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 300 1,421 SF
- Suite 412 2,153 SF (Shell Condition)

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

- $24.00 – $28.00/SF Full Service
- $650.00 (Executive Offices)

TERM

- 3-10 years

LEGAT℠
COMMERCIAL REAL ESTATE, LLC

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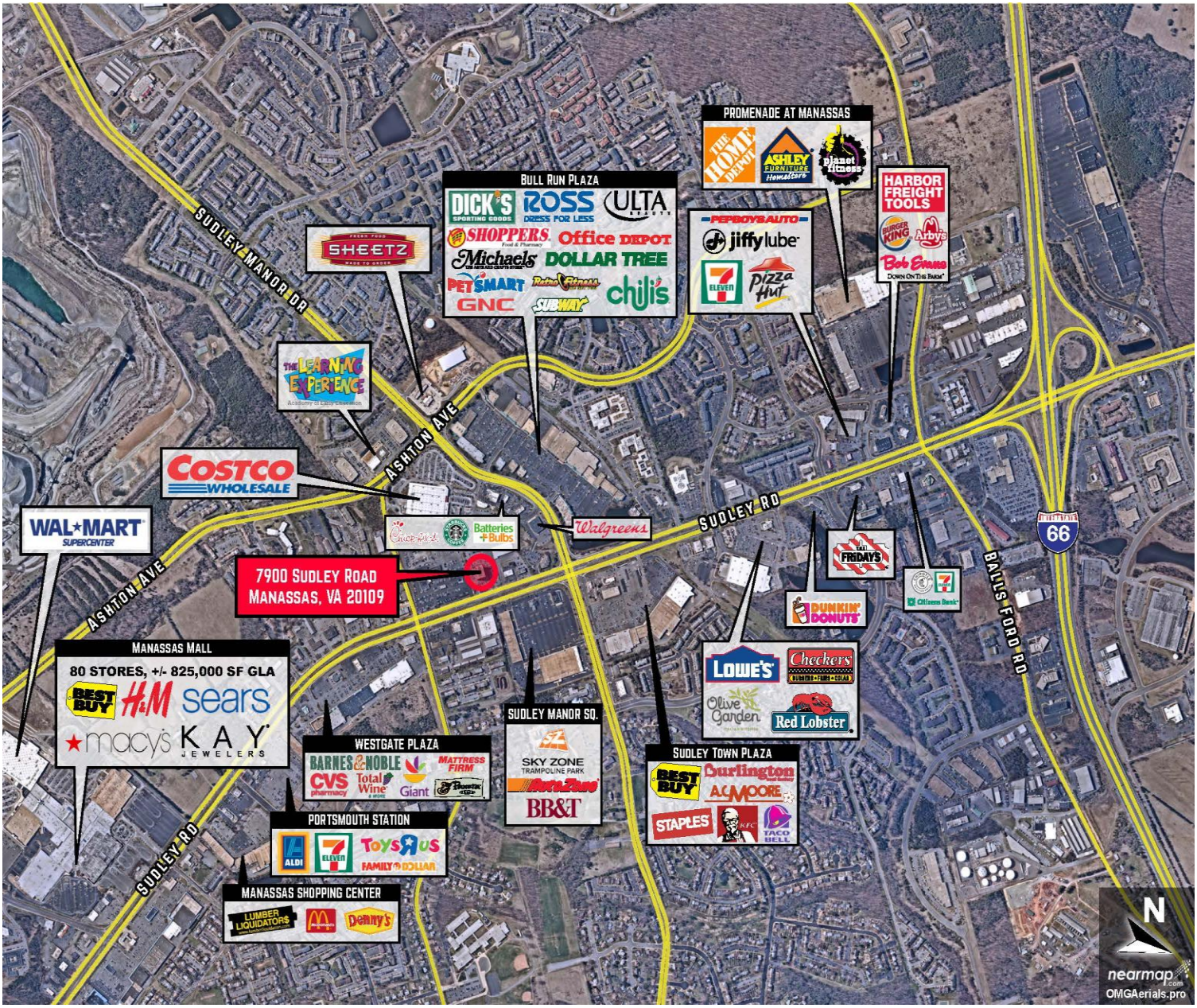
| jlegat@legatcre.com

AUDREY WALLACE
Senior Vice President
| 847.562.6736
| awallace@legatcre.com

AMENITY MAP



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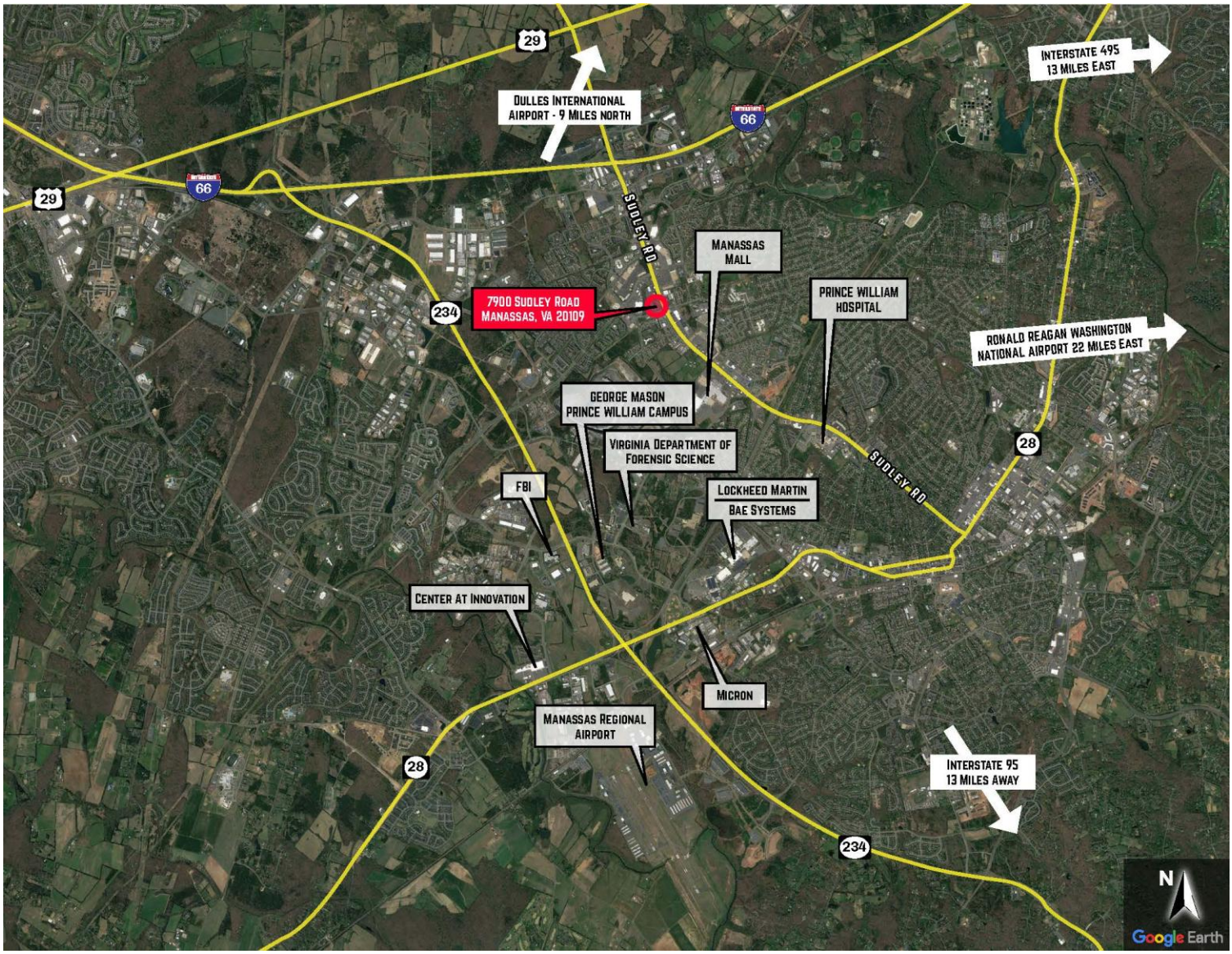
EXPANDED AERIAL



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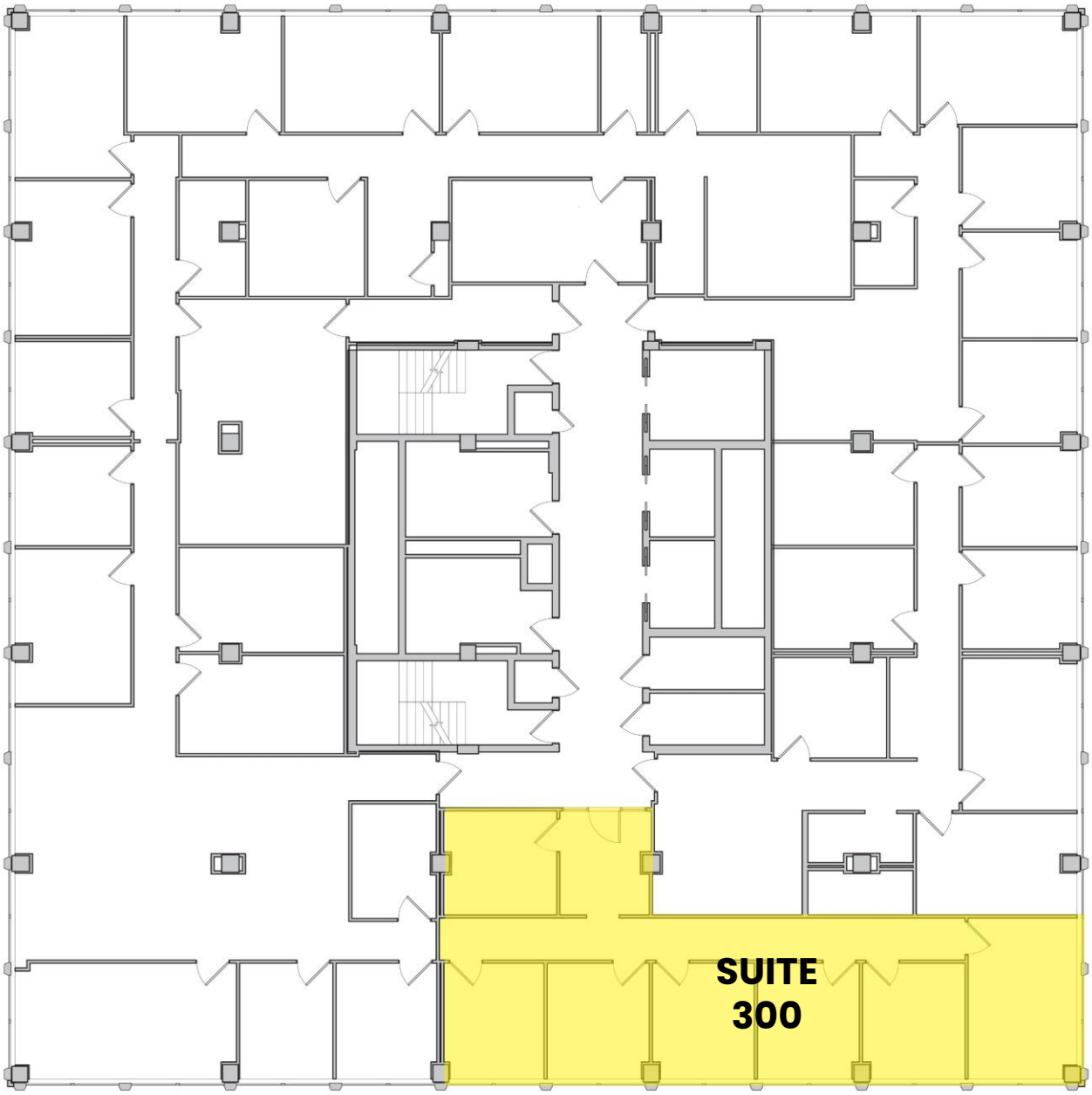
Fully Renovated Class A Office Space

Suite 300:	1,421 SF

THIRD FLOOR



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OFFICE SPACE FOR LEASE

SUDLEY TOWER
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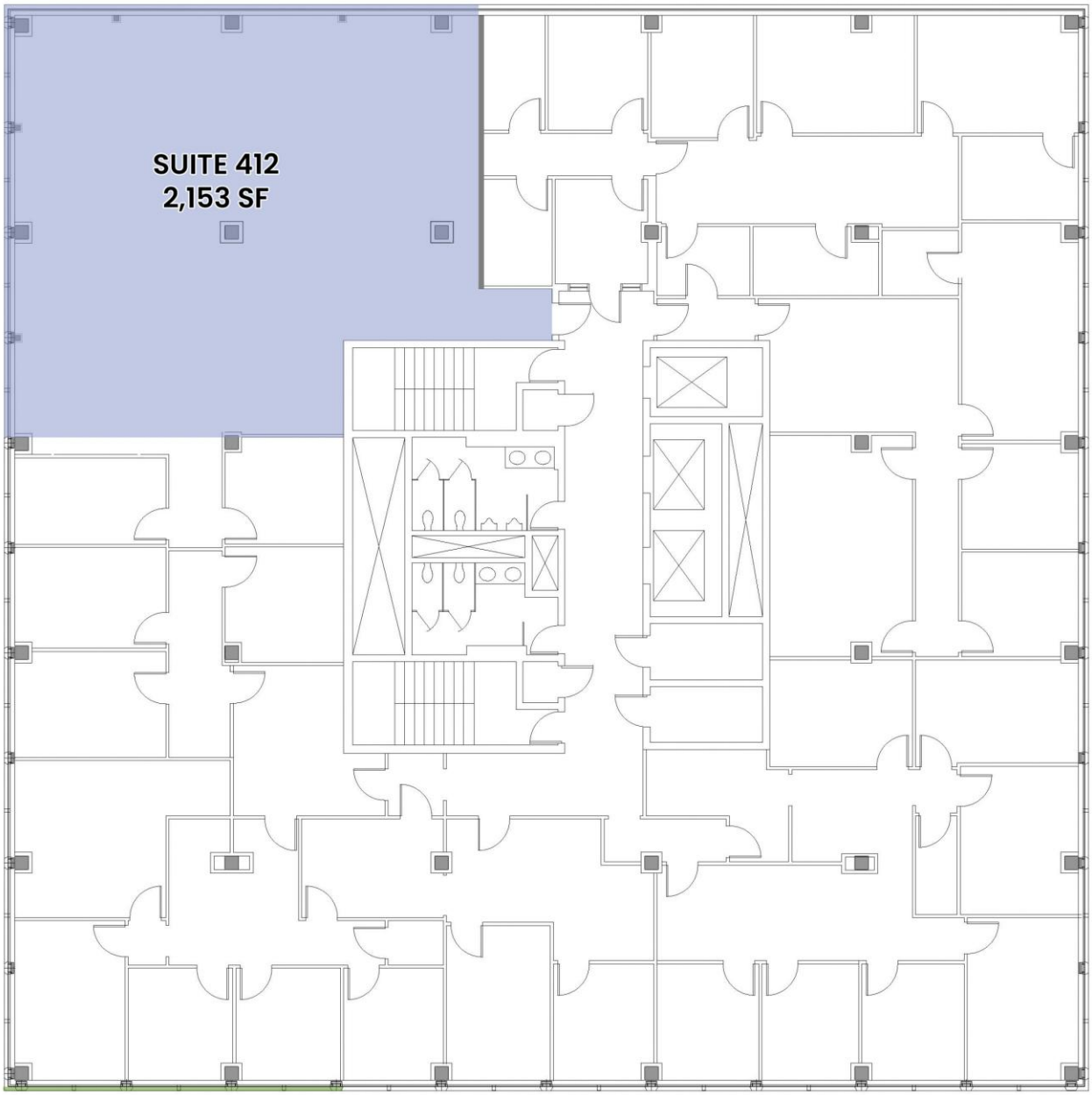
Fully Renovated Class A Office Space

Suite 412:	2,153 SF

FOURTH FLOOR (SHELL CONDITION)



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EXTERNAL PHOTOS

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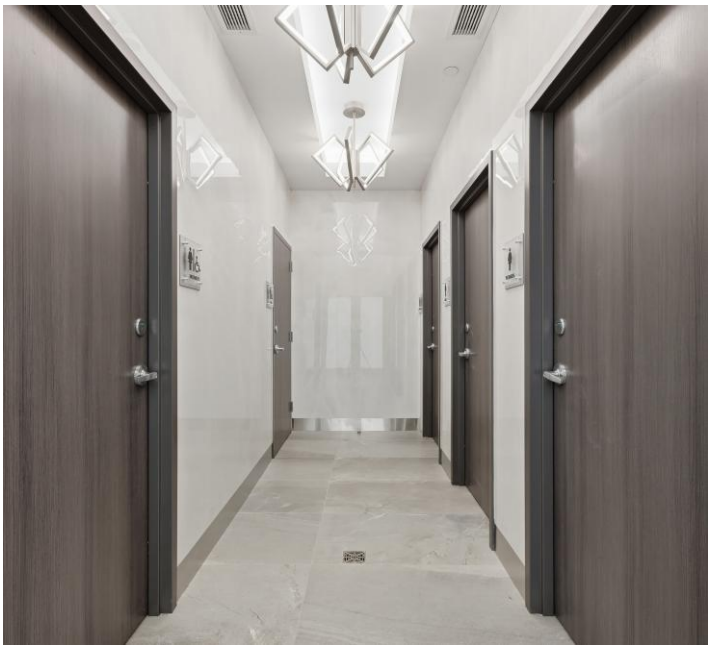
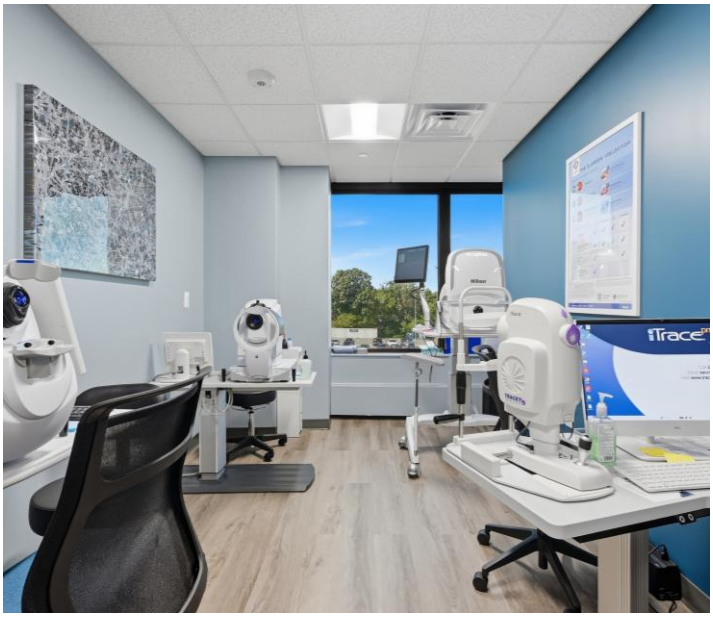
INTERIOR PHOTOS





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