



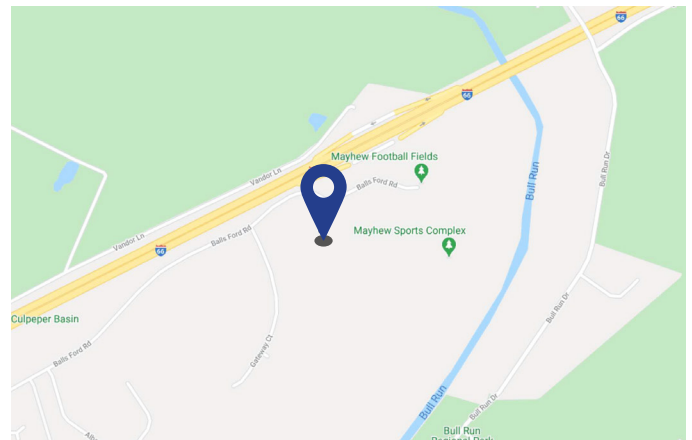
**10021 Balls Ford Road
Manassas, VA 20109**

**Sublease
Available**

Space Profile

Premises	15,143 RSF total: divisible to 3,731 RSF and 11,566 RSF
Rental Rate	\$19.00/SF, Net of Electric
Availability	Immediate
Term	Through January 31 2024, or February 28, 2026
Submarket	Route 29/I-66 Corridor
Parking	6/1,000 RSF

Map



Features

- Plug and play 3,731 SF suite + 11,566 SF suite
- Priced well below market
- Furniture, fixtures and equipment included
- Located directly off Routes 234 and 66
- Ample parking with a 6.0 spaces per 1,000 RSF ratio
- Open plan with perimeter offices, very efficient space

For More Information

Cresa
7901 Jones Branch Drive
Suite 340
McLean, VA 22102
cresa.com/washingtondc

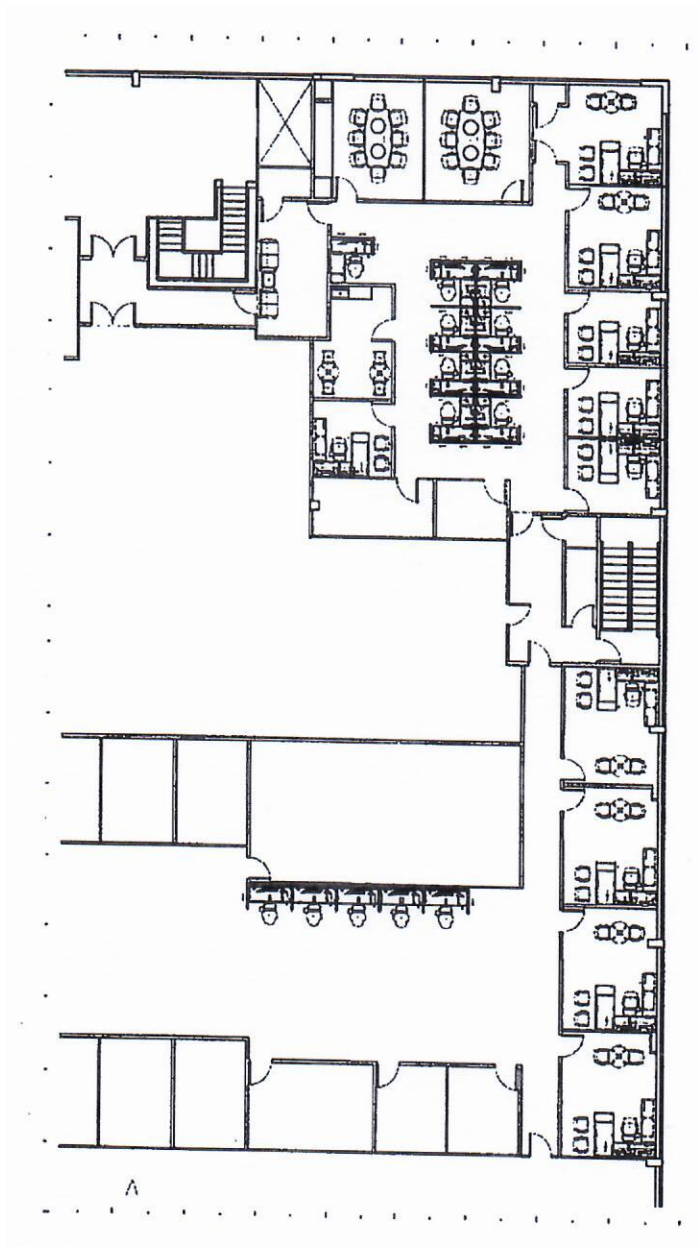


Chris O'Brien
240.418.9865
cobrien@cresa.com



10021 Balls Ford Road
Manassas, VA 20109

3,731 RSF



For More Information

Cresa
7901 Jones Branch Drive
Suite 340
McLean, VA 22102
cresa.com/washingtondc

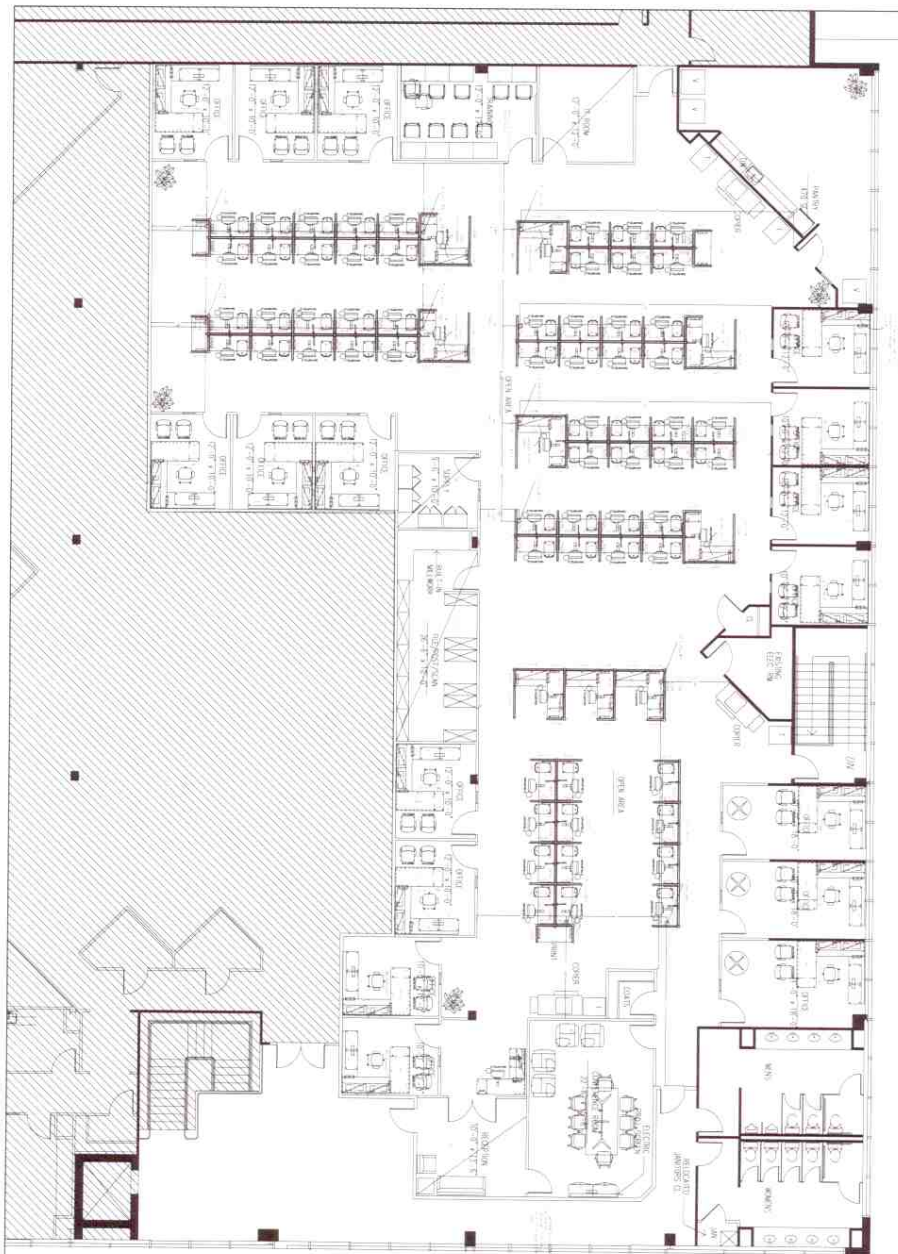


Chris O'Brien
240.418.9865
cobrien@cresa.com



10021 Balls Ford Road
Manassas, VA 20109

11,566 SF



For More Information

Cresa
7901 Jones Branch Drive
Suite 340
McLean, VA 22102
cresa.com/washingtondc



Chris O'Brien
240.418.9865
cobrien@cresa.com



10021 Balls Ford Road
Manassas, VA 20109

Interior Photos

RECEPTION



CONFERENCE ROOM



WINDOWED OFFICE



WORKSTATIONS



WINDOWED OFFICE



For More Information

Cresa
7901 Jones Branch Drive
Suite 340
McLean, VA 22102
cresa.com/washingtondc



Chris O'Brien
240.418.9865
cobrien@cresa.com