

**FOR LEASE**

## VF&N BUILDING

9200 CHURCH ST. MANASSAS, VA 20110



**LEASE RATE     \$29.00 SF/YR**

### OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	1,007 - 1,658 SF
Building Size:	30,702 SF
Zoning:	B-3
Market:	Washington DC
Submarket:	Manassas
Parcel ID:	101-01-00-361

### PROPERTY OVERVIEW

Second floor office space available in Class A elevator building. Suite 200 consists of 1,658 SF and features a reception area and 5 private offices. Suite 203 consists of 1,007 SF which is built out with a reception area, 2 private offices, and a conference room. Ideal for medical, legal or other quality professional use.

### LOCATION OVERVIEW

Ideal location in the center of Old Town Manassas at the corner of Church St. & West St. Only 0.3 miles from the PWC Courthouse. Walk to many Old Town shops & restaurants. 0.2 miles to VRE/Amtrak.

#### PRESENTED BY:

<b>COLEMAN RECTOR</b> PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com	<b>CHUCK RECTOR</b> PRINCIPAL 703.330.1224 chuck@weber-rector.com	<b>BRIAN SNOOK</b> COMMERCIAL AGENT 703.330.1224 brian@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

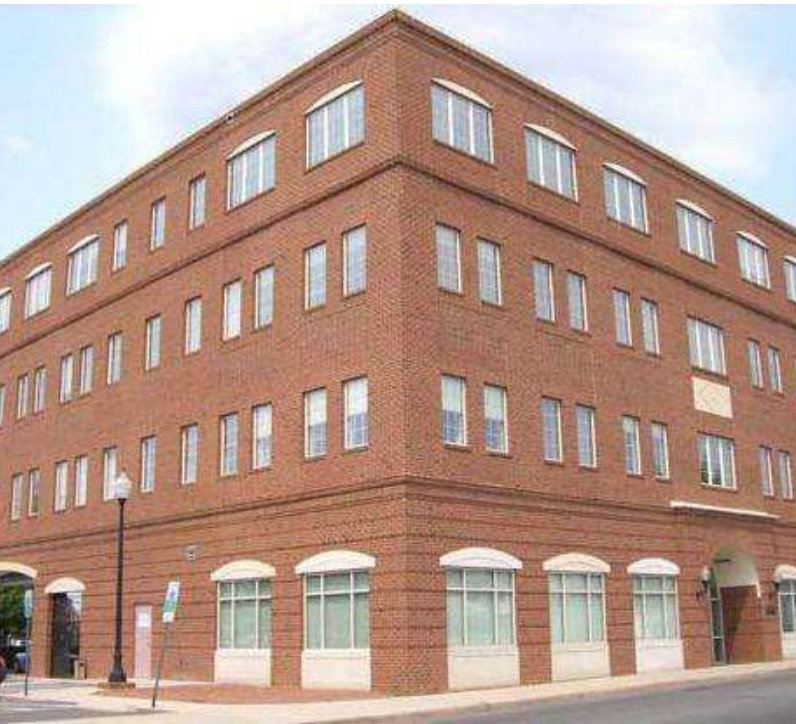
[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR LEASE

# VF&N BUILDING

9200 CHURCH ST. MANASSAS, VA 20110

## ADDITIONAL PHOTOS



### PRESENTED BY:

**COLEMAN RECTOR**

*PRINCIPAL BROKER*

703.366.3189

coleman@weber-rector.com

**CHUCK RECTOR**

*PRINCIPAL*

703.330.1224

chuck@weber-rector.com

**BRIAN SNOOK**

*COMMERCIAL AGENT*

703.330.1224

brian@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

[www.Weber-Rector.com](http://www.Weber-Rector.com)



# VF&N BUILDING

## LEASE SPACES



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	1,658 SF	Full Service	\$29.00 SF/yr
Suite 203	1,007 SF	Full Service	\$29.00 SF/yr

<b>COLEMAN RECTOR</b> <i>PRINCIPAL BROKER</i> 703.366.3189 coleman@weber-rector.com	<b>CHUCK RECTOR</b> <i>PRINCIPAL</i> 703.330.1224 chuck@weber-rector.com	<b>BRIAN SNOOK</b> <i>COMMERCIAL AGENT</i> 703.330.1224 brian@weber-rector.com
--	---	---

**WEBER  
RECTOR**  
COMMERCIAL REAL ESTATE SERVICES  
9401 Battle Street Manassas, VA 20110  
[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR LEASE

# VF&N BUILDING

9200 CHURCH ST. MANASSAS, VA 20110

## ADDITIONAL PHOTOS



### PRESENTED BY:

**COLEMAN RECTOR**  
PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

**CHUCK RECTOR**  
PRINCIPAL

703.330.1224

chuck@weber-rector.com

**BRIAN SNOOK**

COMMERCIAL AGENT

703.330.1224

brian@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

[www.Weber-Rector.com](http://www.Weber-Rector.com)

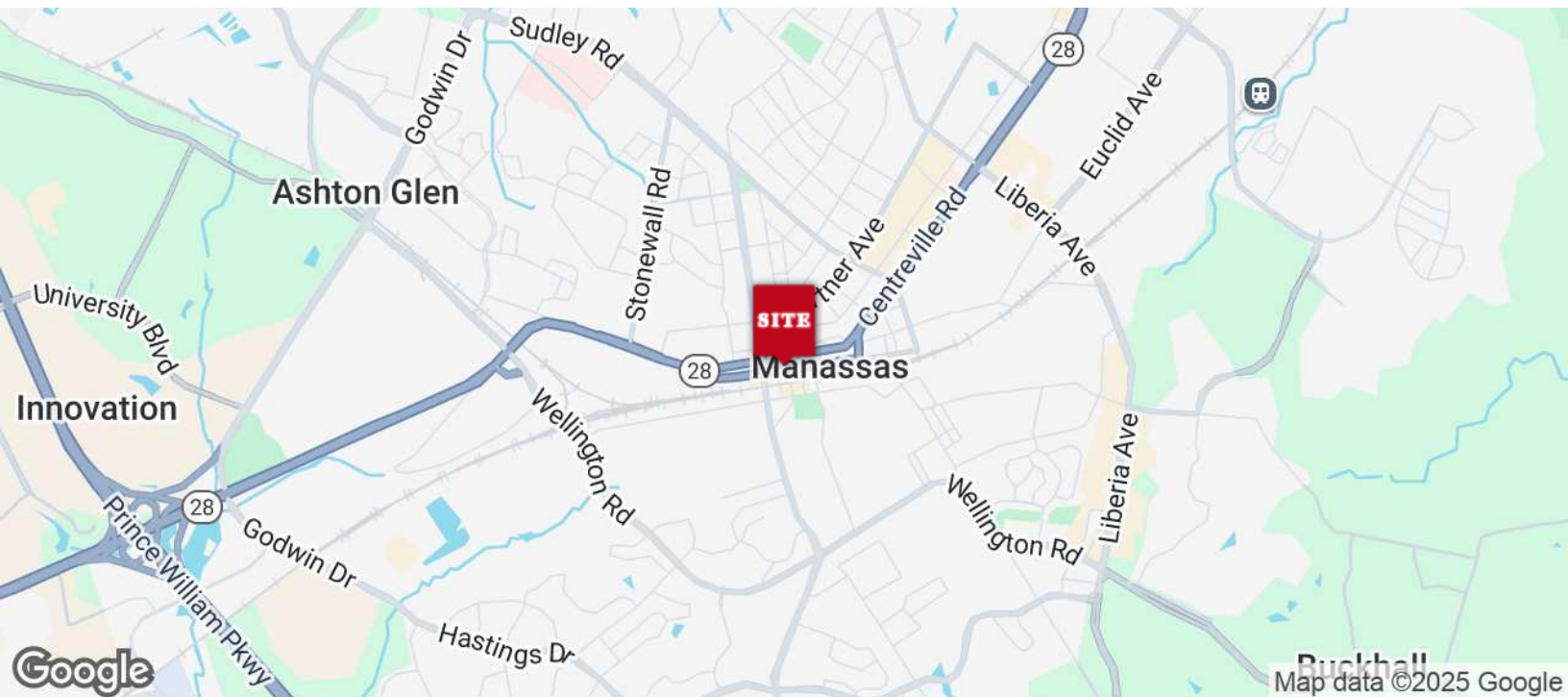
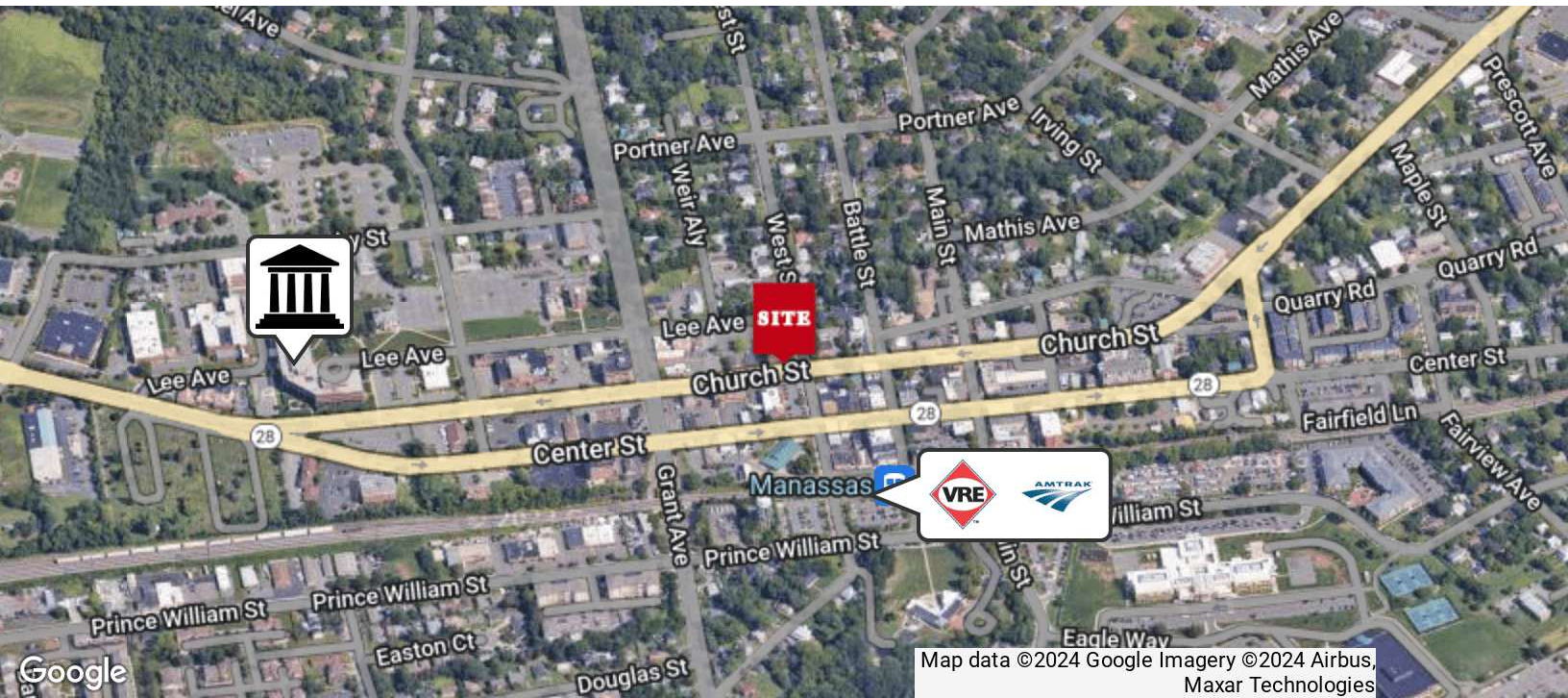


FOR LEASE

# VF&N BUILDING

9200 CHURCH ST. MANASSAS, VA 20110

## LOCATION MAP



### PRESENTED BY:

**COLEMAN RECTOR**

**PRINCIPAL BROKER**

703.366.3189

coleman@weber-rector.com

**CHUCK RECTOR**

**PRINCIPAL**

703.330.1224

chuck@weber-rector.com

**BRIAN SNOOK**

**COMMERCIAL AGENT**

703.330.1224

brian@weber-rector.com

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



**WEBER  
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

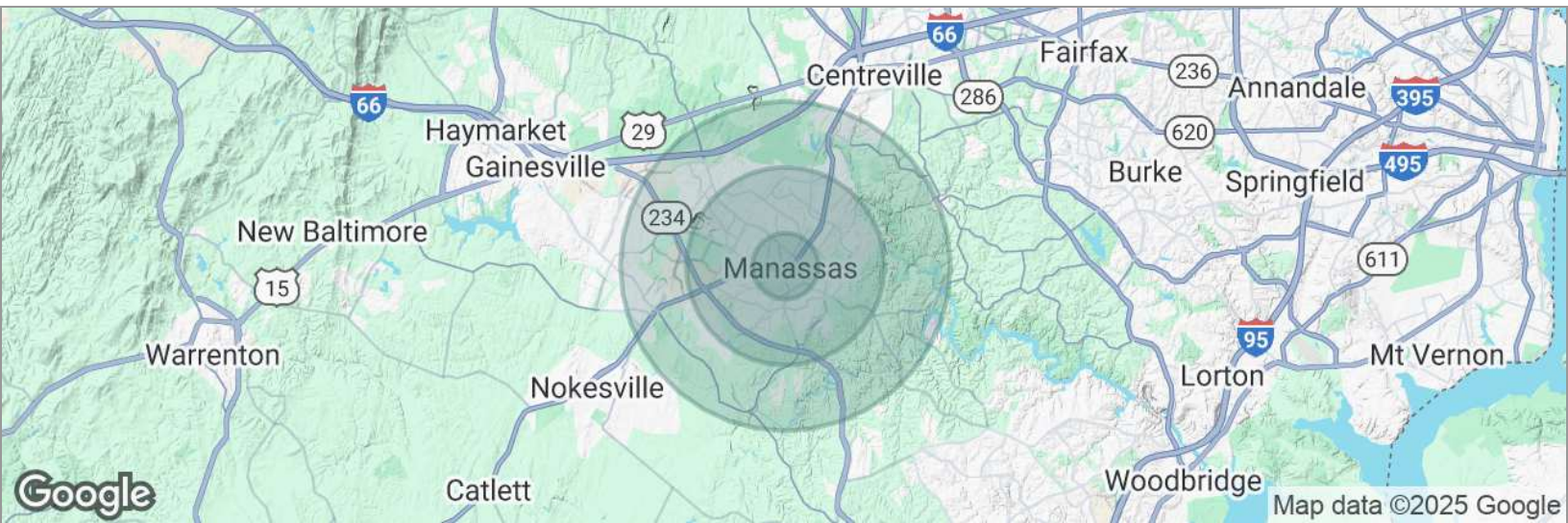


FOR LEASE

# VF&N BUILDING

9200 CHURCH ST. MANASSAS, VA 20110

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,878	86,000	141,100
Median age	32.0	32.5	33.0
Median age (male)	31.2	31.9	32.5
Median age (Female)	33.4	33.3	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,993	27,690	46,474
# of persons per HH	3.2	3.1	3.0
Average HH income	\$82,817	\$86,726	\$92,969
Average house value	\$465,529	\$393,368	\$421,446

\* Demographic data derived from 2020 ACS - US Census

### PRESENTED BY:

**COLEMAN RECTOR**

**PRINCIPAL BROKER**

703.366.3189

coleman@weber-rector.com

**CHUCK RECTOR**

**PRINCIPAL**

703.330.1224

chuck@weber-rector.com

**BRIAN SNOOK**

**COMMERCIAL AGENT**

703.330.1224

brian@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

[www.Weber-Rector.com](http://www.Weber-Rector.com)