Prime Corner Unit Office Condo

Move-in ready medical office—or perfect for legal, insurance, title co., accounting , etc.

FOR SALE
9001 Digges Rd., Suite 208
Manassas, VA 20110



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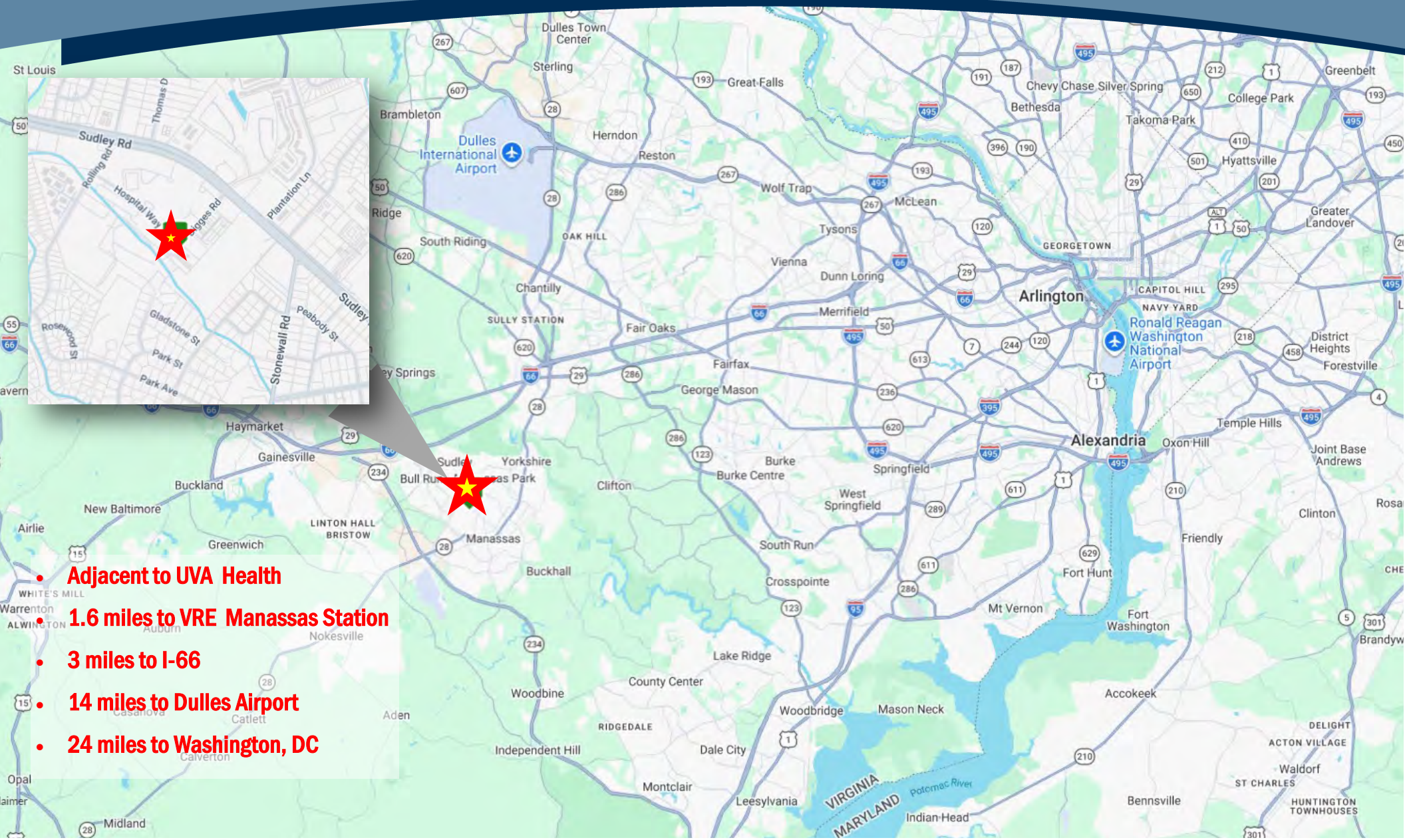
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Regional and Local Map

Close enough to walk to UVA Health and short distance to VRE, I-66 and Dulles Airport

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- **Adjacent to UVA Health**
- **1.6 miles to VRE Manassas Station**
- **3 miles to I-66**
- **14 miles to Dulles Airport**
- **24 miles to Washington, DC**

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Ideal for Medical and Health-Related Users

But also perfect for general office use, professional service providers and some retail

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Key Property Data

List Price	$439,500
Square Footage (measured)	1,750 SF
Price/SF	$251
Assessed Value (2026)	$391,800
Levels	1
Year Built	1984
Construction:	Brick Exterior
Ceiling Height	8’
Parking	Unreserved
Market:	Washington, DC
Sub-Market	Northern VA
Zoning	City of Manassas B-1
Tax ID#	1121400208
Real Estate Taxes (2026)	$4,448
Property Name	9001 Center
Property Type	Condominium
Monthly Condo Fees	$503.55

Office Layout

- 3 exam rooms
- 1 large reception area/waiting room
- 2 doctors offices
- 2 bathrooms
- 1 kitchen and 1 storage room

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1st Time Offered For Sale in 20 Years

Located within Sudley Rd. Medical Corridor and proximity to potential referrals!

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- ❑ Move-in ready medical office
- ❑ Furniture and equipment included
- ❑ Ample parking—unreserved
- ❑ Corner unit—expansive window line
- ❑ Available for occupancy by new owner Jan. 1, 2027

This has been a very successful location for the doctor who's been the owner-user here since 2007. Now that he's retiring, and since condos here don't trade hands that often, an opportunity awaits the next owner, particularly for a doctor who's looking for a move-in ready location.

Unit 208 is ideally situated within the 9001 Center due to its corner location, providing an expansive window line letting in an abundance of natural light.

The building itself is mostly medical, and for good reason: the attraction of the adjacent UVA Health Prince William Medical Center a 130-bed acute-care hospital with emergency, surgical, cardiac, imaging, cancer, women's health, and numerous specialty services.

Growing outpatient medical corridor: This isn't simply a hospital location. City of Manassas identifies the Sudley Road Medical Corridor as an important healthcare concentration, with additional medical offices and providers being attracted to the area.

Excellent referral-network potential: Being near the hospital puts an independent practice in proximity to physicians and services that can generate referrals.

Many other uses allowed: Suite 208 could be just as move-in ready for the other uses allowed under City of Manassas' B-1 zoning, subject to approvals, including Business Support Service, Financial Institution, Lab, Personal Improvement Service, Professional Personal Service, R&D, Retail Sales and Specialty Food Shop.



Owner and tenant directory at 9001 Center building



Reception and waiting area

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Walking Distance to UVA Health

Unique access to an outstanding resource for you and your patients

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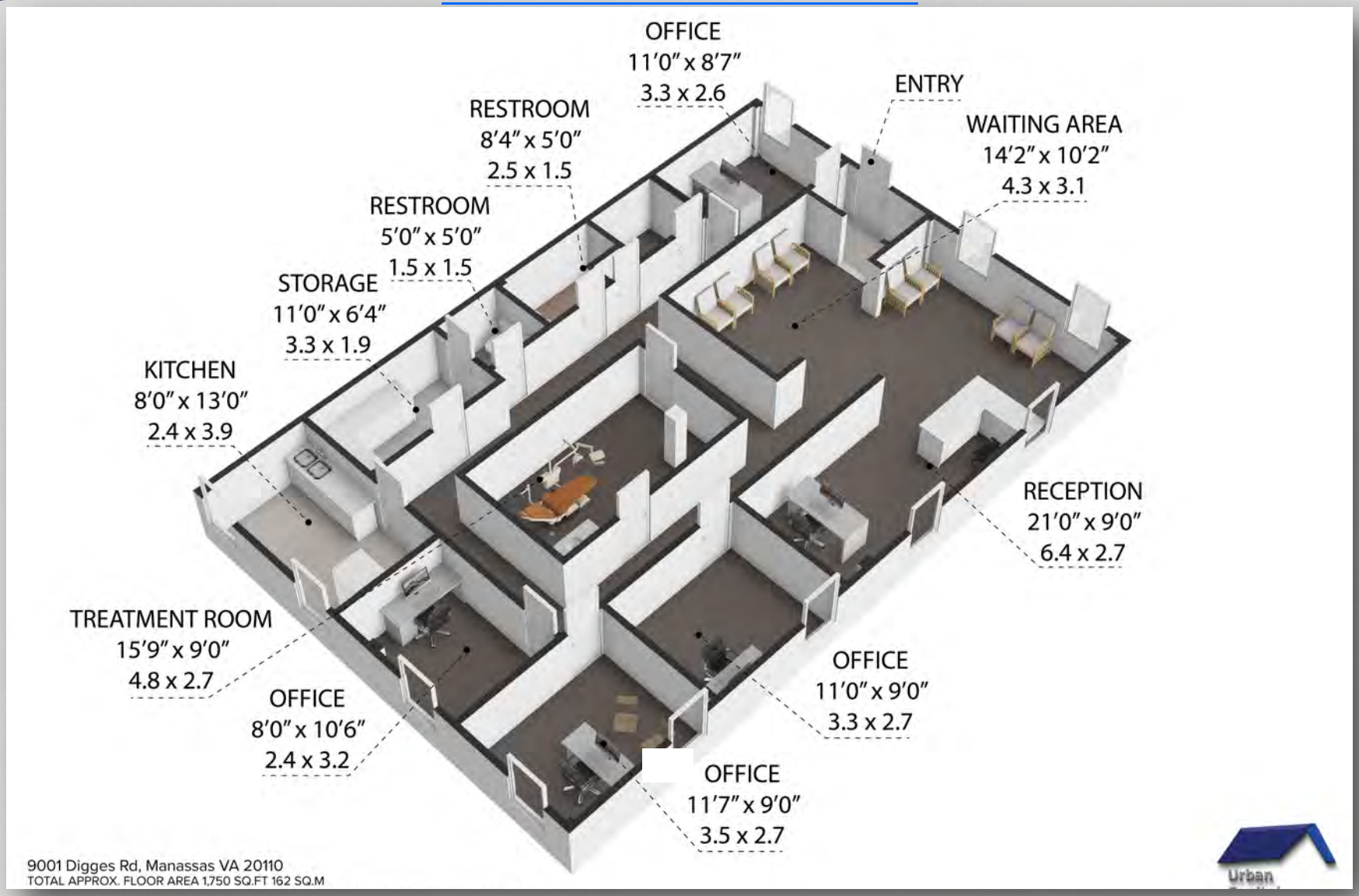
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3D Floor Plan

Nicely designed layout for your business needs

9001 Digges Rd., Suite 208
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Link to Virtual Tour of Suite 208



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Floor Plan

Total usable square footage as measured by Matterport scan: 1,750 SF

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Exterior Photos

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View of upper level of 9001 Center building—plenty of parking!



Suite 208



Corner office provides expansive window line...



..And lots of natural light

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Reception and Waiting Area

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Interior Offices and Exam Rooms

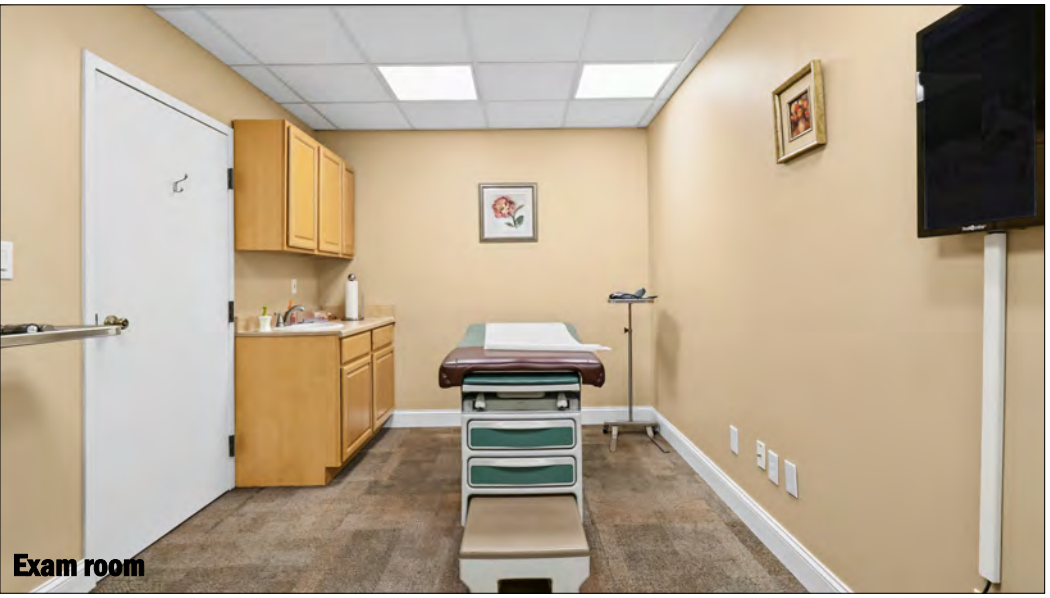
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Hallway leading to doctor's office and exam rooms



Currently vacant office room



Exam room



Same exam room from different perspective

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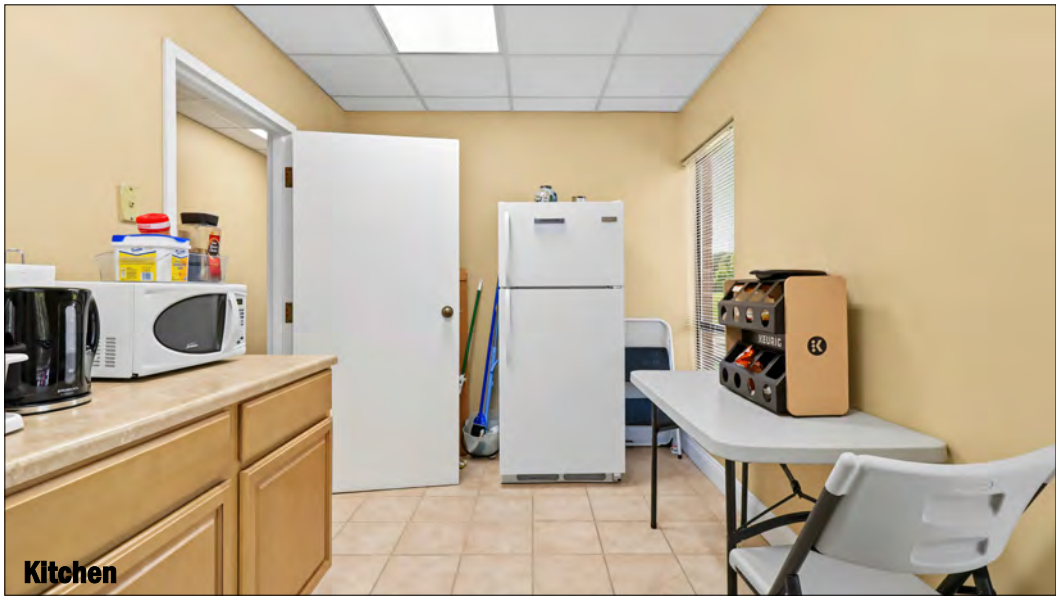
Interior Offices, Exam and other Rooms

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Doctor's office


Doctor's office—different perspective


Office


Kitchen

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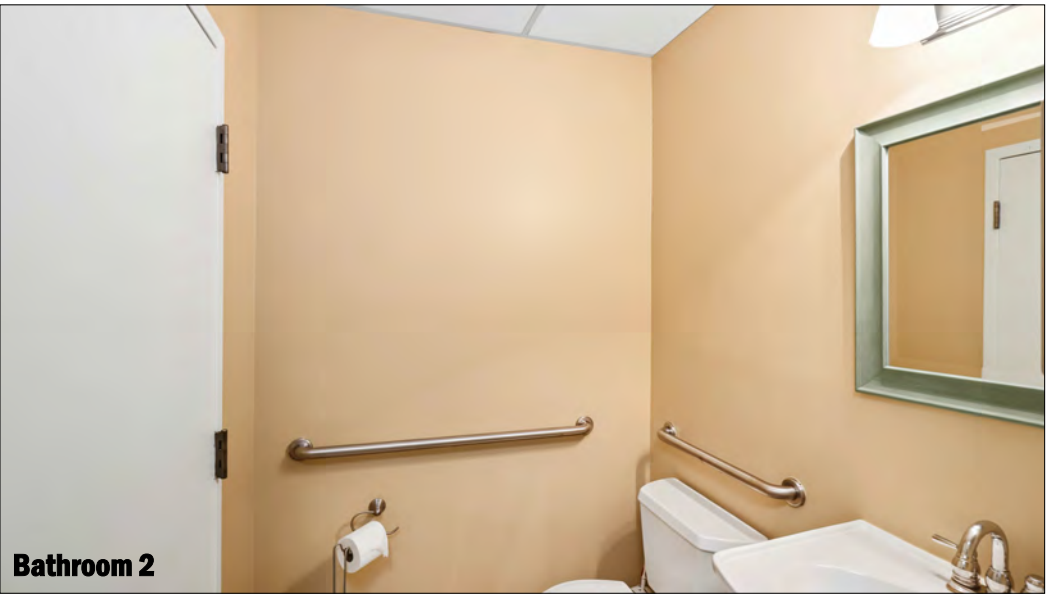
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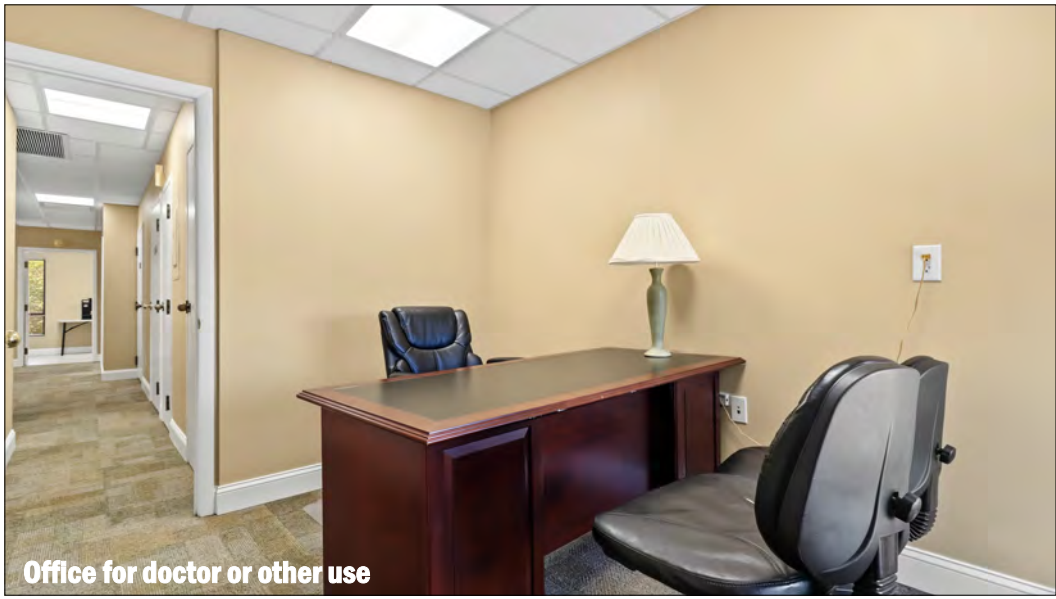
Interior Offices, Exam and other Rooms

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Storage area


Bathroom 1


Bathroom 2


Office for doctor or other use

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Broker Profile: Capital Realty Advisors

Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under $1 million to $70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.



This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.

If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!

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