



Relocatable Pre-Owned Modular Office Building

Manassas, VA

The Challenge

A growing business in Manassas, Virginia required a cost-effective office solution that could be deployed quickly without sacrificing functionality. The client selected a pre-owned modular building to meet budget constraints, but the project still demanded careful coordination to ensure the structure would integrate seamlessly with site conditions and operational needs. With responsibilities such as permitting, utilities, interior finishes, and accessibility elements retained by the client, the project required a flexible approach that balanced speed, customization, and clear division of scope.

The Solution

A 2,880-square-foot relocatable modular office building was delivered from an existing inventory and efficiently installed on site, significantly reducing overall project timeline. The building was set on ABS pads with dry stack block on grade, fully anchored, and finished with perimeter skirting, gutters, and downspouts to provide a complete exterior solution. Designed for business use, the building included an HVAC system to support occupant comfort, along with provisions for field-installed windows with factory-prepared rough openings to accommodate site-specific needs. The modular approach allowed for a streamlined installation process while maintaining flexibility for the client to complete site work and interior elements independently. The final layout and building design, as reflected in the approved plans, ensured the building met project requirements and supported immediate functionality upon completion.