

## COST OF DOING BUSINESS

The City of Manassas boasts competitive tax rates while maintaining high levels of service to the business community.

### Taxes

Real Estate	\$1.44 per \$100 (inclusive of fire/rescue levy)
Business Personal Property	\$3.60 per \$100 (80% yr1, 10% less each year 2-6)
	\$1.25 per \$100 (computers, 50% yr1, 35% yr2, 20% yr3)
Machinery and Tools	\$2.10 per \$100
Business Professional and Occupational License	No fee imposed on businesses w/ gross receipts below \$150k

### Utilities

Manassas owns, operates and maintains its own water, sewer and electric utilities and is committed to offering reliable, cost-efficient service.

Electric	City of Manassas
Water/Sewer	City of Manassas
Gas	Columbia Gas
Telecommunications	Verizon South, Comcast

### Rents

Office	\$19.39 per/SF
Retail	\$19.56 per/SF
Flex	\$9.55 per/SF

\*5 year average

**4<sup>th</sup>** **99.5%**  
Lowest electric rates in VA Reliability

## COMMUNITY PROFILE

The City of Manassas has a distinctively favorable business climate. Our AAA bond rating, strong community leadership, flexible regulatory environment and progressive economic development programs combine to foster an environment prime for business success. Not only do international employers like Micron and Lockheed Martin flourish, so do many homegrown micro-breweries, one-of-a-kind restaurants and boutique retail shops that call Manassas home.

**41,483** Population    **\$74,371** Median Income    **96.5%** Employment Rate



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**HISTORIC HEART.**  
**MODERN BEAT.**

## EMPLOYMENT HUB

With more than 1,500 businesses in the City, Manassas has become a regional employment center for industries in aerospace, healthcare, homeland security and manufacturing. These industries, and more, choose Manassas for our pro-business climate, quality workforce and accessibility.

**23,246**  
Employed Civilian Labor Force

**21,000**  
Commute into Manassas daily - easier to reach than virtually any work destination in the DC metro area

### Largest Employers

- ✓ Micron
- ✓ Novant Health/UVA Health System
- ✓ Lockheed Martin
- ✓ BAE
- ✓ Aurora Flight Sciences - a Boeing Co.
- ✓ American Disposal Services
- ✓ ARS
- ✓ SWIFT

### Major Industries

Healthcare, Professional, Scientific and Technical Services, Manufacturing, Retail, Government



## Innovative

**CenterFuse** is a shared workspace that enables entrepreneurs, remote workers and other independent professionals to share knowledge, resources and networks. Incubation services are also offered to help start-up companies grow.

## TRANSPORTATION

Thirty miles from DC, Manassas provides companies with a strategic advantage for doing business in a global market. Our network of roads, rail and air provides unprecedented 24-hour access to regional, national and international markets.



## Accessible

### Air

- ✓ Manassas Regional Airport  
Largest general aviation airport in the Commonwealth  
- FAA control tower, no landing fees  
- Onsite customs
- ✓ Dulles International Airport (17 miles)
- ✓ Reagan National Airport (32 miles)

### Rail

- ✓ Virginia Railway Express (VRE) provides commuter rail service into DC
- ✓ Amtrak's *Acela Express* line services a growing share of business and leisure passenger travel for the Northeast's major metro regions including Baltimore, Philadelphia, Boston and New York
- ✓ CSX and Norfolk Southern provide traditional freight and intermodal container transportation

### Roads

- ✓ Direct access to Interstates 66 and 95



## WORKFORCE

Manassas has what businesses need to succeed: a highly-skilled and technical workforce with access to major universities and first-class training providers. Our diverse talent base is poised to meet current and future industry needs.

**82%**  
of population have post-HS education

**30%**  
have bachelor's degree or higher

**75%**  
of Northern VA's workforce lives within a 30-mile commute

### Higher Education/Training Providers



A top research University



Largest community college system in the Commonwealth



Leading workforce training provider



## Skilled

The City's diverse workforce includes young, driven innovative thinkers as well as technically-skilled, highly-educated professionals...and everything in between. With an employee base of 1.5 million within a 30 minute commute, Manassas businesses thrive.