



FULL SERVICE LEASE

\$17.75/PSF Modified Gross

8802 Sudley Rd, Manassas, VA 20110



Fantastic opportunity to lease commercial office space in an office building with high visibility near Prince William Hospital. Ideal for medical, dental or legal practices and professionals desiring a premium address strategically positioned between the newly remodeled Novant Health UVA Prince William Medical Center and the Prince William General District Court. Prestigious colonial brick exterior suits medical, financial, legal, and other professional businesses. Flexible leasing space allows choice of one, two or three floors, with 3,000+/- SF to 11,000+/- SF available. Building offers front entrance, rear entrance, elevator, 78 space parking lot, and easy access from the lighted intersection of Sudley Road and Stonewall Road. This Class B property sits across from a US Post Office, and is situated on a business-friendly main corridor among retail shops, dining, services, and offices, yet near the historic residential areas of Manassas City. Steady traffic flow of 25,000+ vehicles per day passes in front of this recognizable building. Flexible leasing space allows choice of one to three floors, with individual suites available (169 SF to 969 SF) and larger spaces up to 11,000 SF available. The ground floor offers 3,476 SF, the main level offers 2,941 SF, and the top floor offers 4,555 SF. The building's main entrance and reception area faces Sudley Road, while the rear entrance and parking lot are easily accessed from Sudley Road or Stonewall Road.

The elevator serves all three floors. The building was built in 1990 and offers its tenants the utilities, amenities, and technology needed to serve the public. In May 2018, the City Council of Manassas, Virginia approved a Special Use Permit for Medical Care Facility. Don't miss out on one of the latest office buildings available for medical use. Brokers welcome!

For more information, please contact Stephen Karbelk, Team Leader, RealMarkets, a Century 21 New Millennium team at 571-481-1037 or stephen@realmarkets.com or Ryan Rauner, CCIM, RealMarkets, a Century 21 New Millennium team at 703-943-7079 or ryan@realmarkets.com.



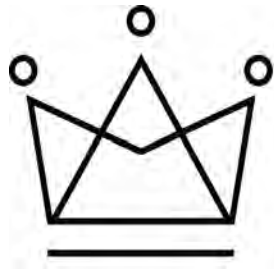
REALMARKETS

REAL ESTATE | AUCTIONS | INVESTMENTS

Please visit www.RealMarkets.com for the terms and conditions.

This property is listed by Stephen Karbelk, Realtor, Century 21 New Millennium, Ashburn, Virginia. Stephen Karbelk holds a real estate license in Virginia, Maryland, and Washington DC.





REALMARKETS

REAL ESTATE | AUCTIONS | INVESTMENTS

Property Photographs

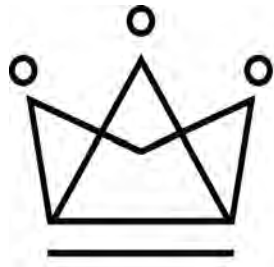
*If you have any questions, please contact Ryan Rauner , RealMarkets,
a Century 21 New Millennium Team at 703-943-7079 or*

Ryan@realmarkets.com.









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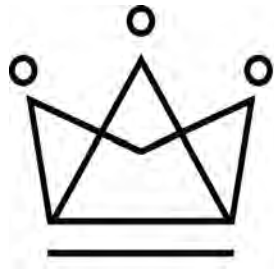
Ground Floor

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REAL ESTATE | AUCTIONS | INVESTMENTS

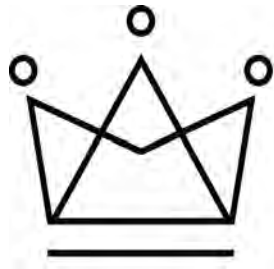
Main Floor

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Ryan@realmarkets.com







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REAL ESTATE | AUCTIONS | INVESTMENTS

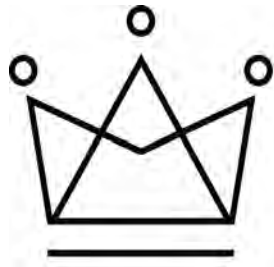
Top Floor

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REALMARKETS

REAL ESTATE | AUCTIONS | INVESTMENTS

MRIS

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Ryan@realmarkets.com.

8802 Sudley Road Unit #1ST FLOOR, Manassas,
VA 20110

Active

Commercial Lease

\$61,752.00



Recent Change: 11/27/2018 : NEW Listing : New Listing->ACT

MLS #:	VAMN107684	Leasable SQFT:	3,476
Tax ID #:	11213206	Price / Sq Ft:	17.77
Type:	Office	Purchase Opt.:	No
Waterfront:	No	Business Type:	Commercial, Medical, Professional Service, Professional/Office
Views:	Street	Year Built:	1990
		Property Condition:	Average+, Buildout Allowance

Location

County:	Manassas City, VA	School District:	Manassas City Public Schools
In City Limits:	Yes	Election District:	10
Municipality:	City Of Manassas		

Waterfront / Water Access

Navigable Water:	No	Riparian Rights:	No
Tidal Water:	No		

Association / Community Info

Prop Mgmt Company:	Mathai Real Estate Holdings, LLC	Property Manager:	Owner
Property Manager:	Yes		

Taxes and Assessment

Taxes / Year:	\$33,601 / 2017	Tax Assessed Value:	\$2,749,400 / 2018
City/Town Tax:	\$29,183 / Annually	Imprv. Assessed Value:	\$2,037,400
Clean Green Assess:	No	Land Assessed Value:	\$712,000
Municipal Trash:	Yes	Special Assmt:	\$4,419
Agricultural Tax Due:	No	Historic:	No
Zoning:	B1		
Zoning Description:	Approved for Medical Care Facility - Special Use Permit approved in May 2018		

Commercial Lease Information

Date Available:	12/01/18	Current Use:	Vacant
Business Type:	Commercial, Medical, Professional Service, Professional/Office	Leasable SQFT:	3,476
Possible Use:	Medical/Dental, Professional Service	Office SQFT:	14,984
Traffic Count:	20000-29999	Contiguous SQFT Available:	Yes

Building Info

Building Total SQFT:	14,984	Elevators Count:	1
Above Grade Fin SQFT:	14,984 / Assessor	Construction Materials:	Brick
Below Grade Fin SQFT:	Assessor	Below Grade Unfin SQFT:	Assessor
		Flooring Type:	Fully Carpeted

Lot

Lot Acres / SQFT:	1.18a / 51,230sf	Road:	Access-Above Grade, Access-Below Grade, Paved
Views:	Street		
Location Type:	Business District		

Ground Rent

Ground Rent Exists:	No
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Interior Features

Interior Features:	Accessibility Features: 2+ Access Exits, Elevator
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Parking			
Parking:	Parking Lot, Private 11+ Spaces, Paved Parking		
Utilities			
Utilities:	Electric Available, Phone Available, Sewer Available, Water Available, Central A/C, Cooling Fuel: Electric, Heating: Electric, Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer		
Remarks			
Public:	Fantastic opportunity to lease commercial office space in a medical office building with high visibility near Prince William Hospital. Ideal for medical, dental or legal practices and professionals desiring a premium address strategically positioned between the newly remodeled Novant Health UVA Prince William Medical Center and the Prince William General District Court. Prestigious colonial brick exterior suits medical, financial, legal, and other professional businesses. Flexible leasing space allows choice of one, two or three floors, with 3,000+/- SF to 11,000+/- SF available. Building offers front entrance, rear entrance, elevator, 78 space parking lot, and easy access from the lighted intersection of Sudley Road and Stonewall Road. This Class B property sits across from a US Post Office, and is situated on a business-friendly main corridor among retail shops, dining, services, and offices, yet near the historic residential areas of Manassas City. Steady traffic flow of 25,000+ vehicles per day passes in front of this recognizable building. Flexible leasing space allows choice of one to three floors, with 3,000 SF to 11,000 SF available. The ground floor offers 3,476 SF, the main level offers 2,941 SF, and the top floor offers 4,555 SF. The building's main entrance and reception area faces Sudley Road, while the rear entrance and parking lot are easily accessed from Sudley Road or Stonewall Road. The elevator serves all three floors. The building was built in 1990 and offers its tenants the utilities, amenities, and technology needed to serve the public. In May 2018, the City Council of Manassas, Virginia approved a Special Use Permit for Medical Care Facility. Don't miss out on one of the latest office buildings available for medical use. Broker-s welcome!		
Listing Office			
Listing Agent:	Stephen Karbelk (Lic# Unknown)		(571) 481-1037
Listing Agent Email:	stephen@realtymarkets.com		
Listing Office:	Century 21 New Millennium (CENT2040) (Lic# Unknown) Herb Lisjak (Lic# BR98370241 - DC) 20405 Exchange St 221, Ashburn, VA 20147-5933		
Office Phone:	(703) 858-2770	Office Fax:	(703) 858-2755
Co-Listing Agent:	Stephanie Young		(571) 223-9775
Co-Listing Agent Email:	stephanie@realtymarkets.com		
Designated Represent.:	Yes		
Showing			
Appointment Phone:	(571) 223-9775	 - Schedule a showing	
Showing Contact:	Agent	Lock Box Type:	Combo, Sentrilock
Contact Name:	Stephanie Young		
Showing Requirements:	Lockbox-Combo, Lockbox-Sentrilock		
Directions:	Easy access from the lighted intersection of Sudley Road and Stonewall Road		
Compensation			
Buyer Agency Comp:	3% Of Yearly Rent	Sub Agency Comp:	3% Of Yearly Rent
Transaction Broker:	3% Of Yearly Rent	Dual/Var Comm:	No
Listing Details			
Original Price:	\$61,752	Owner Name:	MATHAI REAL ESTATE HOLDINGS
Listing Agrmnt Type:	Exclusive Agency		LLC
Prospects Excluded:	No	DOM/ CDOM:	1 / 1
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	11/16/19
Sale Type:	Standard		
Listing Term Begins:	11/27/2018		
Listing Entry Date:	11/27/2018		

8802 Sudley Road Unit #MAIN LEVEL, Manassas,
VA 20110

Active

Commercial Lease

\$52,202.75



Recent Change: 11/27/2018 : NEW Listing : New Listing->ACT

MLS #:	VAMN107960	Leasable SQFT:	2,941
Tax ID #:	11213206	Price / Sq Ft:	17.75
Type:	Office	Purchase Opt.:	No
Waterfront:	No	Business Type:	Commercial, Medical, Professional Service, Professional/Office
Views:	Street	Year Built:	1990
		Property Condition:	Average+, Buildout Allowance

Location

County:	Manassas City, VA	School District:	Manassas City Public Schools
In City Limits:	Yes	Election District:	10
Municipality:	City Of Manassas		

Waterfront / Water Access

Navigable Water:	No	Riparian Rights:	No
Tidal Water:	No		

Association / Community Info

Prop Mgmt Company:	Mathai Real Estate Holdings, LLC	Property Manager:	Owner
Property Manager:	Yes		

Taxes and Assessment

Clean Green Assess:	No	Tax Assessed Value:	\$2,301,500
Municipal Trash:	Yes	Imprv. Assessed Value:	\$2,301,500
Agricultural Tax Due:	No	Historic:	No
Zoning:	B-1		
Zoning Description:	Approved for Medical Care Facility - Special Use Permit approved in May 2018		

Commercial Lease Information

Date Available:	12/01/18	Current Use:	Vacant
Business Type:	Commercial, Medical, Professional Service, Professional/Office	Leasable SQFT:	2,941
Possible Use:	Medical/Dental, Professional Service	Office SQFT:	14,984
Traffic Count:	20000-29999	Contiguous SQFT Available:	Yes

Building Info

Building Total SQFT:	14,984	Elevators Count:	1
Above Grade Fin SQFT:	14,984 / Assessor	Construction Materials:	Brick
Below Grade Fin SQFT:	Assessor	Below Grade Unfin SQFT:	Assessor
		Flooring Type:	Fully Carpeted

Lot

Lot Acres / SQFT:	1.18a / 51,230sf	Road:	Access-Above Grade, Access-Below Grade, Paved
Views:	Street		
Location Type:	Business District		

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits, Elevator

Parking

Parking: Parking Lot, Private 11+ Spaces, Paved Parking

Utilities			
Utilities:	Electric Available, Phone Available, Sewer Available, Water Available, Central A/C, Cooling Fuel: Electric, Heating: Electric, Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer		
Remarks			
Public:	Fantastic opportunity to lease commercial office space in a medical office building with high visibility near Prince William Hospital. Ideal for medical, dental or legal practices and professionals desiring a premium address strategically positioned between the newly remodeled Novant Health UVA Prince William Medical Center and the Prince William General District Court. Prestigious colonial brick exterior suits medical, financial, legal, and other professional businesses. Flexible leasing space allows choice of one, two or three floors, with 3,000+/- SF to 11,000+/- SF available. Building offers front entrance, rear entrance, elevator, 78 space parking lot, and easy access from the lighted intersection of Sudley Road and Stonewall Road. This Class B property sits across from a US Post Office, and is situated on a business-friendly main corridor among retail shops, dining, services, and offices, yet near the historic residential areas of Manassas City. Steady traffic flow of 25,000+ vehicles per day passes in front of this recognizable building. Flexible leasing space allows choice of one to three floors, with 3,000 SF to 11,000 SF available. The ground floor offers 3,476 SF, the main level offers 2,941 SF, and the top floor offers 4,555 SF. The building's main entrance and reception area faces Sudley Road, while the rear entrance and parking lot are easily accessed from Sudley Road or Stonewall Road. The elevator serves all three floors. The building was built in 1990 and offers its tenants the utilities, amenities, and technology needed to serve the public. In May 2018, the City Council of Manassas, Virginia approved a Special Use Permit for Medical Care Facility. Don't miss out on one of the latest office buildings available for medical use. Broker-s welcome!		
Listing Office			
Listing Agent:	Stephen Karbelk (Lic# Unknown)		(571) 481-1037
Listing Agent Email:	stephen@realtymarkets.com		
Listing Office:	Century 21 New Millennium (CENT2040) (Lic# Unknown) Herb Lisjak (Lic# BR98370241 - DC) 20405 Exchange St 221, Ashburn, VA 20147-5933		
Office Phone:	(703) 858-2770	Office Fax:	(703) 858-2755
Co-Listing Agent:	Stephanie Young		(571) 223-9775
Co-Listing Agent Email:	stephanie@realtymarkets.com		
Designated Represent.:	Yes		
Showing			
Appointment Phone:	(571) 223-9775	 - Schedule a showing	
Showing Contact:	Agent	Lock Box Type:	Combo, SentriLock
Contact Name:	Stephanie Young	Lock Box Location:	Back door
Showing Requirements:	Lockbox-Combo, Lockbox-Sentrilock, Schedule Online, Vacant		
Directions:	Easy access from the lighted intersection of Sudley Road and Stonewall Road		
Compensation			
Buyer Agency Comp:	3% Of Yearly Rent	Sub Agency Comp:	3% Of Yearly Rent
Transaction Broker:	3% Of Yearly Rent	Dual/Var Comm:	No
Listing Details			
Original Price:	\$52,203	Owner Name:	Mathai Real Estate Holdings
Listing Agmnt Type:	Exclusive Agency	DOM/ CDOM:	1 / 1
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	11/16/19
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	11/27/2018		
Listing Entry Date:	11/27/2018		

8802 Sudley Road Unit #TOP LEVEL, Manassas, VA
20110

Active

Commercial Lease

\$80,851.25



Recent Change: 11/27/2018 : NEW Listing : New Listing->ACT

MLS #:	VAMN107962	Leasable SQFT:	4,555
Tax ID #:	11213206	Price / Sq Ft:	17.75
Type:	Office	Purchase Opt.:	No
Waterfront:	No	Business Type:	Commercial, Medical, Professional Service, Professional/Office
Views:	Street	Year Built:	1990
		Property Condition:	Average+, Buildout Allowance

Location

County:	Manassas City, VA	School District:	Manassas City Public Schools
In City Limits:	Yes	Election District:	10
Municipality:	City Of Manassas		

Waterfront / Water Access

Navigable Water:	No	Riparian Rights:	No
Tidal Water:	No		

Association / Community Info

Prop Mgmt Company:	Mathai Real Estate Holdings, LLC	Property Manager:	Owner
Property Manager:	Yes		

Taxes and Assessment

Municipal Trash:	Yes	Tax Assessed Value:	\$2,301,500
Zoning:	B-1		
Zoning Description:	Approved for Medical Care Facility - Special Use Permit approved in May 2018		

Commercial Lease Information

Date Available:	12/01/18	Current Use:	Vacant
Business Type:	Commercial, Medical, Professional Service, Professional/Office	Leasable SQFT:	4,555
Possible Use:	Medical/Dental, Professional Service	Office SQFT:	14,984
Traffic Count:	20000-29999	Contiguous SQFT Available:	Yes

Building Info

Building Total SQFT:	14,984	Elevators Count:	1
Above Grade Fin SQFT:	14,984 / Assessor	Construction Materials:	Brick
Below Grade Fin SQFT:	Assessor	Below Grade Unfin SQFT:	Assessor
		Flooring Type:	Fully Carpeted

Lot

Lot Acres / SQFT:	1.18a / 51,230sf	Road:	Access-Above Grade, Access-Below Grade, Paved
Views:	Street		
Location Type:	Business District		

Interior Features

Interior Features:	Accessibility Features: 2+ Access Exits, Elevator
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Parking

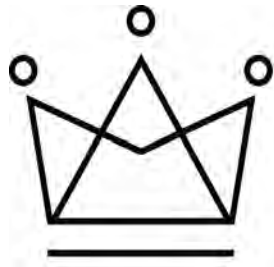
Parking:	Parking Lot, Private 11+ Spaces, Paved Parking
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Utilities

Utilities:	Electric Available, Phone Available, Sewer Available, Water Available, Central A/C, Cooling Fuel: Electric, Heating:
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Electric, Heating Fuel: Electric, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer

Remarks			
Public:	Fantastic opportunity to lease commercial office space in a medical office building with high visibility near Prince William Hospital. Ideal for medical, dental or legal practices and professionals desiring a premium address strategically positioned between the newly remodeled Novant Health UVA Prince William Medical Center and the Prince William General District Court. Prestigious colonial brick exterior suits medical, financial, legal, and other professional businesses. Flexible leasing space allows choice of one, two or three floors, with 3,000+/- SF to 11,000+/- SF available. Building offers front entrance, rear entrance, elevator, 78 space parking lot, and easy access from the lighted intersection of Sudley Road and Stonewall Road. This Class B property sits across from a US Post Office, and is situated on a business-friendly main corridor among retail shops, dining, services, and offices, yet near the historic residential areas of Manassas City. Steady traffic flow of 25,000+ vehicles per day passes in front of this recognizable building. Flexible leasing space allows choice of one to three floors, with 3,000 SF to 11,000 SF available. The ground floor offers 3,476 SF, the main level offers 2,941 SF, and the top floor offers 4,555 SF. The building's main entrance and reception area faces Sudley Road, while the rear entrance and parking lot are easily accessed from Sudley Road or Stonewall Road. The elevator serves all three floors. The building was built in 1990 and offers its tenants the utilities, amenities, and technology needed to serve the public. In May 2018, the City Council of Manassas, Virginia approved a Special Use Permit for Medical Care Facility. Don't miss out on one of the latest office buildings available for medical use. Broker-s welcome!		
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Listing Agent Email:	stephen@realtymarkets.com		
Listing Office:	Century 21 New Millennium (CENT2040) (Lic# Unknown) Herb Lisjak (Lic# BR98370241 - DC) 20405 Exchange St 221, Ashburn, VA 20147-5933		
Office Phone:	(703) 858-2770	Office Fax:	(703) 858-2755
Designated Represent.:	Yes		
Showing			
Appointment Phone:	(571) 223-9775	 - Schedule a showing	
Showing Contact:	Agent	Lock Box Type:	Combo, Sentrilock
Contact Name:	Stephanie Young	Lock Box Location:	Back door
Showing Requirements:	Lockbox-Combo, Lockbox-Sentrilock, Schedule Online, Show Anytime, Vacant		
Directions:	Easy access from the lighted intersection of Sudley Road and Stonewall Road		
Compensation			
Buyer Agency Comp:	3% Of Yearly Rent	Sub Agency Comp:	3% Of Yearly Rent
Transaction Broker:	3% Of Yearly Rent	Dual/Var Comm:	No
Listing Details			
Original Price:	\$80,851	DOM/ CDOM:	1 / 1
Listing Agmnt Type:	Exclusive Agency	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Expiration Date:	11/16/19
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	11/27/2018		
Listing Entry Date:	11/27/2018		



REALMARKETS

REAL ESTATE | AUCTIONS | INVESTMENTS

Special Use Permit - Medical

*If you have any questions, please contact Ryan Rauner , RealMarkets,
a Century 21 New Millennium Team at 703-943-7079 or*

Ryan@realmarkets.com.



**WALSH COLUCCI
LUBELEY & WALSH PC**

Jessica L. Pfeiffer, Planner
(703) 680-4664 Ext. 5119
jpfeiffer@pthelandlawyers.com

June 22, 2018

Via First Class Mail

Ben Mathai
Mathai Real Estate Holdings, LLC
8529 Centreville Road
Manassas, VA 20111

Re: SUP #2018-2000/REZ #2018-2000 Sudley Road Medical Office Building
Approved Documents

Dear Mr. Mathai:

I am pleased to enclose a copy of the following: (i) Manassas City Resolution No. R-2018-32 approving the special use permit; (ii) the approved Special Use Permit conditions, dated March 30, 2018; (iii) a full sized and a reduced stamped copy of the plan entitled "Proffer Amendment and Special Use Permit Plan" prepared by Ross, France & Ratliff, Ltd., dated January 12, 2018; (iv) a copy of the "Ross, France & Ratliff Professional Office Building" elevation marked as "Rezoning 89-4 Exhibit 'A' "; (v) Manassas City Ordinance #O-2018-17 approving the proffer amendment; and (vi) the approved Amended Proffer Statement, dated March 30, 2018. The stamped approved proffers must be included with all future applicable plans and permits which are submitted to the City for review and approval. The stamped approved conditions must be included with any applicable plans and permits for a medical care facility which are submitted to the City for review and approval.

As you know, the laws and regulations affecting zoning and development issues are constantly changing and, in most cases, becoming more restrictive. Such changes may limit your rights, as contemplated at the time of the special use permit and proffer amendment. Although you gain certain rights by obtaining these approvals, those entitlements, or a portion thereof, can be lost if the entitlements are not diligently pursued or if a subsequent zoning ordinance amendment is more restrictive and entitlements do not vest you against such amendment.

It was a pleasure working with you in connection with the special use permit and proffer amendment efforts. Please let us know if you have any questions regarding about plan processing or any other issues that may arise with the property.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Jessica L. Pfeiffer, Planner

JLP
cc: Tom Dougher
Enclosures
P0820997.DOCX

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

MOTION: WOLFE

May 21, 2018

SECOND: SEBESKY

Regular Meeting

Res. No. R-2018-32

RE: Special Use Permit #2018-2000: Sudley Road Medical Office Building, 8802 Sudley Road

WHEREAS, Mathai Real Estate Holdings, LLC has applied for a special use permit, pursuant to §130-241 of the Manassas City Zoning Ordinance to allow a medical care facility limited only to those facilities permitted by parts (1) and (4) of the Zoning Ordinance definition for Medical Care Facility; and

WHEREAS, the Community Development staff has reviewed the application and **RECOMMENDS APPROVAL** subject to specific conditions; and

WHEREAS, the City of Manassas Planning Commission held a public hearing on April 4, 2018, after full compliance with all state code public hearing notice and posting requirements and **RECOMMENDS APPROVAL** subject to specific conditions; and

WHEREAS, the Manassas City Council held a public hearing on May 14, 2018, after full compliance with all state code public hearing notice and posting requirements; and

WHEREAS, among the purposes of zoning called out in Chapter 15.2-2283 of the Code of Virginia is “to facilitate the creation of convenient, attractive, and harmonious community”; and

WHEREAS, among the matters to be considered in drawing and applying zoning ordinances and districts called out in Chapter 15.2-2284 of the Code of Virginia is “the suitability of property for various uses”; and

WHEREAS, the City Council upon careful consideration finds that approval of SUP #2018-2000 is justified by public necessity and convenience and general welfare, and is consistent with reasonable zoning practices, and that the cumulative effect of the activity proposed will not be detrimental to the character and development of the adjacent land, and is in reasonable harmony with the City’s land use plan and policies; and

WHEREAS, the City Council finds that a comprehensive list of conditions and safeguards can eliminate or mitigate the negative impacts of the proposed development sufficiently to justify approval.

NOW, THEREFORE, BE IT RESOLVED that the Manassas City Council does hereby **APPROVE** SUP #2018-2000 in regular session this 21st Day of May, 2018, subject to the conditions listed on the attached pages.

May 21, 2018
Regular Meeting
Res. No. R-2018-32
Page Two

BE IT FURTHER RESOLVED that Resolution #R-2018-32 shall only become effective upon approval of Ordinance #O-2018-17 (Rezoning #2018-2000) on second reading. If Ordinance #O-2018-17 is not adopted by the Manassas City Council, this Resolution shall be void *ab initio*.


Harry J. Parrish II Mayor
On behalf of the City Council
of Manassas, Virginia

ATTEST:


Andrea P. Madden City Clerk

Votes:

Ayes: Bass, Elston, Lovejoy, Sebesky, and Wolfe

Nays: None

Absent from Vote: Aveni

Absent from Meeting: Aveni

Special Use Permit Conditions

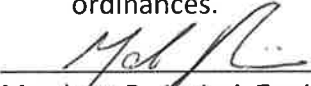
**SUP# 2018-2000, Sudley Road Medical Office Building
8802 Sudley Road**

March 30, 2018

In addition to compliance with all applicable zoning, subdivision, and Design & Construction Standards Manual (DCSM) requirements, the development and use of the designated property shall be subject to the following conditions:

1. The use approved with this special use permit shall be limited to a Medical Care Facility limited only to those facilities permitted by parts (1) and (4) of the Zoning Ordinance definition for Medical Care Facility. The forgoing may be operated in connection with other by-right uses. Any by-right uses permitted on this property are not subject to the conditions listed below.
2. The property has been developed as depicted on Generalized Development Plan entitled, "Proffer Amendment and Special Use Permit Plan", prepared by Ross-France, dated January 12, 2018. Prior to final occupancy, approval of a site plan is required for parking, adequate exterior trash facilities, and any other site improvements as required by the DCSM and zoning ordinance. In addition, interior modifications for the building change of use may be required in accordance with the requirements of the Uniform Statewide Building Code.
3. The entry feature sign located on the existing brick retaining wall at the corner of Stonewall Road and Sudley Road shall be permitted in addition to the one additional freestanding sign in accordance with Condition #4, subject to the following requirements:
 - a. The sign shall not extend above the existing retaining wall and shall not exceed 25 square feet in sign area;
 - b. The sign shall only include individually mounted letters to maintain the existing appearance; and
 - c. The sign shall not be internally illuminated.
4. Any new freestanding sign as permitted under the zoning ordinance shall be one monument style sign, not to exceed (10) ten feet in height. Any new sign shall not be internally illuminated and shall be landscaped with shrubs and/or perennials.
5. Hours of operation shall be limited to 6 AM to 8 PM.
6. All new exterior lighting shall be downward-directed and shielded to prevent illumination of adjacent properties.
7. There shall be no use of any exterior loud speakers or other form of exterior audio equipment.

8. A copy of the conditions for this special use permit shall be included with any lease agreements and with any permit application submitted to the City of Manassas.
9. The use of this property shall be in compliance with all federal, state, and local ordinances.



Matthew D. Arcieri, Zoning Administrator



Date

This signature certifies that these conditions were approved by the Manassas City Council as part of the above referenced special use permit.

CITY OF MANASSAS
Community Development Dept.
APPROVED Proffer/
Development Plan

Signed
Date

1/21/18
5/21/18



VICINITY MAP
SCALE: 1"=200'

ROSS-
FRANCE
CIVIL ENGINEERING - LAND SURVEYING
11111 WILSON BLVD., SUITE 100
MANASSAS, VA 20108
(703) 791-1111



MATHAI REAL ESTATE HOLDINGS, LLC

PROFFER AMENDMENT
AND
SPECIAL USE PERMIT
PLAN

TREE CANOPY CALCULATIONS
CANOPY REQUIRED: 20% OF 170
51,200 SQ. FT. / 170 = 301,176 SQ. FT.
CANOPY PROVIDED: 315,732 SQ. FT.

PARKING LOT INTERIOR LANDSCAPING
PROPOSED: 170
REQUIRED: 145 SQ. FT.
ATTACHED LANDSCAPING PROVIDED: 42,341 SQ. FT. - 170
TOTAL PROVIDED: 42,341 SQ. FT. - 170
TOTAL REQUIRED: 145 SQ. FT.

OWNER: MATHAI REAL ESTATE
HOLDINGS, LLC
12604 DARFOUR DRIVE
MANASSAS, VA 20112

SPECIAL USE PERMIT (SUP) AREA
51,200 SQ. FT. OR 1.1761 AC.

NOTES

- 1) SETBACKS AND BUILDING FOOTPRINTS ARE THE RESULT OF A CURRENT FIELD SURVEY.
- 2) ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION.
- 3) ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION.
- 4) ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION.
- 5) ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION.
- 6) ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION.

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	100.00	180.00	314.16	100.00	100.00	180.00
2	100.00	180.00	314.16	100.00	100.00	180.00
3	100.00	180.00	314.16	100.00	100.00	180.00

LEGEND	
1	1"=100'
2	1"=100'
3	1"=100'
4	1"=100'
5	1"=100'
6	1"=100'
7	1"=100'
8	1"=100'
9	1"=100'
10	1"=100'
11	1"=100'
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89	1"=100'
90	1"=100'
91	1"=100'
92	1"=100'
93	1"=100'
94	1"=100'
95	1"=100'
96	1"=100'
97	1"=100'
98	1"=100'
99	1"=100'
100	1"=100'

UTILITY NOTE
ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION. THE LOCATION OF UTILITIES MAY VARY FROM THE SHOWN LOCATION.

APPROVED FOR THE CITY OF MANASSAS
CITY ENGINEER
1/21/18
5/21/18

DATE	BY	FOR
1/21/18	1/21/18	1/21/18
5/21/18	5/21/18	5/21/18
1/21/18	1/21/18	1/21/18

REZONING NO. 89-4 EXHIBIT "A"

CITY OF MANASSAS	
Community Development Dept.	
APPROVED Proffer/ Development Plan	
Signed	<i>[Signature]</i>
Date	5/21/18



ROSS, FRANCE, & RATLIFF
PROFESSIONAL OFFICE BUILDING

ORDINANCE #O-2018-17

First Reading	May 21, 2018
Second Reading	June 11, 2018
Enacted	June 11, 2018
Effective	June 11, 2018

AN ORDINANCE TO APPROVE REZONING #2018-2000: Sudley Road Medical Office Building, 8802 Sudley Road

WHEREAS, Mathai Real Estate Holdings, LLC has applied for a proffer amendment to amend the proffers approved with REZ #1989-04; and

WHEREAS, the proffer amendment would remove restrictions on certain uses and permit the use of the property in accordance with the B-1 zoning district; and

WHEREAS, the Community Development staff has reviewed the application and **RECOMMENDS APPROVAL** subject to specific proffers; and

WHEREAS, the City Planning Commission held a public hearing on April 4, 2018 after full compliance with all state code public hearing notice and posting requirements and **RECOMMENDS APPROVAL** subject to specific proffers; and

WHEREAS, the City Council of the City of Manassas held a public hearing on May 14, 2018 after full compliance with all state code public hearing notice and posting requirements; and

WHEREAS, among the purposes of zoning called out in Chapter 15.2-2283 of the Code of Virginia is to "facilitate the creation of a convenient, attractive, and harmonious community"; and

WHEREAS, among the matters to be considered in drawing and applying zoning ordinances and districts called out in Chapter 15.2-2284 of the Code of Virginia is: "the existing use and character of the property"; and

WHEREAS, the City Council upon careful consideration finds that approval of REZ #2018-2000, is justified by public necessity and convenience and general welfare, and is consistent with reasonable zoning practices, and that the cumulative effect of the activities permitted with this rezoning will not be detrimental to the character of the adjacent land, and is in reasonable harmony with the City's land use plan and policies.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Manassas, Virginia, meeting in regular session this 11th day of June, 2018, that REZ #2018-2000 is hereby APPROVED and accepts the attached proffers dated March 30, 2018.

This ordinance shall become effective upon second reading.


Harry J. Parrish II Mayor
On behalf of the City Council of
Manassas, Virginia

ATTEST:


Andrea P. Madden City Clerk

MOTION: BASS

SECOND: LOVEJOY

RE: Ordinance #O-2018-17

ACTION: APPROVED

Votes:

Ayes: Aveni, Bass, Elston, Lovejoy, Sebesky, and Wolfe

Nays: None

Absent from Vote: None

Absent from Meeting: None

AMENDED PROFFER STATEMENT

To: Manassas City Council
City Of Manassas, Virginia

Reference: The Property of MATHAI REAL ESTATE HOLDINGS, LLC
Tax Map Parcel 112-13-20-6 (hereinafter, the "Property")

Date: March 30, 2018
Rezoning File Number: REZ #2018-2000

The undersigned hereby proffers that the use and development of the subject property shall be in conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event this amendment is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void, and the proffers accepted in REZ #89-14 shall remain in full force and effect.

1. The Property has been developed as depicted on the plan entitled "Proffer Amendment and Special Use Permit Plan" prepared by Ross-France, dated January 12, 2018 (hereinafter, the "Plan") including, but not limited to, redeveloping the existing building and improvements in accordance with the B-1 District.

2. Entrances to the site shall be limited to one entrance from Sudley Road, and one entrance from Stonewall Road, as depicted on the Plan.

3. All new exterior lighting shall be downward-directed and shielded to prevent illumination of adjacent properties.

4. In addition to the screening required by the City of Manassas Zoning Ordinance, a brick wall shall be constructed along the 25 foot buffer strip to assist in limiting the transmission of light, noise, or other deleterious effects from the proposed development into the contiguous residential district. The parking areas adjacent to the residential lots shall be graded in a manner that will lower the parking area well below the grade of adjacent residential lots.

5. Site landscaping shall meet or exceed the requirements as set forth in the Zoning Ordinance including tree canopy, tree cover and perimeter buffer requirements.

6. The entry feature sign located on the existing brick retaining wall at the corner of Stonewall Road and Sudley shall be permitted in addition to the one additional freestanding signs in accordance with Proffer #7, subject to the following requirements:

- a. The sign shall not extend above the existing retaining wall and shall not exceed 25 square feet in sign area;
- b. The sign shall only include individually mounted letters to maintain the existing appearance; and
- c. The sign shall not be internally illuminated.



7. Any new freestanding sign as permitted under the zoning ordinance shall be one monument style sign, not to exceed (10) ten feet in height. Any new sign shall not be internally illuminated and shall be landscaped with shrubs and/or perennials.

8. Any building on the Property shall be a brick masonry structure, with residential features, as generally depicted on the attached building rendering (Exhibit A).



AMENDED PROFFER STATEMENT

Rezoning File Number: REZ #2018-2000

Signature Page

Each proffer made in connection with this application for rezoning was made voluntarily and complies with applicable law. Each proffer is reasonably related both in nature and extent to the impacts of the proposed development. No agent of the City has suggested or demanded a proffer that is unreasonable under applicable law.

MATHAI REAL ESTATE HOLDINGS, LLC, a
Virginia Limited Liability Company

By: 

Name: BEN MATHAI

Title: MEMBER



CITY OF MANASSAS
Community Development Dept.
APPROVED Proffer/
Development Plan

Signed
Date

VICINITY MAP

**ROSS-
FRANCE**

CIVIL ENGINEERING • LAND SURVEYING
17 INNOVATION DRIVE, MANASSAS, VA 20110
(703) 361-1186 rossfranceva.com

MATHAI REAL ESTATE HOLDINGS, LLC

SCALE: 1"=20'
CONTOUR INTERVAL = 2'
CITY OF MANASSAS, VIRGINIA
JANUARY 12, 2016

PROFFER AMENDMENT AND SPECIAL USE PERMIT PLAN

DATE: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

SHEET NO. OF _____

SCALE: 1" = 20'

20' 0' 20' 40'

SHEET 1 OF 1

TREE CANOPY CALCULATIONS

CANOPY REQUIRED: ZONE B-1 = 10%
51,250 SQ. FT./10 = 5,125 SQ. FT.

CANOPY PROVIDED = ±17,742 SQ. FT.

PARKING LOT INTERIOR LANDSCAPING

REQUIRED = 7%

20,322 X 07 = 1,423 SQ. FT.

8 TREES LANDSCAPING PROVIDED = 4234 SQ. FT. + 10%

TREES REQUIRED = 1,423 SQ. FT./185 = 8 TREES

NOTES PROVIDED = 10 TREES

**OWNER: MATHAI REAL ESTATE
HOLDINGS, LLC
12604 DAFFODIL DRIVE
MANASSAS, VA. 20112**

SPECIAL USE PERMIT (SUP) AREA
51,230 SQ. FT. OR 1.1761 AC.

NOTES

- (1) METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD SURVEY.
- (2) THE CITY OF WASHINGTON HAS BEEN ADVISED, AND REFERENCES FOR THE PROPERTY SHOWN HEREON TO THE DISTRICT OF COLUMBIA RECORDS HAVE BEEN MADE AS FOLLOWS:
- R# 873-33-25-0 R# ZONE: B-1 / BECQI SUDLY ROAD
- (3) THIS PROPERTY WAS ACQUIRED BY MARINA REAL ESTATE HOLDINGS, LLC BY DEED RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF THE DISTRICT OF COLUMBIA ON 06/29/2011.
- (4) CURRENT USE: B-1 BUSINESS/OFFICE
- (5) PROPOSED USE: B-1; BUSINESS/OFFICE, MEDICAL OFFICE, MEDICAL CARE FACILITY
- (6) REQUIRED SETBACKS: FRONT - 15' FROM ANY HIGHWAY OR RAILROAD
SIDE - 20'
REAR - 20'
- (7) MAXIMUM ALLOWABLE BUILDING HEIGHT = 55 FEET.
- (8) DISTING. GFA = 14,584 SQ. FT.
- (9) UTILITY LOCATIONS SUBJECT TO CHANGE.
- (10) REQUIRED PARKING TO BE DETERMINED AT OCCUPANCY PERMIT FOR EACH USER.

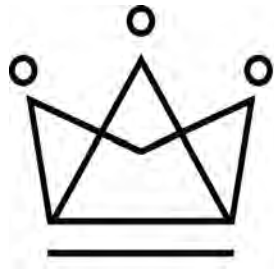
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	40.00'	73°42'56"	34.12	28.28	47.72	S46°27'00"E
2	80.00'	46°25'30"	27.87	22.88	35.67	S72°48'00"E

UTILITY NOTE

ROSS-FRANCE, PC DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM RECORDS. THEREFORE, THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OCCURRING OF TEST HOLES. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THESE TEST HOLES SHALL BE MADE TO VERIFY ALL DISCREPANCIES BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CORRECTIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY ROSS-FRANCE, PC AND APPROPRIATE REVISIONS SHALL BE MADE TO THE PLANS.

[illegible]

\\Engineer\Monitors\WAHA\DMG\KATHAU-SJP.dwg 04/11/2018 JUTILLER



REALMARKETS

REAL ESTATE | AUCTIONS | INVESTMENTS

Tax Record

*If you have any questions, please contact Ryan Rauner , RealMarkets,
a Century 21 New Millennium Team at 703-943-7079 or
Ryan@realmarkets.com.*

8802 SUDLEY RD

Location	8802 SUDLEY RD	TAX MAP	112/13 20/ 6/ /
Owner	MATHAI REAL ESTATE HOLDINGS LLC	Assessment	\$2,301,500
		Building Count	1
Model	OFFICE	Legal Description	L 6-BK 20
Legal Description	ROBNEL	Legal Description	COMMERCIAL

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,589,500	\$712,000	\$2,301,500

Owner of Record

Owner	MATHAI REAL ESTATE HOLDINGS LLC	Sale Price	\$2,300,000
Co-Owner		Certificate	
Address	12604 DAFFODIL DR MANASSAS, VA 20112	Book & Page	201708180063035/
		Sale Date	08/18/2017
		Instrument	4

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROSS FRANCE AND RATLIFF LLC	\$0		2554/1492	00	03/16/1998
ROSS FRANCE AND RATLIFF	\$480,366		1727/1013	00	04/05/1990
MARTIN D JACKSON JR	\$0		1402/1024	00	08/08/1986

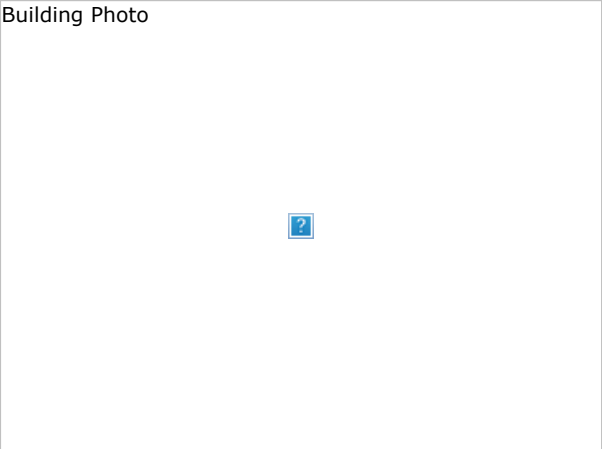
Building Information

Building 1 : Section 1

Year Built:	1990
Living Area:	14,984
Building Percent Good:	71
Building Attributes	
Field	Description

STYLE	Office 1-3 st
MODEL	Commercial
Grade	Good
Stories:	2
Occupancy	
Exterior Wall 1	Brick
Exterior Wall 2	Concr/Cinder
Roof Structure	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Ceramic Tile
Heating Fuel	Gas
Heating Type	FA/HW/ST
AC Type	Central
Struct Class	
Bldg Use	OTH OFFICE MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
I and E Filed?	I AND E FILED
Location	
1st Floor Use:	510
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	0.00

Building Photo



(http://images.vgsi.com/photos/ManassasVAPhotos//\00\02\18

Building Layout



Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
OT	OTHER	2340.00 S.F.	\$16,600	1
ELV2	PASS ELEV HYDR	1.00 UNITS	\$35,500	1
ELVS	ELEV PER STOP	2.00 STOPS	\$14,200	1

Land

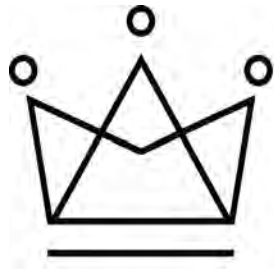
Land Use		Land Line Valuation	
Use Code	500	Size (Sqr Feet)	51230
Description	OTH OFFICE MDL-94	Frontage	
Zone	B1	Depth	
Neighborhood	MED DISTRICT	Assessed Value	\$712,000
Alt Land Appr Category	No		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PARK	PARKING SPACE			34.00 UNITS	\$46,900	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$2,037,400	\$712,000	\$2,749,400
2016	\$2,037,400	\$712,000	\$2,749,400
2015	\$2,037,400	\$712,000	\$2,749,400



REALMARKETS

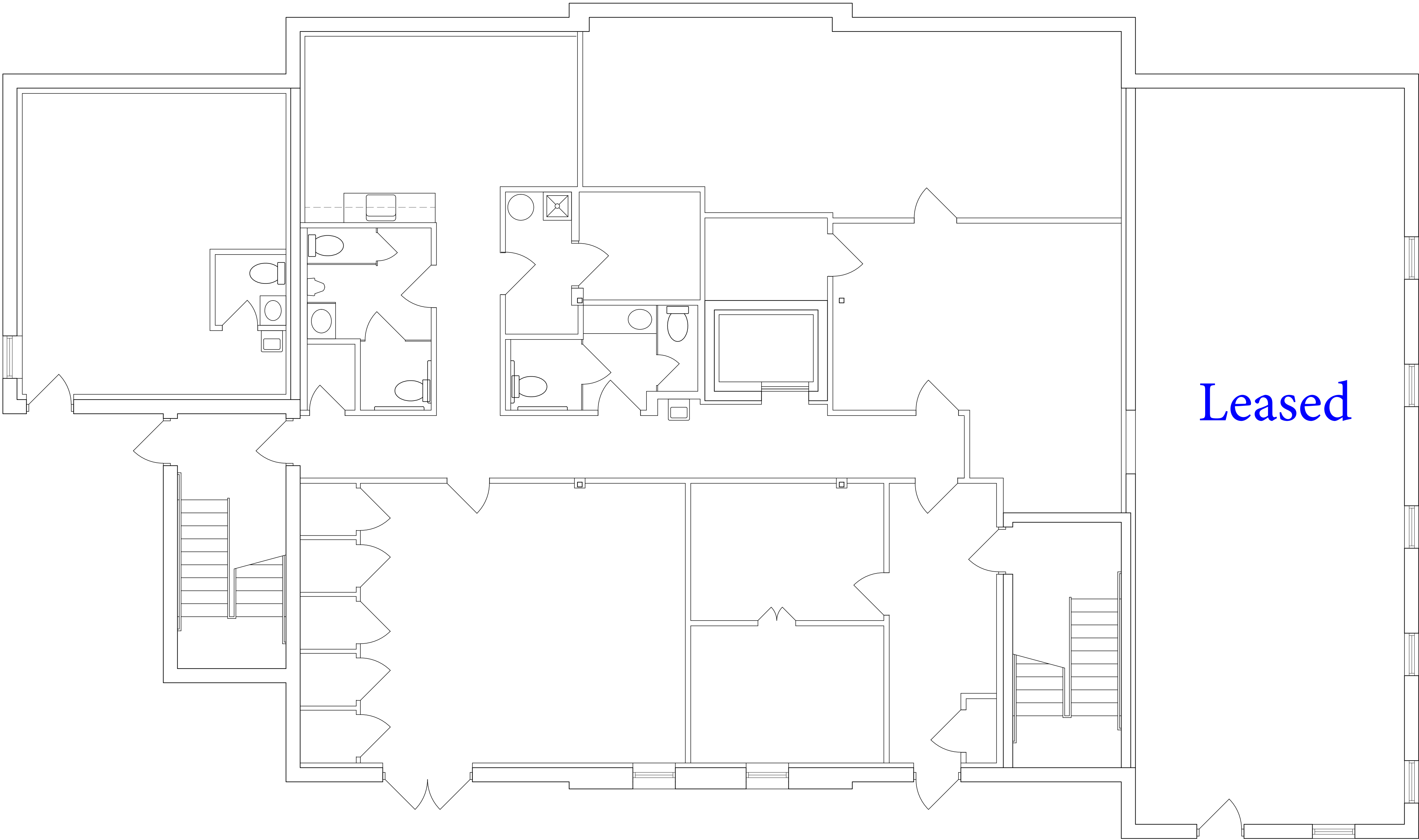
REAL ESTATE | AUCTIONS | INVESTMENTS

Floor Plans

*If you have any questions, please contact Ryan Rauner , RealMarkets,
a Century 21 New Millennium Team at 703-943-7079 or*

Ryan@realmarkets.com.

3,476+/- SF Available
Ground Level



KITE
ARCHITECTURE

2239 Tackett's Mill Drive
Suite M
Woodbridge, VA 22192
(703) 492 2002
ka@kitearch.com

ENGINEER

OWNER

PRELIMINARY ISSUES		
#	DESCRIPTION	DATE
00	AS-BUILT	11.02.18

CONSTRUCTION ISSUES		
#	DESCRIPTION	DATE
00	BID / PERMIT	00.00.00

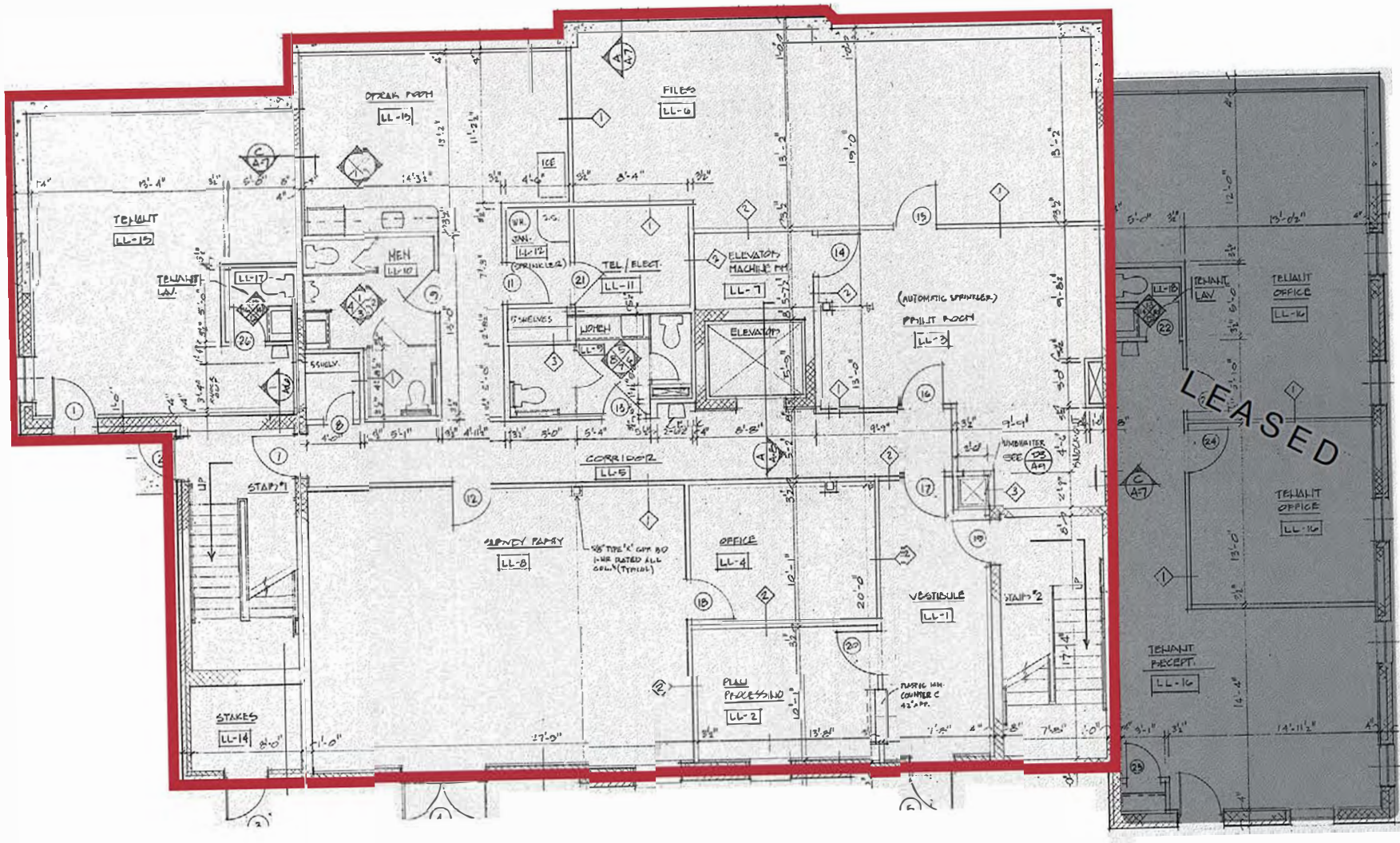
PROJECT
AS-BUILT PLAN

8802 Sudley Road
Lower Level
Manassas, VA

SHEET TITLE
Partition Plan
As-Built

SCALE
1/4" = 1'-0"

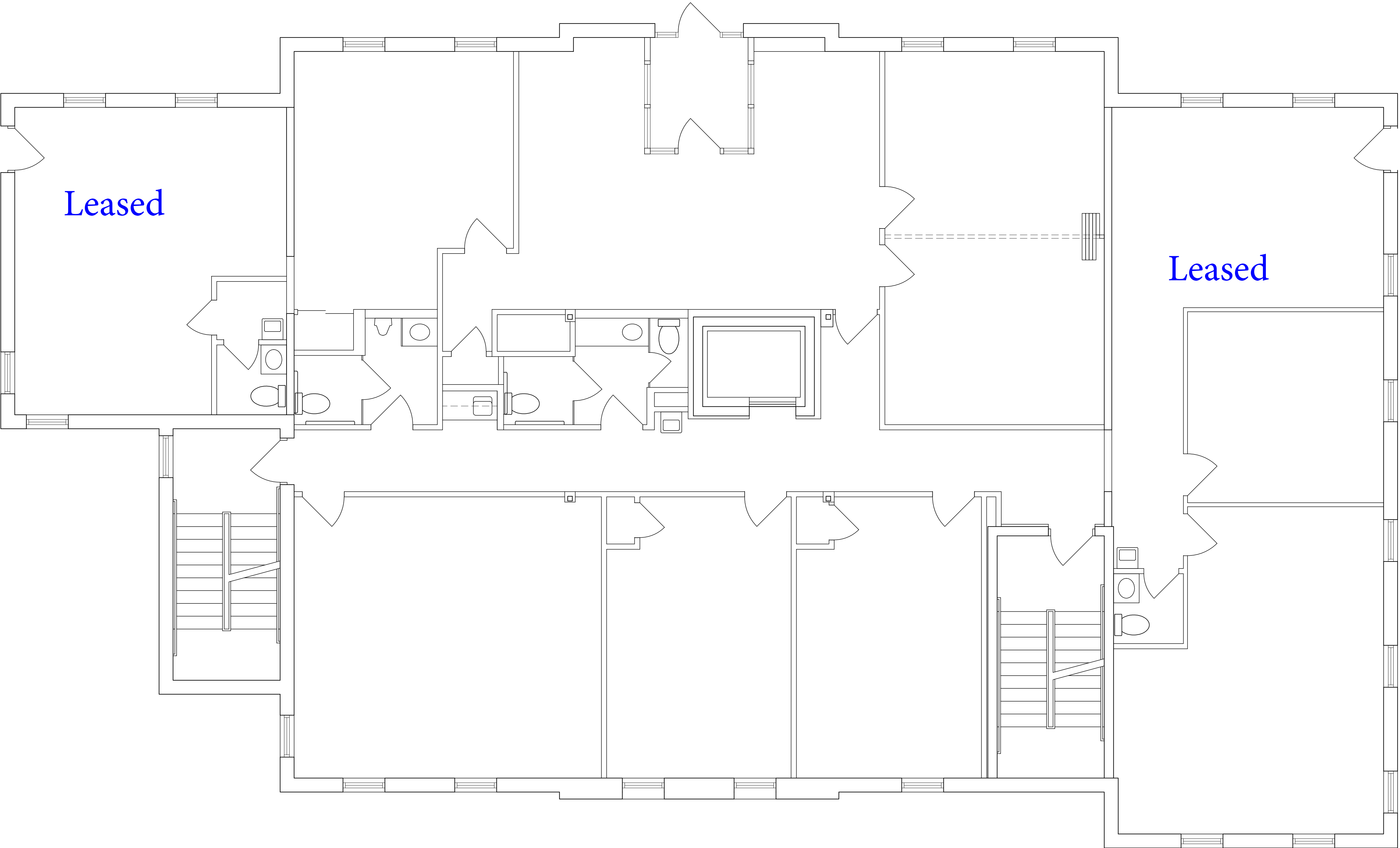
SHEET NUMBER 1 OF 3



$\pm 4,610$ SF
 Ground Level Total Size

$\pm 3,476$ SF
 Ground Level Available

2,941+/- SF Available Main Level



KITE
ARCHITECTURE

2239 Tackett's Mill Drive
Suite M
Woodbridge, VA 22192
(703) 492 2002
ka@kitearch.com

ENGINEER

OWNER

PRELIMINARY ISSUES		
#	DESCRIPTION	DATE
00	AS-BUILT	11.02.18

CONSTRUCTION ISSUES		
#	DESCRIPTION	DATE
00	BID / PERMIT	00.00.00

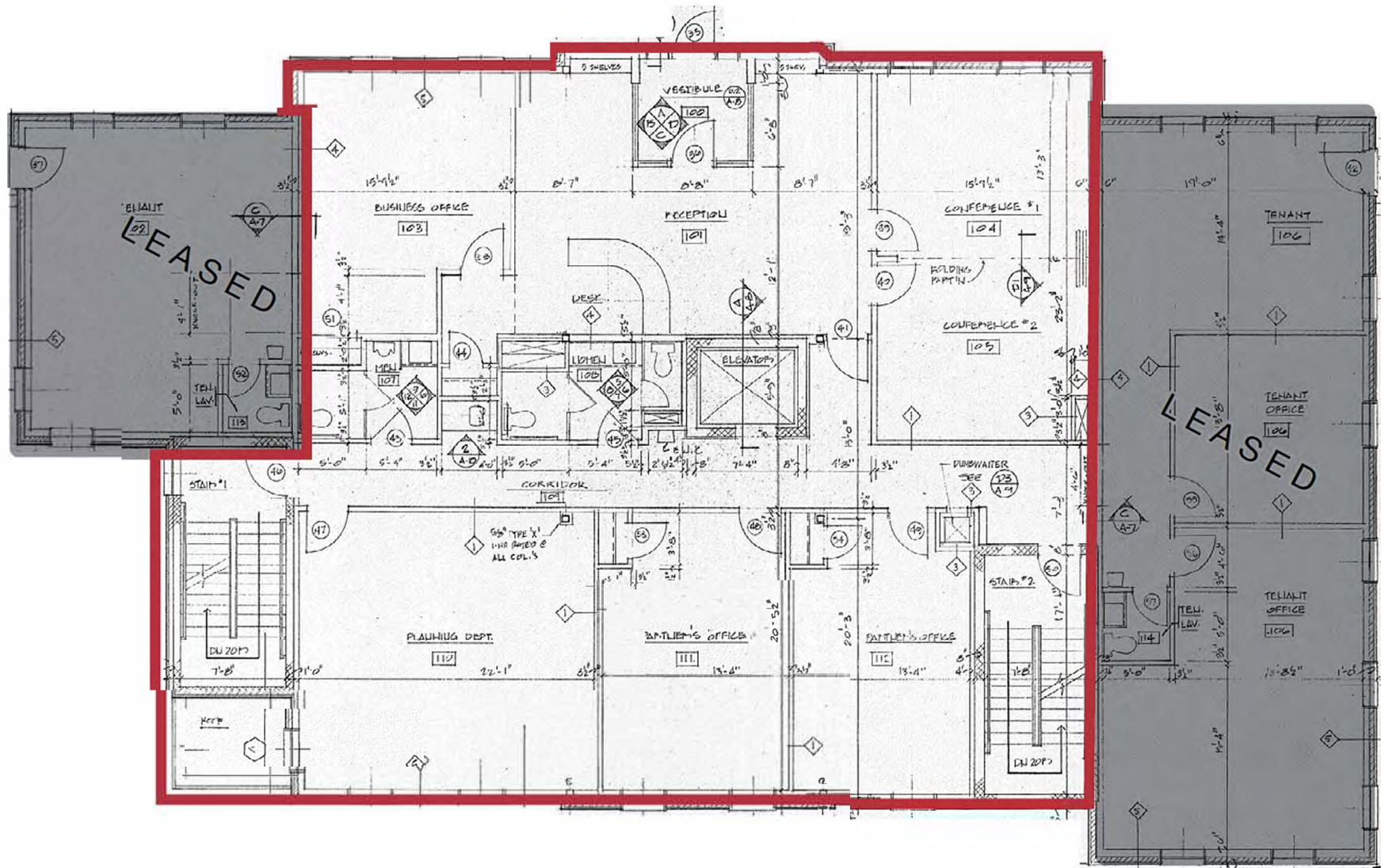
PROJECT
AS-BUILT PLAN

8802 Sudley Road
First Floor
Manassas, VA

SHEET TITLE
Partition Plan
As-Built

SCALE
1/4" = 1'-0"

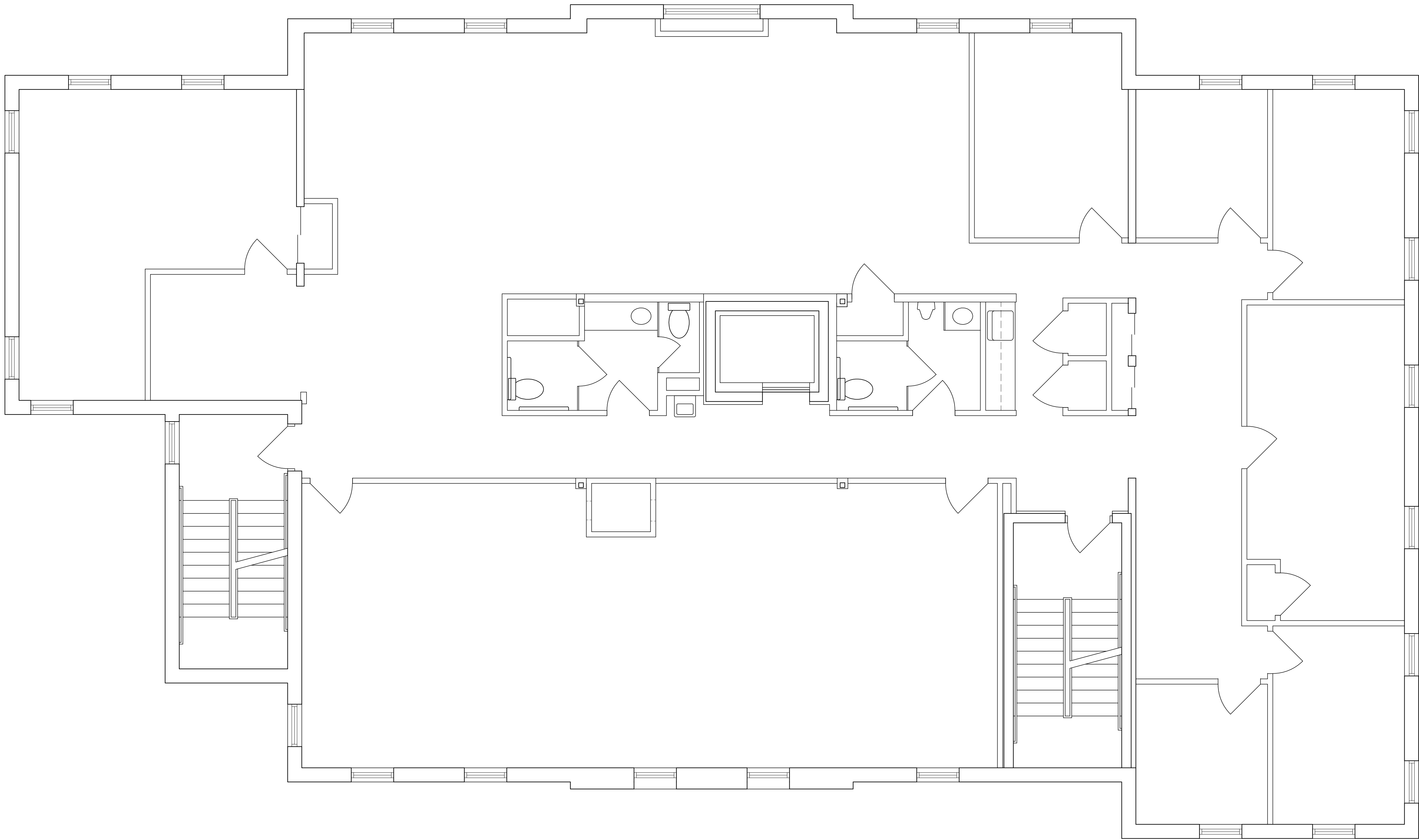
SHEET NUMBER OF
2 3



±4,555 SF
Main Level Total Size

±2,941 SF
Main Level Available

4,555+/- SF Available
Top Floor



KITE
ARCHITECTURE

2239 Tackett's Mill Drive
Suite M
Woodbridge, VA 22192
(703) 492 2002
ka@kitearch.com

ENGINEER

OWNER

PRELIMINARY ISSUES		
#	DESCRIPTION	DATE
00	AS-BUILT	11.02.18

CONSTRUCTION ISSUES		
#	DESCRIPTION	DATE
00	BID / PERMIT	00.00.00

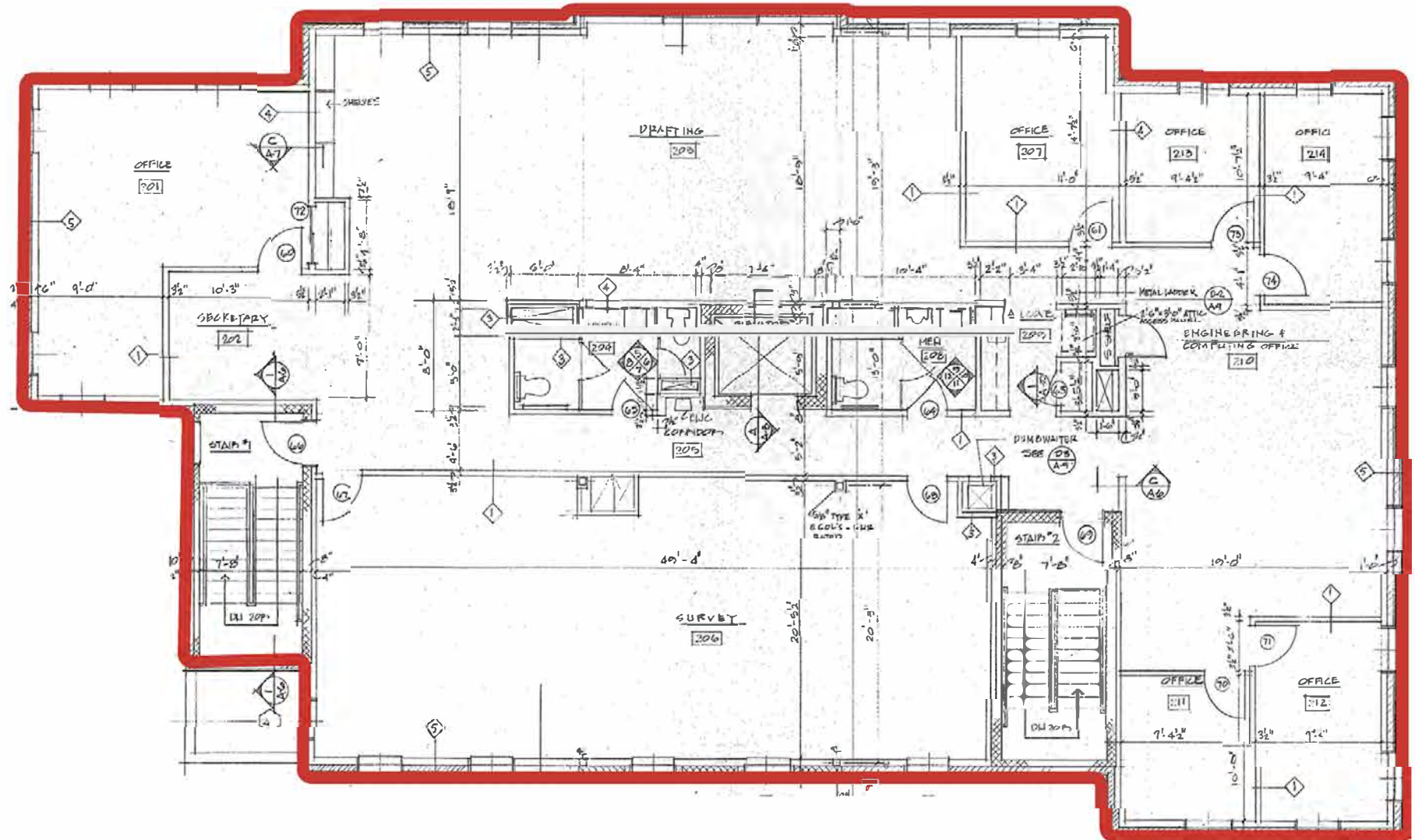
PROJECT
AS-BUILT PLAN

8802 Sudley Road
Second Floor
Manassas, VA

SHEET TITLE
Partition Plan
As-Built

SCALE
1/4" = 1'-0"

SHEET NUMBER 3 OF 3



±4,555 SF
Top Level Total Size

±4,555 SF
Top Level Available