

# OFFICE/MEDICAL SPACE FOR LEASE

## LINDEN LAKE OFFICE PLAZA

10550 Linden Lake Plaza | Manassas, VA 20109  
First Class Office/Medical Space

## OPPORTUNITY

- Suite 300: 3,000 SF



## HIGHLIGHTS

- Fantastic location less than a mile from I-66, with great access to retail amenities, including hotels, banking, restaurants and coffee shops on Rt. 234 Business
- True Class "A" finishes
- Spectacular water views
- 24-hour security camera monitoring system with key card after hour access
- Private parking area with generous parking ratio and covered parking options
- Tenant improvement package available
- Newly renovated buildings
- Newly improved common area courtyard for outdoor meeting space

## RENTAL RATE

- \$24.00 – 28.00 PSF
- Full Service

## TERM

- 3-10 years



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

**JAMES LEGAT**

Principal

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**AUDREY WALLACE**

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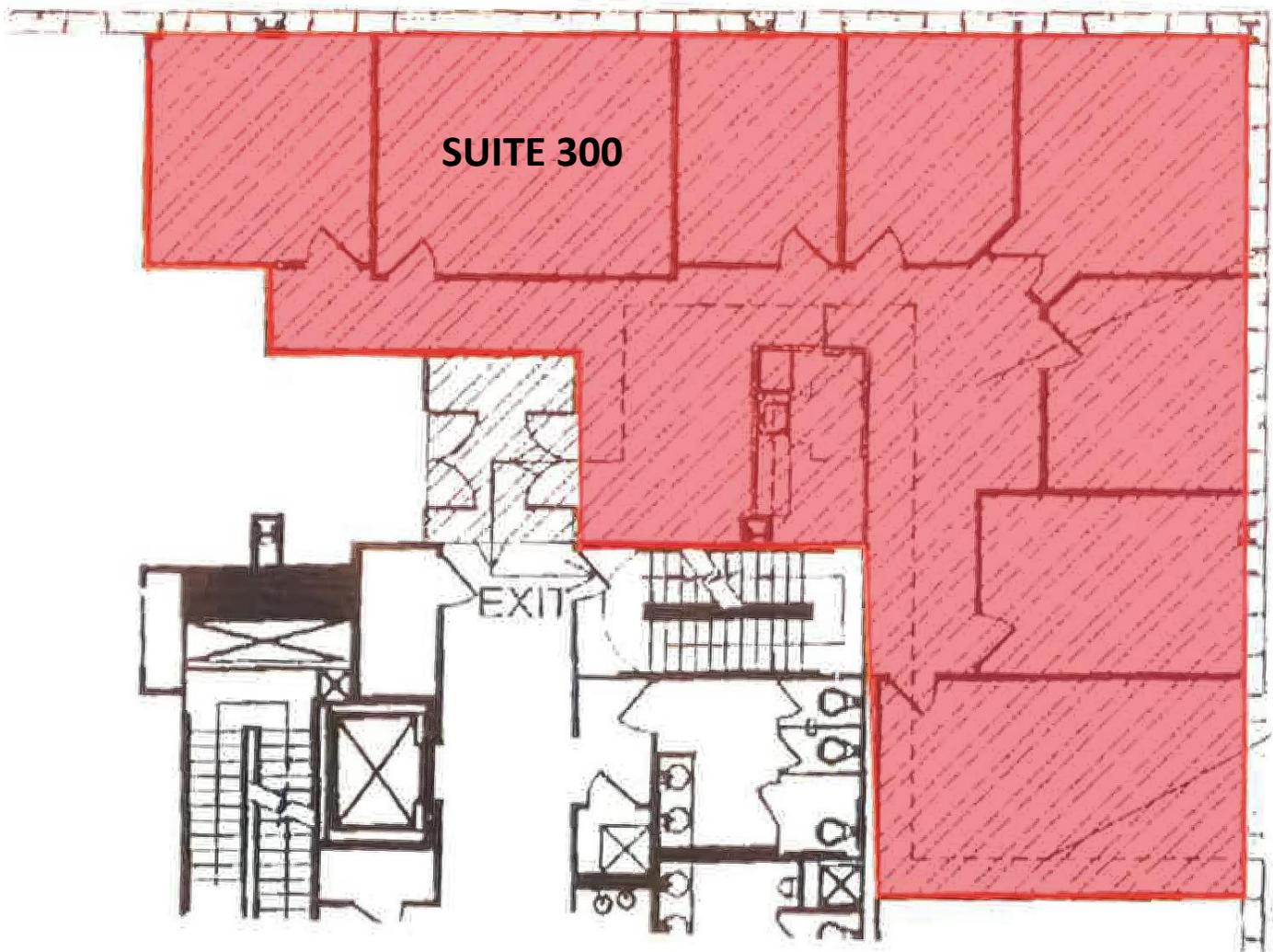
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## THIRD FLOOR PLAN



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# AMENITY MAP



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# EXPANDED AERIAL MAP



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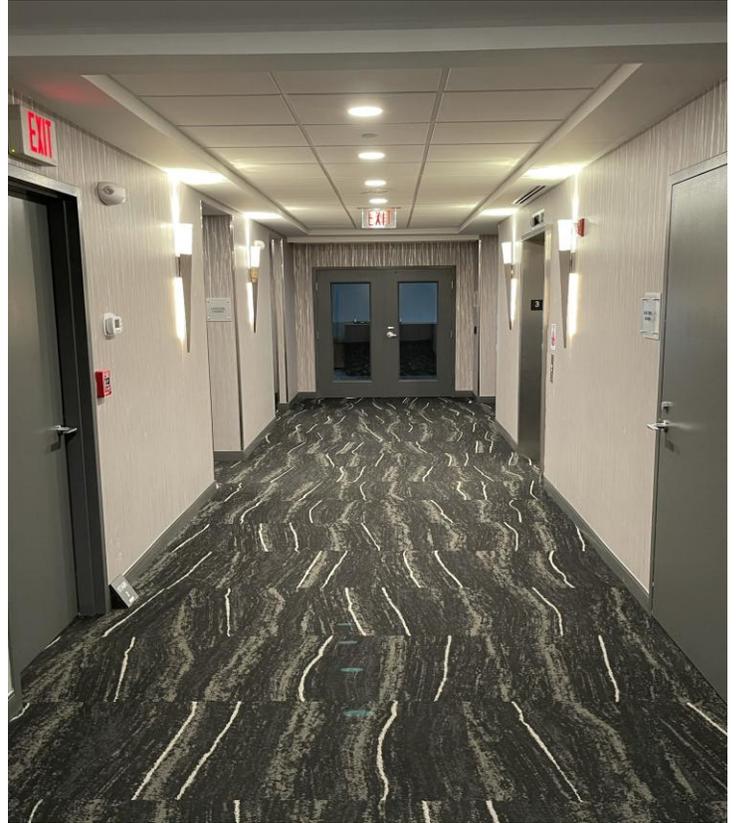
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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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