

# FOR SUB-LEASE

# SHARED MEDICAL SPACE

**8637 MATHIS AVENUE**

**MANASSAS, VIRGINIA 20111**

[www.baileys4u.com/commercial/mathis](http://www.baileys4u.com/commercial/mathis)

For more information,  
or to see the property,  
please contact:

**Peggy Duffy**  
703-969-0092  
[pduffy@baileys4u.com](mailto:pduffy@baileys4u.com)

**Gayle Bailey**  
703-968-7761  
[gayle@baileys4u.com](mailto:gayle@baileys4u.com)

**The Bailey Team**  
4201 Pleasant Valley Rd  
Chantilly, VA 20151  
Fax: 703-378-8609

[www.baileys4u.com](http://www.baileys4u.com)

## FEATURES

Well located in Cobblestone Square with entry from Route 28 (Centreville Road) or Mathis Avenue

Offered FOR SUBLEASE--VERY Flexible terms

Medical office with 3 exam/therapy rooms, waiting room & use of receptionist/office staff for sublease, plus exam chairs, autoclave, x-ray machine

Available as shared office space and/or shared exam rooms with Bull Run Medical Specialty Clinic; 1-5 days/week, full or part days; flexible to meet your usage needs

Good for physical therapy, massage therapy, any medical use except podiatry

Plenty of parking; handicap ramp entry

Rent @ \$750/month adjustable based on amount of time needed per month; great office staff

