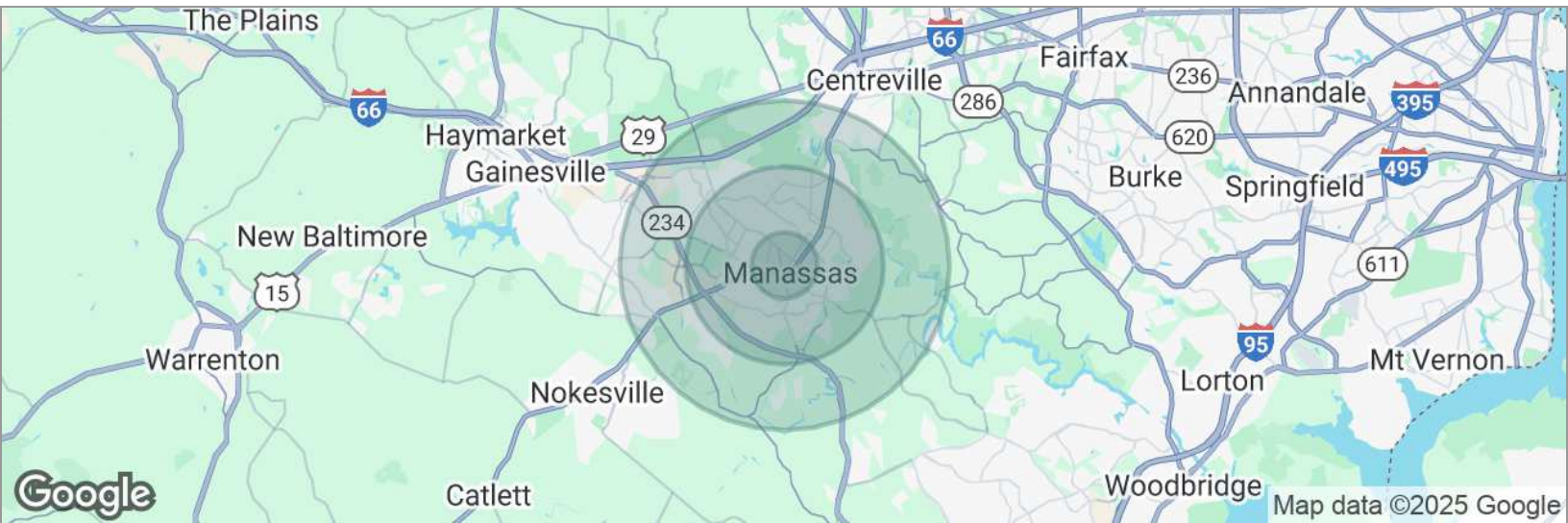
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DEMOGRAPHICS MAP



POPULATION

1 MILE

3 MILES

5 MILES

Total population	14,291	86,518	142,203
Median age	32.4	32.5	32.7
Median age (male)	31.8	31.8	32.3
Median age (Female)	33.7	33.4	33.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	4,250	28,115	47,042
# of persons per HH	3.4	3.1	3.0
Average HH income	\$89,209	\$85,860	\$90,847
Average house value	\$430,524	\$386,423	\$413,793

* Demographic data derived from 2020 ACS - US Census

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