

OFFICE SPACE FOR LEASE

SUDLEY TOWER

7900 Sudley Road, Manassas, VA 20109

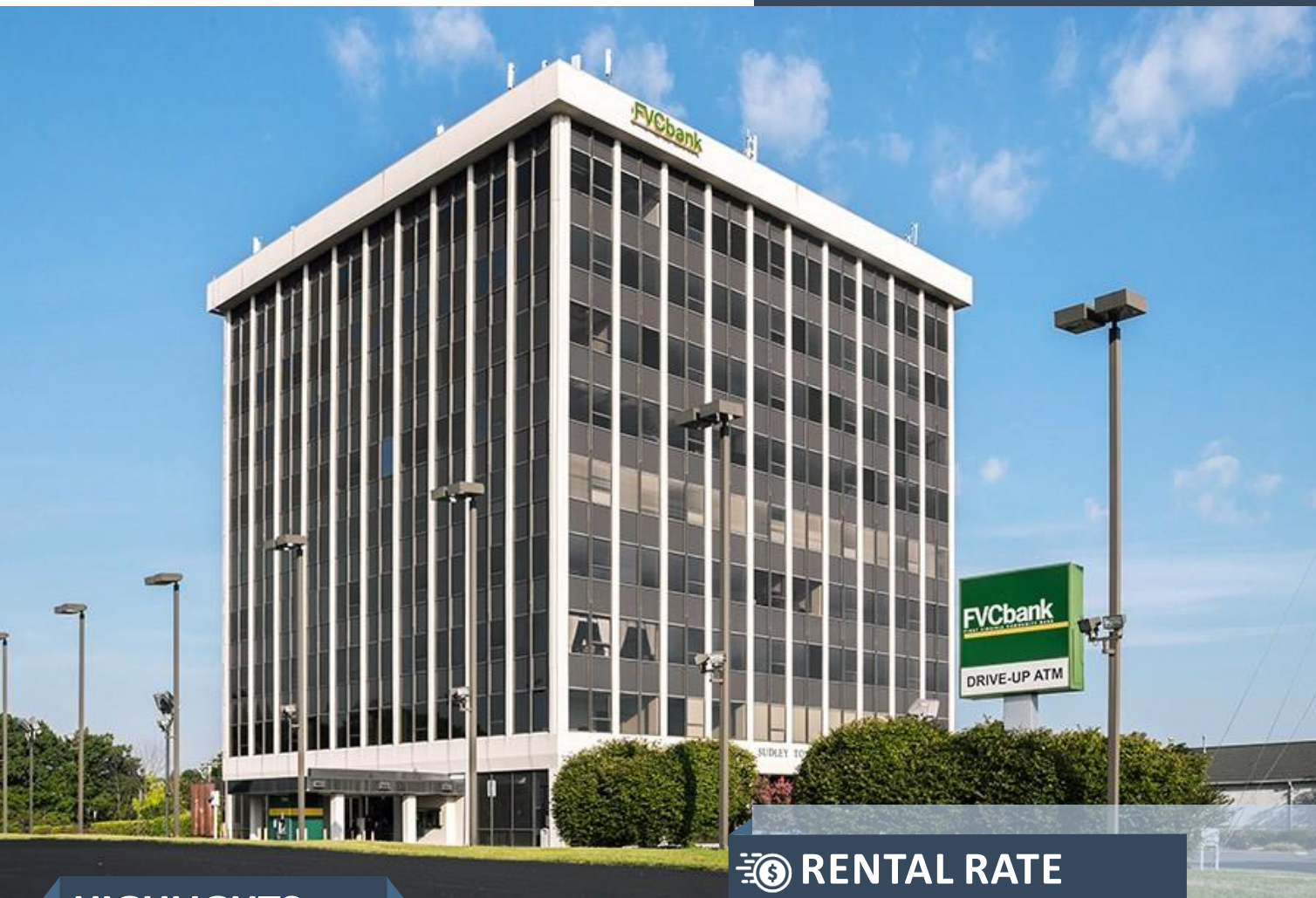
Fully Renovated Class A Office Space

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



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
- Newly renovated (Full building)
- Lit building signage available for larger tenants

RENTAL RATE

- \$21.00 – 27.00 PSF
- Full Service

TERM

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

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Major Building Renovation, Future Class A Office Space

AMENITY MAP



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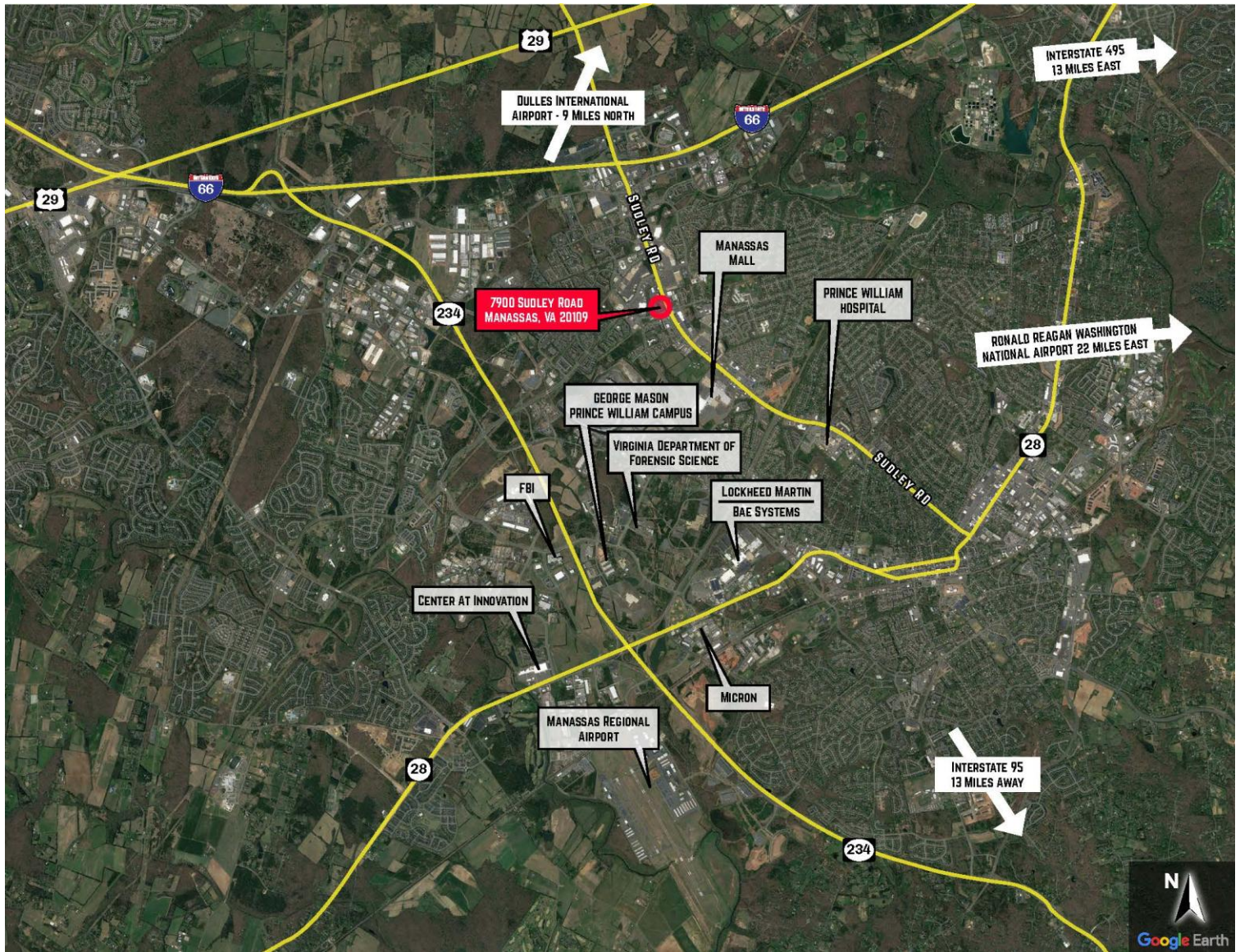
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EXPANDED AERIAL



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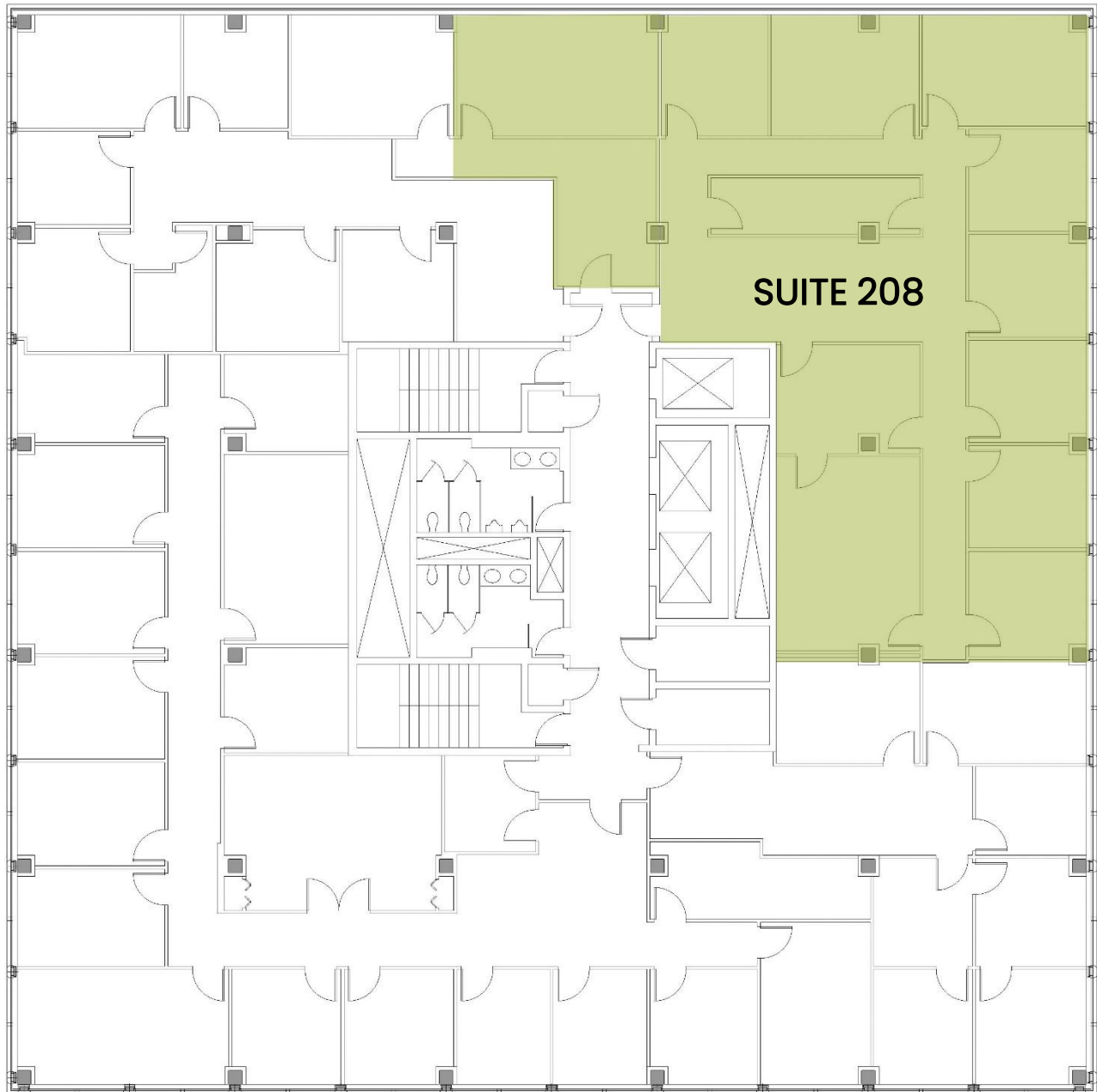
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Major Building Renovation, Future Class A Office Space

Suite 208:

3,057 SF

SECOND FLOOR



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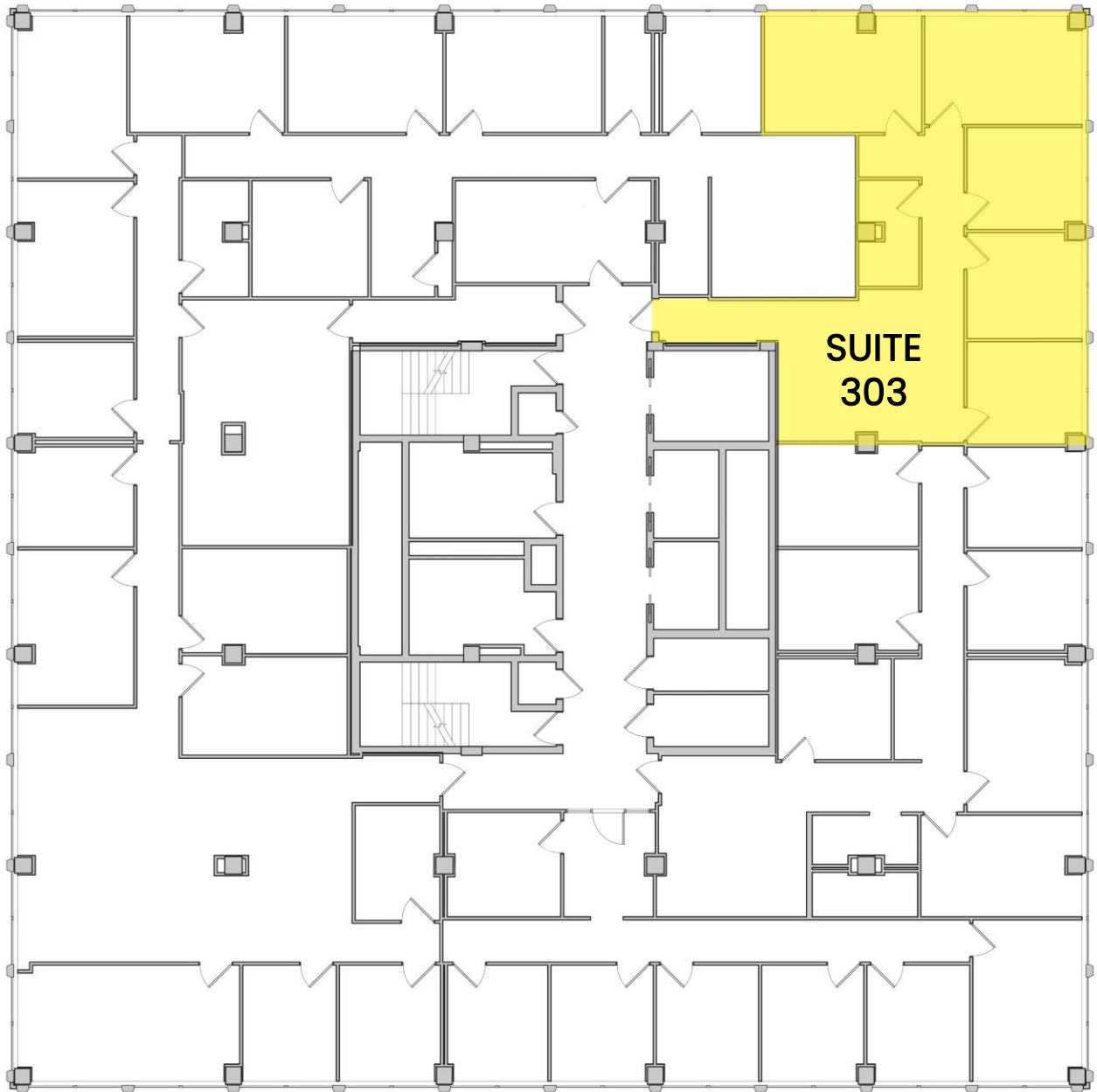
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Suite 303:

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

THIRD FLOOR



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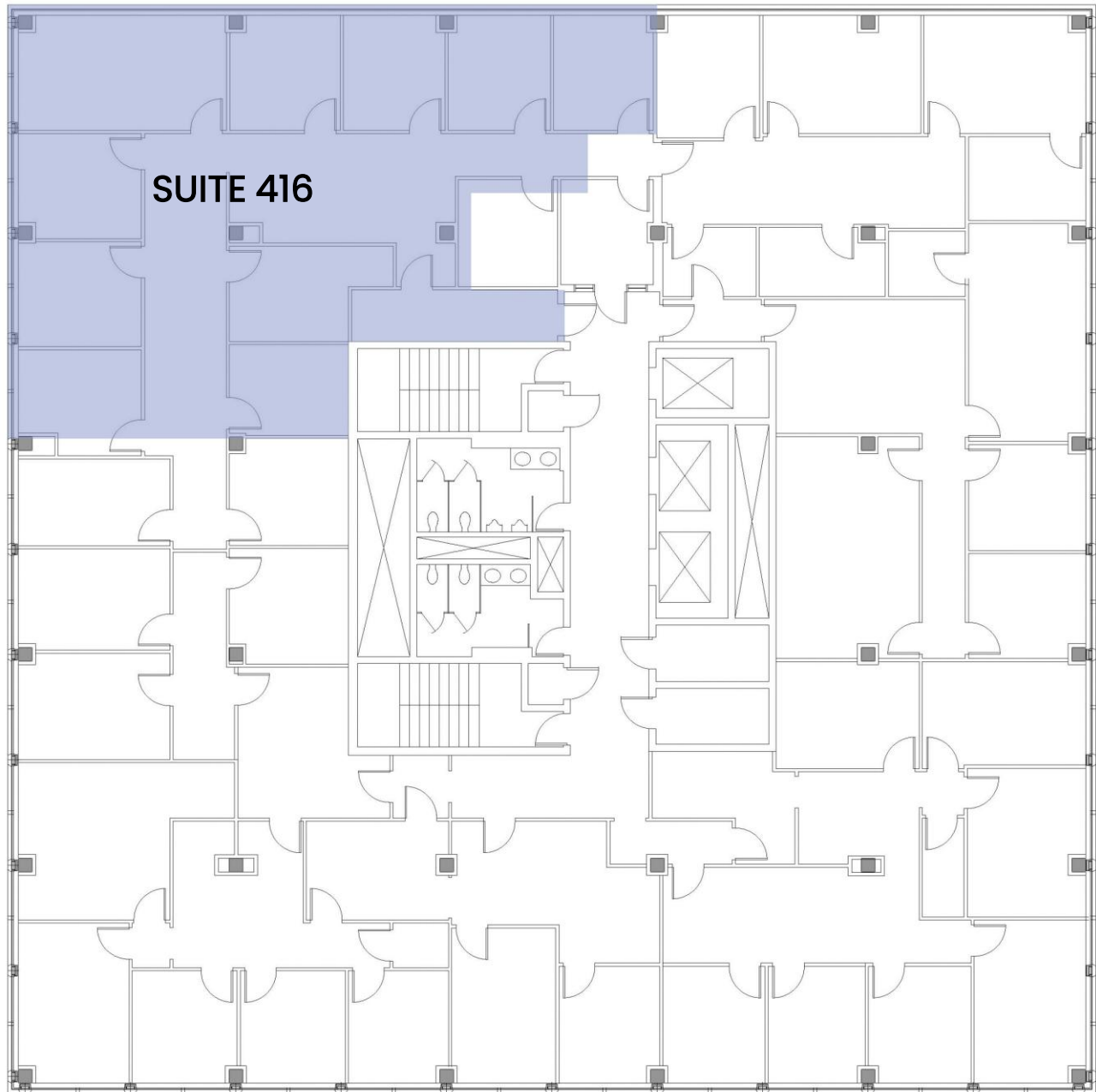
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Major Building Renovation, Future Class A Office Space

Suite 416:

2,341 SF

FOURTH FLOOR



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PHOTOS



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