



REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE SUITE FOR LEASE

10621 GATEWAY BLVD. SUITE 204 MANASSAS, VA 20110



PROPERTY OVERVIEW

This 2nd floor office suite sits within a first-class office building located near Manassas Regional Airport, 2 Silos, and the FBI field office. The lobby features marble flooring, updated finishes throughout and a communal covered terrace overlooking Manassas. The suite includes a reception/waiting area, breakroom/kitchen, 2 private offices and a large open area for cubicles, workstations or conference room.

- 1,881 SF
- \$20.00 PSF, Full Service (plus cleaning)
- Ample parking (4 spaces per 1,000 SF)
- Elevator access near suite entrance
- Cat 5E wiring and Comcast in place
- Building zoned I-1 (light industrial)

AREA HIGHLIGHTS

The low-rise office building is situated near the Manassas Regional Airport. The surrounding area consists primarily of business parks with offices and light industrial buildings.

Immediate and easy access to Route 234 and Route 28 interchange.

Less than 5 minutes away is 2 Silos Brewing Company and the Snowden Village Shopping Center, anchored by SuperTarget, TJ Maxx, PetSmart and Chick-Fil-A.

FOR MORE INFORMATION

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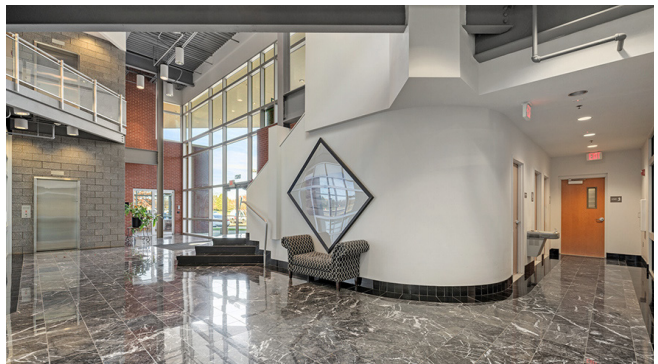
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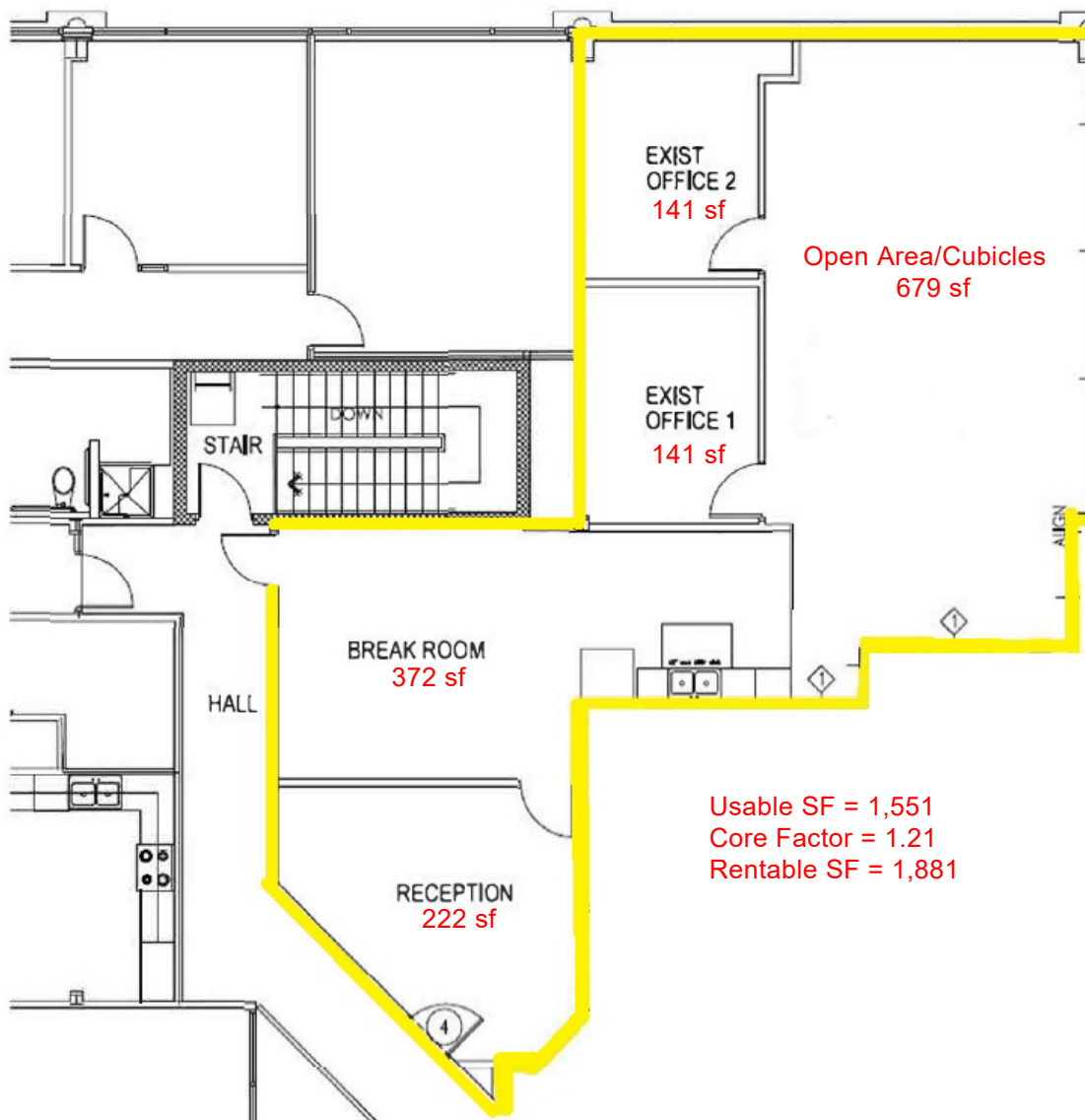
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