

Office Space For Lease

Sudley Tower

7900 Sudley Road, Manassas, VA 20109

Major Building Renovation, Future Class A Office Space

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
- Reasonable turn-key improvements available
- Major renovations are underway
- Lit building signage available for larger tenants

Opportunity

Suite 208:	2609 SF
Third Floor:	1421 - 9004 SF
Suite 401 and 416	1893 - 6054 SF
Seventh Floor (Full Floor):	10,376 SF
Suite 806:	3042 SF
Suite 901:	3916 SF

Rental Rate

\$19.00 – 22.00 PSF

Full Service

Contact:

James Legat

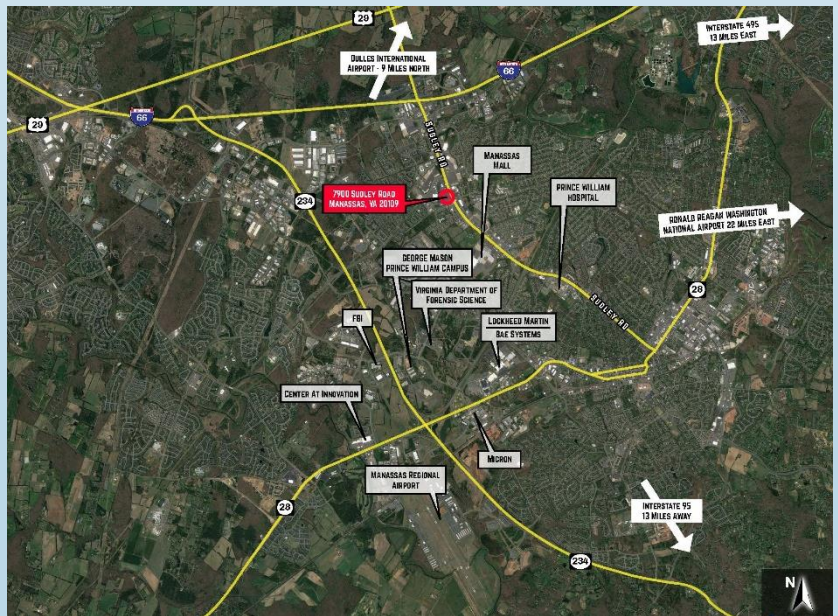
Principal

C 703.677.0101

jlegat@summitcre.com

Term

3-10 years



Major Building Renovation, Future Class A Office Space

SECOND FLOOR - SUITE AREA TABULATION PER BOMA METHOD B

100' = 1" = 0"

Floor plan of the second floor showing various suites and their sizes:

- Suite 304: 1,850 sq ft (Yellow)
- Suite 305: 2,779 sq ft (Pink)
- Suite 306: 2,779 sq ft (Pink)
- Suite 307: 1,200 sq ft (Light Blue, Leased)
- Suite 308: 1,200 sq ft (Green)
- Suite 309: 1,200 sq ft (Purple)
- Suite 310: 1,200 sq ft (Purple)
- Suite 311: 1,200 sq ft (Purple)

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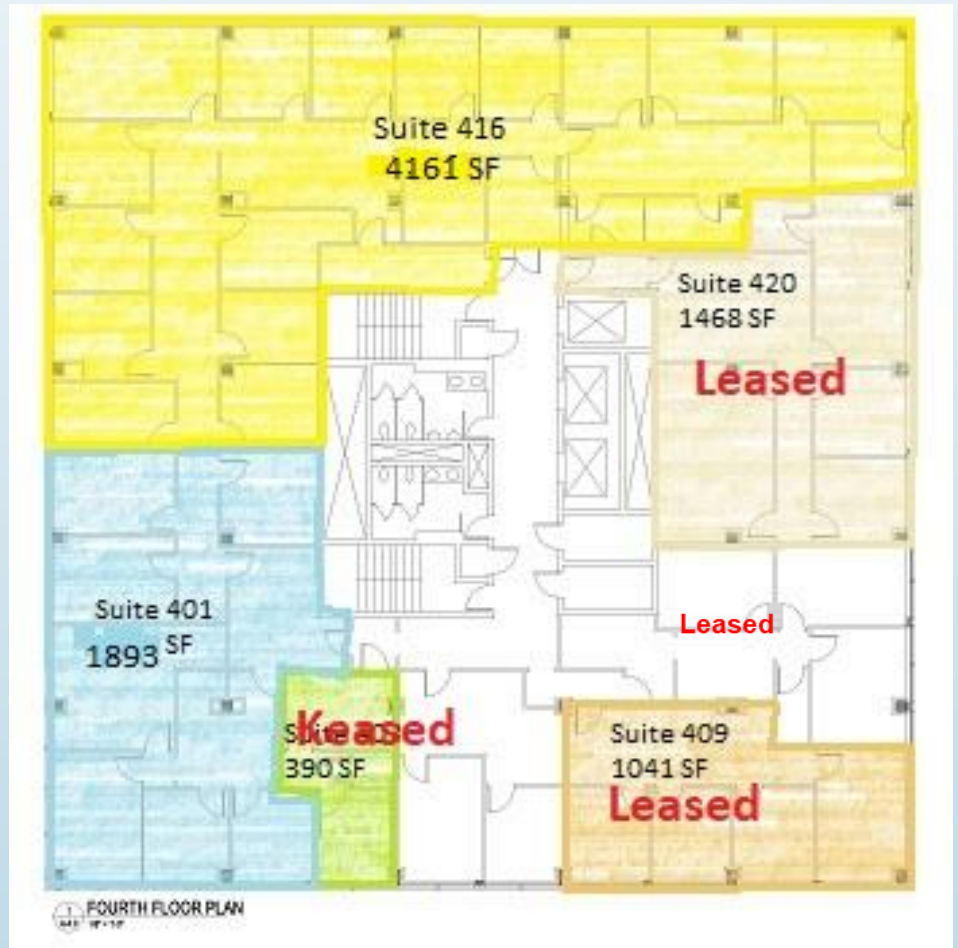
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Suite 401: 1893 SF
Suite 416: 4161 SF
(6054 SF Contiguous)



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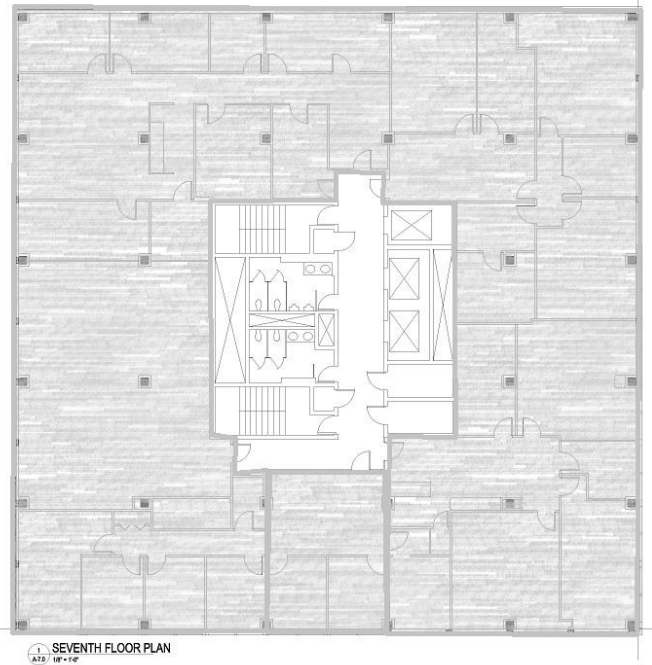
Office Space For Lease

Sudley Tower

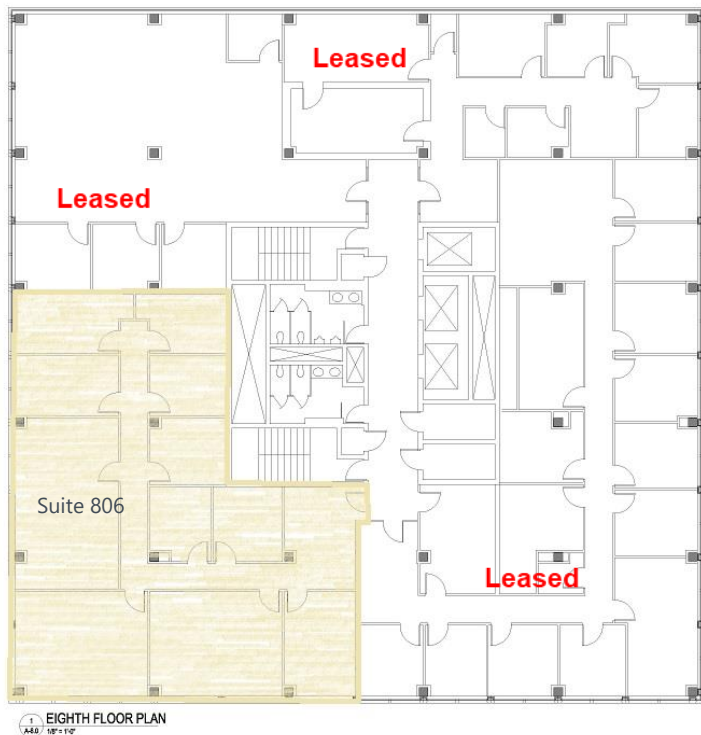
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Seventh Floor: 10,376 SF
(Full Floor Available)



Suite 806: 3042 SF



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Suite 901: 3916 SF



NINTH FLOOR - SUITE AREA TABULATION PER BOMA METHOD B

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Aerial Showing Local Amenities



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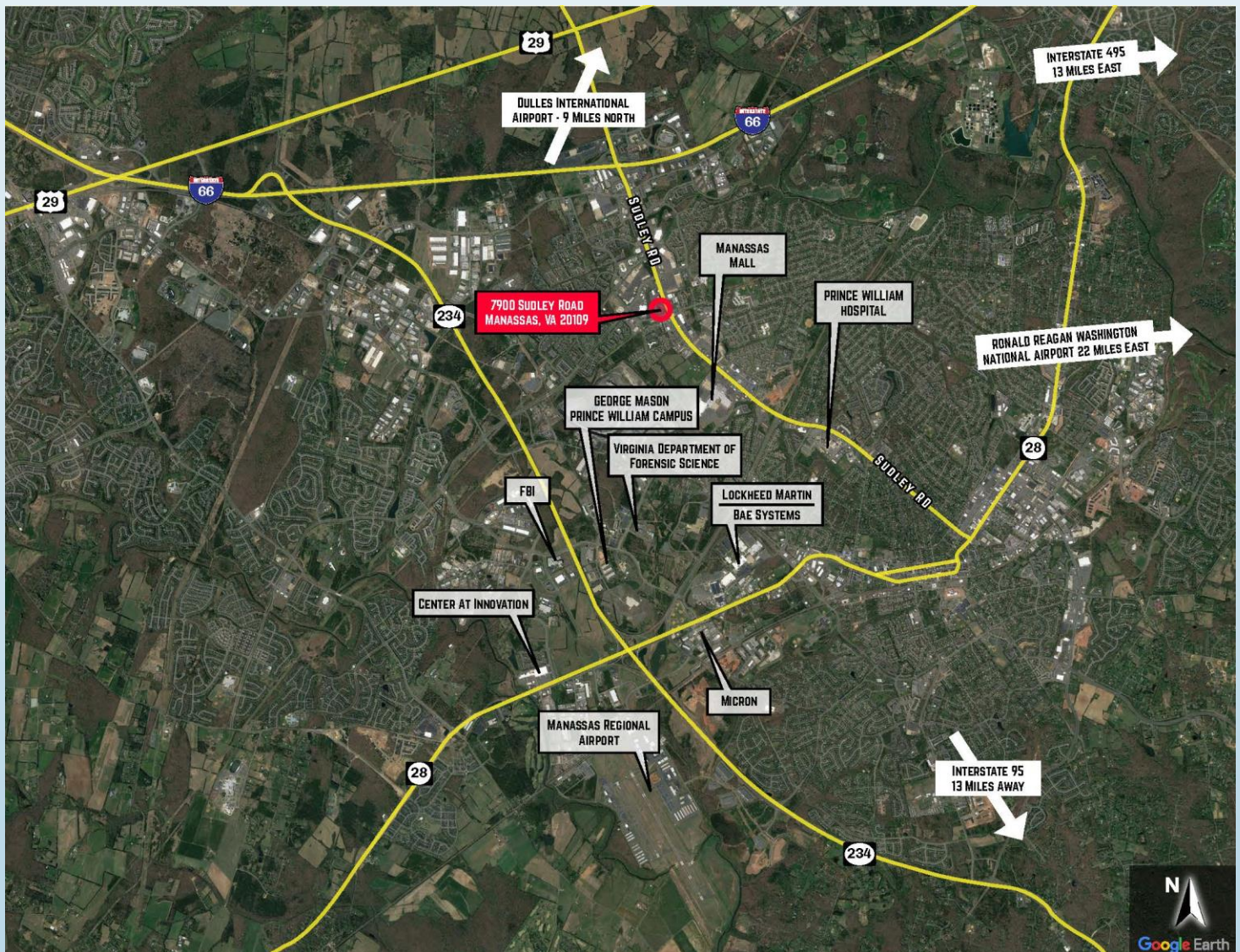
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Major Building Renovation, Future Class A Office Space

Expanded Aerial



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Major Building Renovation, Future Class A Office Space

Renovation Renderings



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