

# OFFICE SPACE FOR LEASE

## SUDLEY TOWER

7900 Sudley Road, Manassas, VA 20109

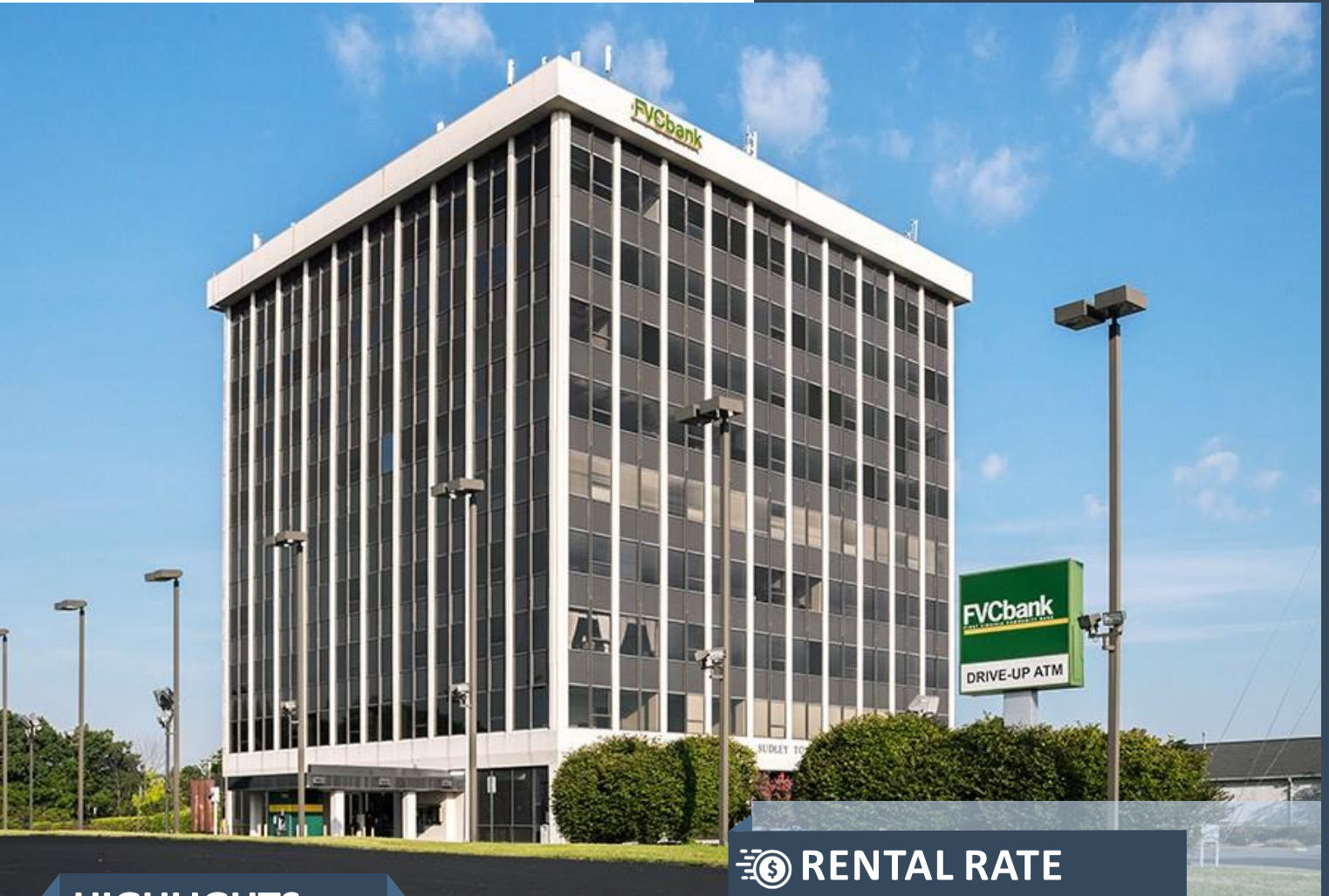
Fully Renovated Class A Office Space

Recently Complete Full Building Renovation

Qualified HUB Zone

### OPPORTUNITY

- Suite 208: 3,057 SF
- Suite 303: 1,386 SF (Available - 8/1/2025)
- Suite 416: 2,341 SF
- Suite 901: 1,500 SF - 3,763 SF



### HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants on Rt. 234 Business.
- Class A lobby and common areas
- On site management
- 24-hour security camera monitoring system with key-card after hour access
- 4/1000 Parking Ratio, Generous Parking
- Tallest building in Prince William County with stellar views
- Top Class Turn-key improvements available
- Major renovations are underway
- Lit building signage available for larger tenants

### RENTAL RATE

- \$21.00 – 27.00 PSF
- Full Service

### TERM

- 3-10 years



**LEGAT**<sup>SM</sup>  
— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

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Major Building Renovation, Future Class A Office Space

# AMENITY MAP



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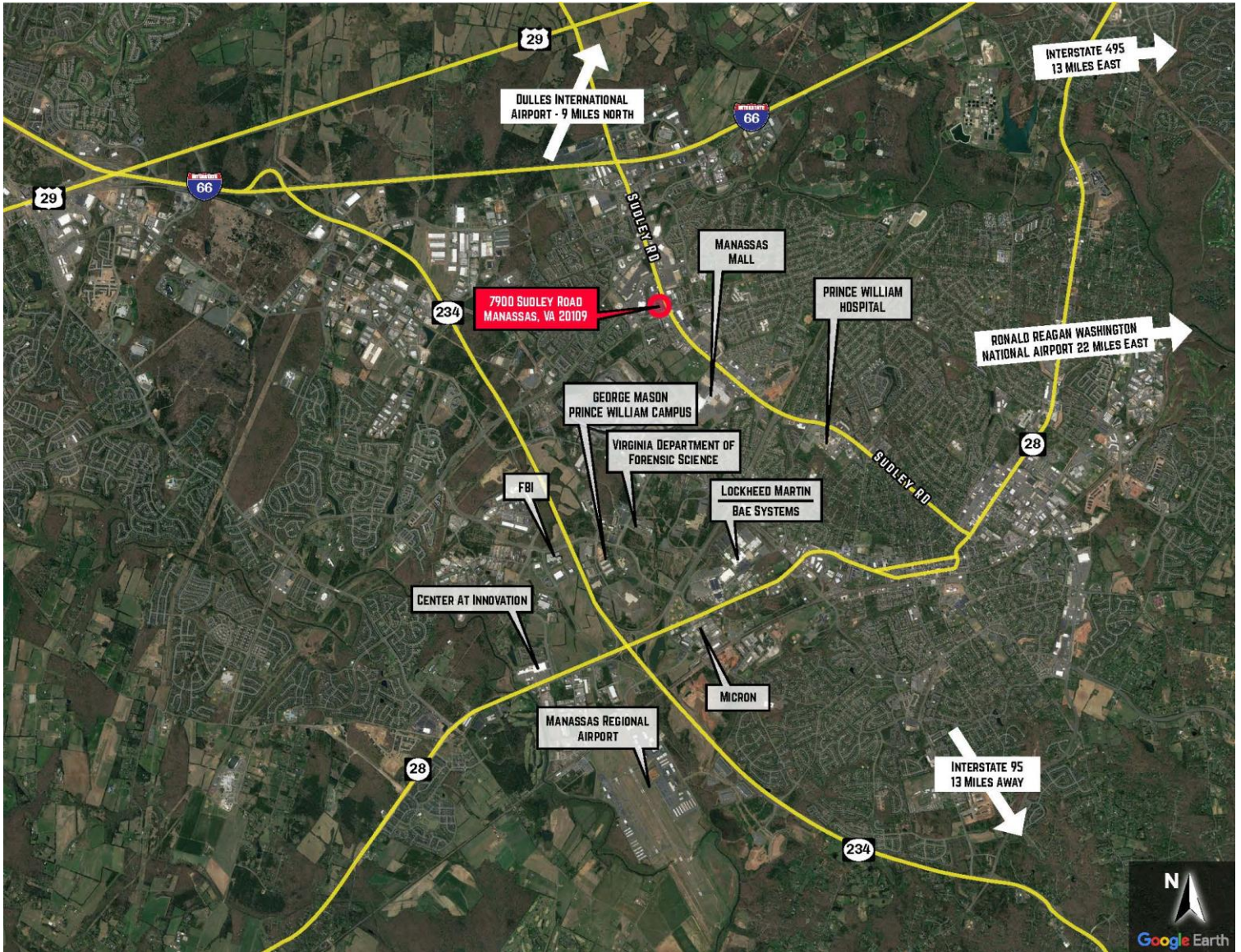
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## EXPANDED AERIAL



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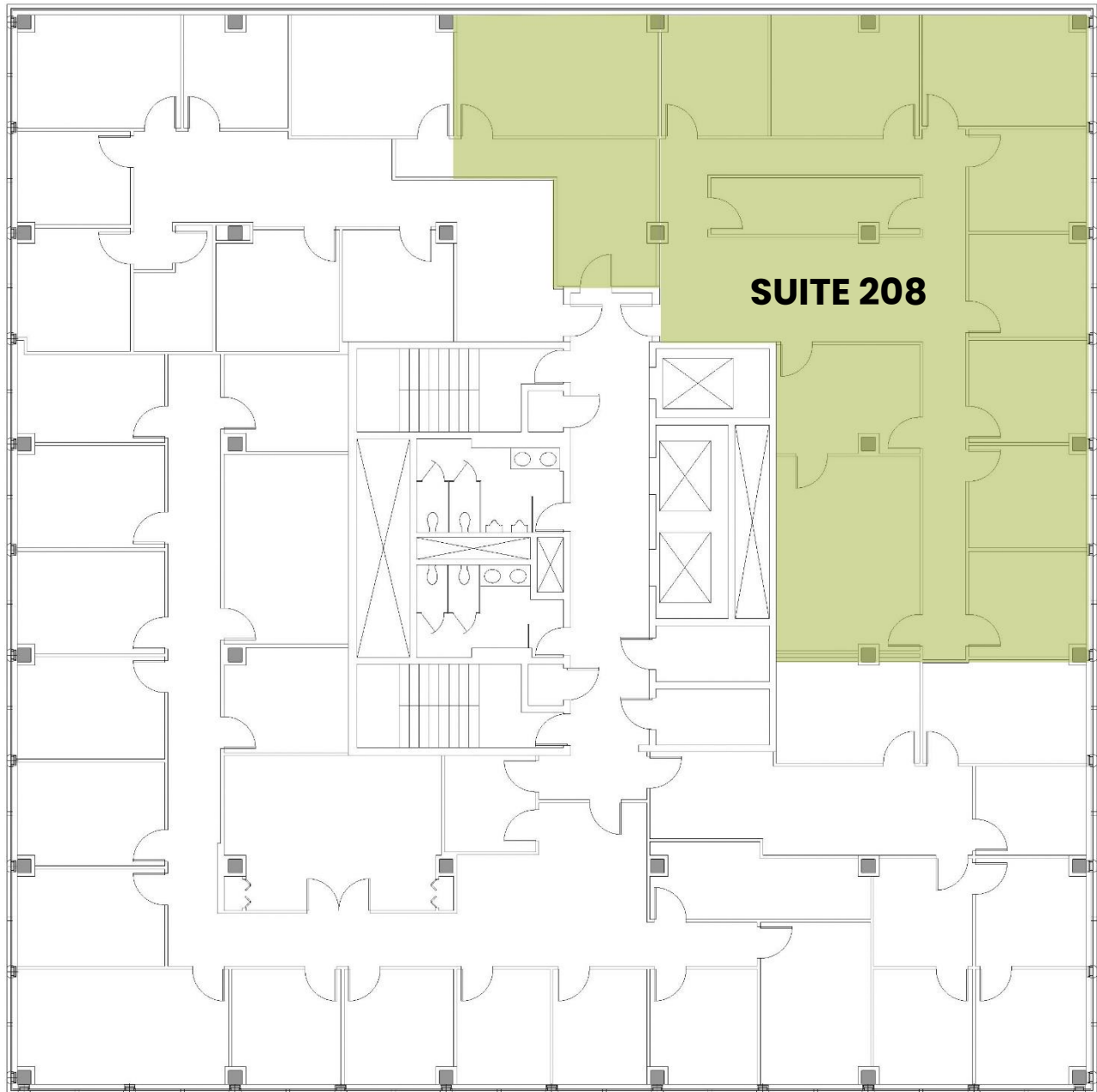
7900 Sudley Road, Manassas, VA 20109

Major Building Renovation, Future Class A Office Space

Suite 208:

3,057 SF

## SECOND FLOOR



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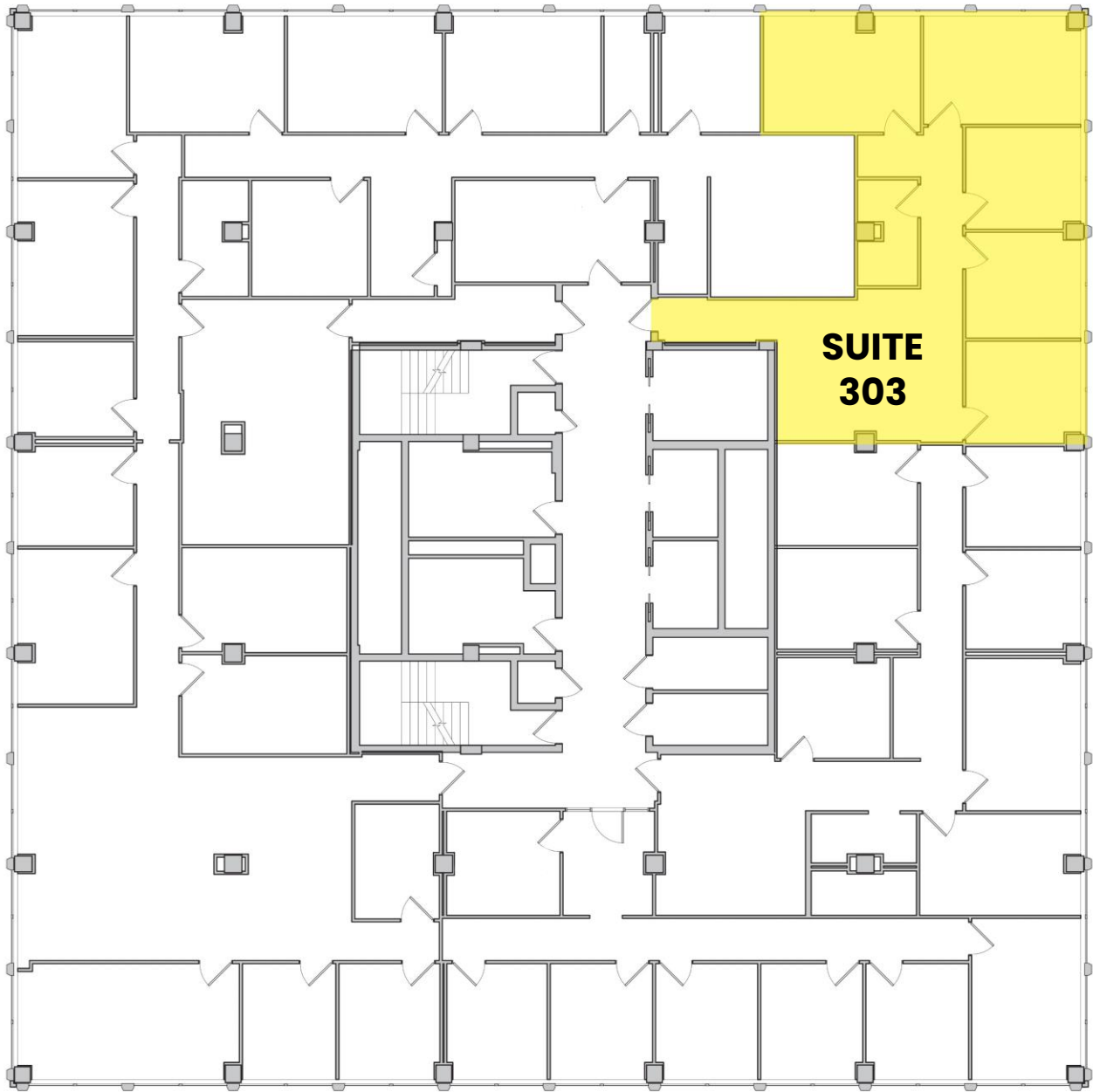
7900 Sudley Road, Manassas, VA 20109

Major Building Renovation, Future Class A Office Space

Suite 303:

1,386 SF (Available - 8/1/2025)

## THIRD FLOOR



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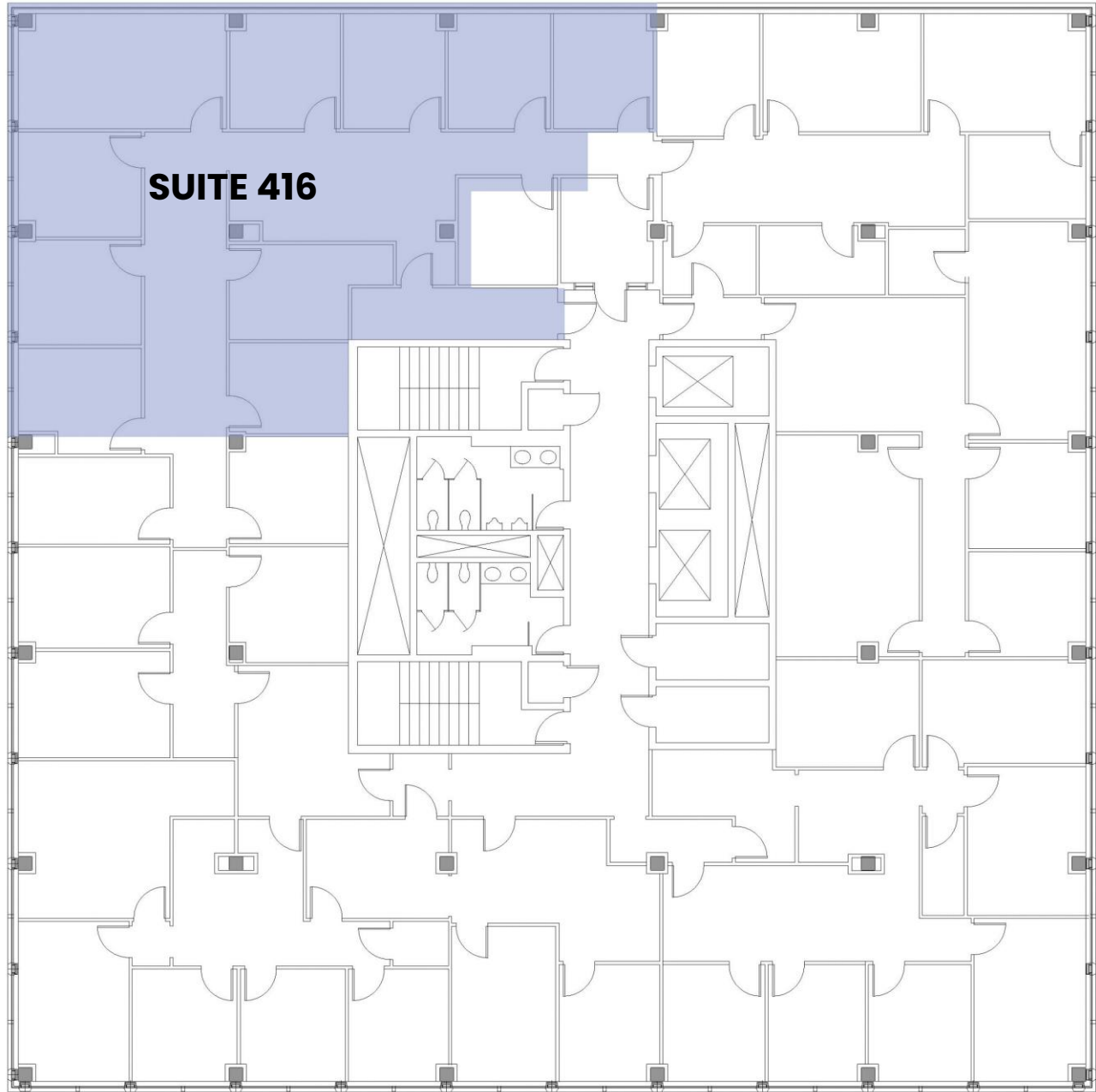
7900 Sudley Road, Manassas, VA 20109

Major Building Renovation, Future Class A Office Space

Suite 416:

2,341 SF

## FOURTH FLOOR



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SUDLEY TOWER

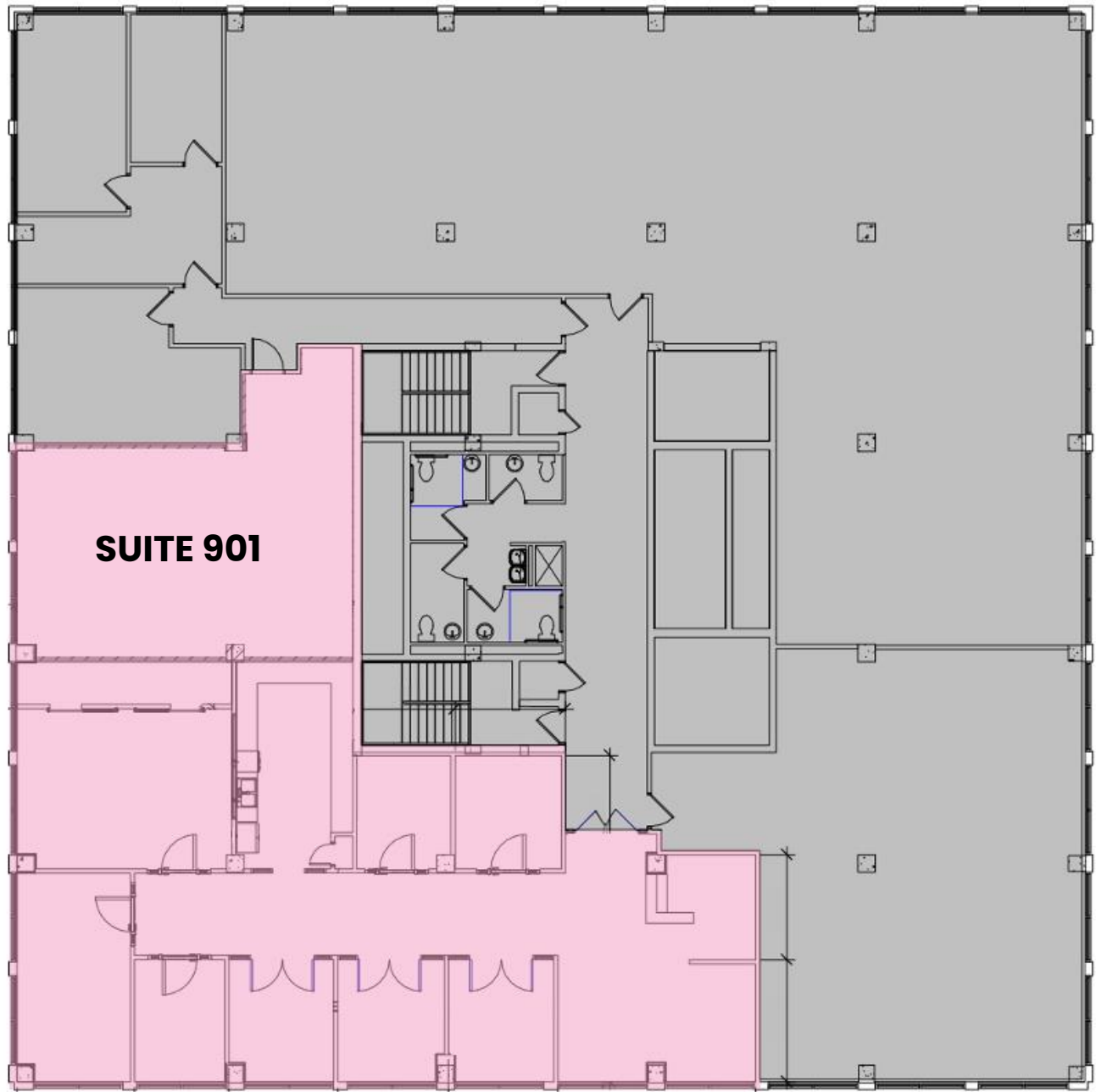
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Major Building Renovation, Future Class A Office Space

Suite 901:

1,500 SF - 3,763 SF (The space is shell condition)

## NINTH FLOOR



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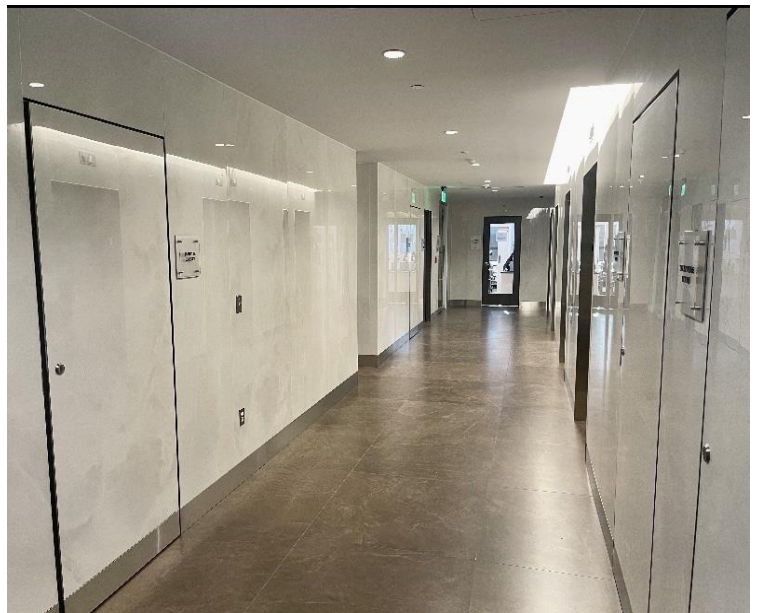
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## PHOTOS



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