

# 9100 Church St - Church St. Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA	4,867 SF
Built	1989
Stories	2
Elevators	None
Typical Floor	1,147 SF
Tenancy	Multiple
Asking Rent	Withheld
For Sale	\$400,000
Parking Spaces	10.00/1,000 SF; 40 Surface Spaces
True Owner	Edward A Newcomb



### Sales Company:

Unit 105 - Jacobs & Co. Real Estate: Scott Jacobs (703) 346-5855, Danielle Ward (571) 274-1982

### Primary Leasing Company:

Crossroads, Realtors

## Property Details

Land Area	0.23 AC (10,019 SF)	Owner Occupied	No
Building FAR	0.49	Zoning	B3
Slab to Slab	9'	Parcel	101-57-00-2

## Amenities

No Data Available

## For Sale Summary

Asking Price	\$400,000	Cap Rate	6.2%
Status	Under Contract	Condo Type	Office/Retail
Asking Price Per Area	\$348.74/SF	Condo Size	1,147 SF
Sale Type	Investment	On Market	546 Days
Total Condos for Sale	1	Last Update	May 26, 2026

## Previous Sale

Sale Date	7/2/2025	Comp ID	7258113
Sale Price	\$350,000	Comp Status	Public Record

## For Lease Summary

No Data Available

## Available Spaces

No Data Available

# 9100 Church St - Church St. Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	10.00/1,000 SF; 40 Surface Spaces		
Traffic Volume	13,031 on Main St (2025); 11,918 on Church St (2023); 1,304 on Mathis Ave (2023); 12,029 on Main St (2025); 11,516 on West St (2025); 11,895 on Main St (2025); 1,309 on Mathis Ave (2025); 4,785 on Centreville Rd (2024); 11,513 on Zebedee St (2025); 9,220 on Lee Ave (2025)		
Transit/Subway	Manassas		4 min walk
Commuter Rail			3 min walk
			11 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	70 - Moderately friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BHHS Pen Fed Realty	1	7,650	30	Jul 2016	-
Berkshire Hathaway PenFed Realty	1	1,390	-	Feb 2016	-
Great Eats Hospitality	1	1,300	2	Feb 2026	-
Metropolitan Regional Info	Unkwn	300	2	Sep 2016	-
Church Street Limited Partnership	Unkwn	-	-	Apr 2005	-

Showing 5 of 8 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Ns Church Property Llc	Manassas, VA 20110	-
True Owner	Edward A Newcomb	Manassas, VA 20111	(703) 368-2877
Contacts	Edward Newcomb (703) 368-2877		
Primary Leasing	Crossroads, Realtors	Manassas, VA 20110	(703) 530-1830
Sales	Jacobs & Co. Real Estate	Nokesville, VA 20181	(703) 594-3800
Contacts	Scott Jacobs (703) 346-5855, Danielle Ward (571) 274-1982		



# 9100 Church St - Church St. Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	49,019 SF	↓ -27.3%
Submarket 1-3 Star	2.5%	0.0%	Months on Market	7.3	↓ -0.1 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$30.72/SF	↑ 0.6%	12 Month Sales Volume	\$18.42M	\$8.25M
Submarket 1-3 Star	\$27.37/SF	↑ 0.5%	Market Sale Price Per Area	\$173/SF	\$167/SF
Market Overall	\$40.44/SF	↑ 0.1%			

# 9420 Forestwood Ln - Building 2

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA	19,962 SF
Built	2005
Stories	2
Typical Floor	12,000 SF
Tenancy	Multiple
Asking Rent	Withheld
For Sale	\$2,700,000
Parking Spaces	3.54/1,000 SF; Covered Spaces Available; 85 Surface Spaces
True Owner	Premiere Realty



### Sales Company:

Unit 100 - Weber Rector Commercial Real Estate Services: Brian Snook (703) 863-1895

### Primary Leasing Company:

Weber Rector Commercial Real Estate Services: Brian Snook (703) 863-1895

## Property Details

Land Area	3.05 AC (132,858 SF)	Owner Occupied	No
Building FAR	0.15	Zoning	B-1
Slab to Slab	10'		

## Amenities

- Air Conditioning

## For Sale Summary

Asking Price	\$2,700,000	Condo Type	Office/Medical
Status	Active	Condo Size	9,981 SF
Asking Price Per Area	\$270.51/SF	On Market	1,858 Days
Sale Type	Investment	Last Update	May 28, 2026
Total Condos for Sale	1	Sale Conditions	Investment Triple Net
Cap Rate	5.4%		

## Previous Sale

Sale Date	3/6/2014	Sale Type	Investment
Sale Price	\$2,350,000	Comp Status	Research Complete
Comp ID	2973696	Sale Conditions	Condo Conversion

## For Lease Summary

No Data Available

## Available Spaces

No Data Available



# 9420 Forestwood Ln - Building 2

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	3.54/1,000 SF; Covered Spaces Available; 85 Surface Spaces		
Traffic Volume	2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 27,382 on Plantation Ln (2025); 24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 3,466 on Weems Rd (2025); 3,499 on Weems Rd (2025); 2,818 on Weems Rd (2025); 3,000 on Weems Rd (2021); 9,477 on Stuart Ave (2023)		
Commuter Rail			6 min drive
			12 min drive
Airport	Washington Dulles International		36 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
DaVita Kidney Care	1	9,981	15	Dec 2015	-
Comprehensive Sleep Care Center	2	2,991	-	Jan 2026	-
Lighthouse Pediatric Dentistry	2	2,419	-	Jan 2026	-
Freddy & Son Roofing	2	1,996	10	Apr 2021	-

Showing 4 of 4 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Forestwood Venture, LLC	Herndon, VA 20171	(703) 707-9028
True Owner	Premiere Realty	McLean, VA 22101	(703) 748-0001
Contacts	Jue Wang (703) 748-0001		
Primary Leasing	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Brian Snook (703) 863-1895		
Sales	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Brian Snook (703) 863-1895		



# 9420 Forestwood Ln - Building 2

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	↓ -12.9%	12 Month Leased	49,019 SF	↓ -27.3%
Submarket 1-3 Star	2.5%	0.0%	Months on Market	7.3	↓ -0.1 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.99/SF	↑ 0.2%	12 Month Sales Volume	\$18.42M	\$8.25M
Submarket 1-3 Star	\$27.37/SF	↑ 0.5%	Market Sale Price Per Area	\$173/SF	\$167/SF
Market Overall	\$40.44/SF	↑ 0.1%			

# 9161 Liberia Ave - Signal Hill Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA	45,164 SF
Built	2006
Stories	4
Elevators	6 passenger
Typical Floor	3,616 SF
Tenancy	Multiple
Asking Rent	Withheld
For Sale	\$399,000
Parking Spaces	3.75/1,000 SF; 120 Surface Spaces; 45 Covered Spaces



### Sales Company:

Unit 302 - Re/Max Executives: Eugene Northrop (202) 288-1468

### Primary Leasing Company:

Weber Rector Commercial Real Estate Services: Carmela Patrick CCIM (703) 298-8187

## Property Details

Land Area	1.73 AC (75,359 SF)	Column Spacing	Yes
Building FAR	0.60	Owner Occupied	Yes
Slab to Slab	9'	Zoning	I-2
Parcel	100-29-00-169K1A-100 (+21 more)		

## Amenities

- 24 Hour Access
- Kitchen
- Storage Space
- Central Heating
- Natural Light
- Wheelchair Accessible
- Controlled Access
- Partitioned Offices
- Fully Carpeted
- Reception

## For Sale Summary

Asking Price	\$399,000	Condo Type	Office
Status	Active	Condo Size	1,381 SF
Asking Price Per Area	\$288.92/SF	On Market	47 Days
Sale Type	Investment or Owner User	Last Update	May 6, 2026
Total Condos for Sale	1		

## Previous Sale

No Data Available

## For Lease Summary

No Data Available

## Available Spaces

No Data Available

# 9161 Liberia Ave - Signal Hill Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	3.75/1,000 SF; 120 Surface Spaces; 45 Covered Spaces	
Traffic Volume	40,769 on Quarry Rd (2025); 6,015 on Richmond Ave (2025); 6,146 on Richmond Ave (2022); 5,329 on Richmond Ave (2025); 36,086 on Liberia Ave (2025); 5,202 on I Beam Ln (2025); 4,996 on I Beam Ln (2024); 5,006 on Mayfield Ct (2024); 6,323 on Signal View Dr (2025); 7,028 on Signal View Dr (2025)	
Commuter Rail		5 min drive
		15 min drive
Airport	Washington Dulles International	34 min drive
	Ronald Reagan Washington Ntl	49 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Office Michael A. Kernbach	3	2,823	5	Apr 2016	-
Frye & Company, CPAs	3	2,595	20	Aug 2015	-
Brown Mobley And Way, P.C.	4	2,484	6	Jan 2019	-
LTM INC.	3	2,258	8	Jan 2017	-
Savant Wealth Management	1	2,258	10	Jan 2020	-

Showing 5 of 18 Tenants

## Contacts

Type	Name	Location	Phone
Primary Leasing	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Carmela Patrick CCIM (703) 298-8187		
Sales	Re/Max Executives	Alexandria, VA 22301	(703) 222-4663
Contacts	Eugene Northrop (202) 288-1468		

## Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	3.1%	↓ -3.2%	12 Month Leased	49,019 SF	↓ -27.3%
Submarket 2-4 Star	2.3%	↓ -0.8%	Months on Market	7.3	↓ -0.1 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.15/SF	↑ 0.3%	12 Month Sales Volume	\$18.42M	\$8.25M
Submarket 2-4 Star	\$27.51/SF	↑ 0.5%	Market Sale Price Per Area	\$173/SF	\$167/SF
Market Overall	\$40.44/SF	↑ 0.1%			



# 8803 Sudley Rd - Manassas Office Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA	8,365 SF
Built	1975
Stories	2
Elevators	None
Typical Floor	4,426 SF
Tenancy	Multiple
Asking Rent	Withheld
For Sale	\$2,130,000 (\$254.63/SF)
Parking Spaces	10.00/1,000 SF; 80 Surface Spaces
True Owner	Griffin Owens Insurance Group



### Sales Company:

Wellborn Management Co. Inc.: Kimberly Alexander (703) 464-7009

### Primary Leasing Company:

MU-DEL Electronics, Inc.

## Property Details

Land Area	0.51 AC (22,216 SF)	Owner Occupied	No
Building FAR	0.38	Zoning	B-1
Slab to Slab	10'	Parcel	112-46-00-1

## Amenities

- 24 Hour Access
- Air Conditioning
- Signage

## For Sale Summary

Asking Price	\$2,130,000 (\$254.63/SF)	Built	1975
Status	Active	On Market	63 Days
Sale Type	Investment or Owner User	Last Update	May 11, 2026
RBA	8,365 SF	Sale Conditions	Sale Leaseback
Land	0.51 AC		

## Previous Sale

Sale Date	3/8/2018	Sale Type	Owner User
Sale Price	\$1,080,000	Comp Status	Research Complete
Comp ID	4350993		

## For Lease Summary

No Data Available

## Available Spaces

No Data Available

# 8803 Sudley Rd - Manassas Office Park



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Office

## Transportation

Parking Details	10.00/1,000 SF; 80 Surface Spaces		
Traffic Volume	27,382 on Plantation Ln (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 260 on Stuart Ave (2025); 9,477 on Stuart Ave (2023); 6,928 on Stuart Ave (2025); 3,652 on Beaugard Ave (2025); 3,600 on Nelson Ln (2021)		
Commuter Rail			4 min drive
			11 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		49 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Irs Masters Incdarrow & Associates Cpa Pc	2	925	4	Jan 2013	-
Standard Paving Inc	2	750	5	Jul 2016	-
Morning Star Home Care Inc	2	320	10	Aug 2017	-
Observer Newspapers	2	-	6	Nov 2025	-

Showing 4 of 4 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	8803 Sudley RD LLC	Herndon, VA 20170	(703) 471-0050
True Owner	Griffin Owens Insurance Group	Herndon, VA 20170	(703) 471-0050
Primary Leasing	MU-DEL Electronics, Inc.	Manassas, VA 20109	(703) 368-8900
Sales	Wellborn Management Co. Inc.	Reston, VA 20190	(703) 464-7009
Contacts	Kimberly Alexander (703) 464-7009		

## Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	47.8%	↑ 47.8%	12 Month Leased	49,019 SF	↓ -27.3%
Submarket 1-3 Star	2.5%	0.0%	Months on Market	7.3	↓ -0.1 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$25.06/SF	↑ 0.5%	12 Month Sales Volume	\$18.42M	\$8.25M
Submarket 1-3 Star	\$27.37/SF	↑ 0.5%	Market Sale Price Per Area	\$173/SF	\$167/SF
Market Overall	\$40.44/SF	↑ 0.1%			



# 8755-8785 Mathis Ave - Samantha's Corner

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA	22,228 SF
Built	1990
Stories	2
Typical Floor	11,114 SF
Tenancy	Multiple
Asking Rent	Withheld
For Sale	\$250,000
Parking Spaces	5.40/1,000 SF; 120 Surface Spaces
True Owner	Zaal Holdings LLC



### Sales Company:

Unit 8781 - Weber Rector Commercial Real Estate Services: Ryan Archibald (703) 936-6986

### Primary Leasing Company:

ZAAL, INC: farzad darui (703) 658-4848

## Property Details

Land Area	0.26 AC (11,326 SF)	Zoning	B-4
Building FAR	1.96	Parcel	111-30-00-C1-I
Owner Occupied	No		

## Amenities

No Data Available

## For Sale Summary

Asking Price	\$250,000	Condo Type	Office
Status	Under Contract	Condo Size	1,228 SF
Asking Price Per Area	\$203.58/SF	On Market	73 Days
Sale Type	Investment or Owner User	Last Update	May 15, 2026
Total Condos for Sale	1		

## Previous Sale

No Data Available

## For Lease Summary

No Data Available

## Available Spaces

No Data Available

## Transportation

Parking Details	5.40/1,000 SF; 120 Surface Spaces
Traffic Volume	42,694 on Kincheloe Dr (2025); 29,415 on Liberia Ave (2025); 36,332 on Breeden Ave (2018); 27,517 on Shoppers Sq (2025); 38,027 on Centreville Rd (2025); 3,853 on Reb Yank Dr (2025); 26,526 on Reb Yank Dr (2025); 11,939 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025); 11,239 on Bucyrus Ct (2025)



# 8755-8785 Mathis Ave - Samantha's Corner

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation (Continued)

Commuter Rail		5 min drive
		14 min drive
Airport	Washington Dulles International	32 min drive
	Ronald Reagan Washington Ntl	47 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	70 - Moderately friendly	
Transit Friendly	30 - Somewhat friendly	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Excellence Massage	1	1,111	1	Aug 2018	-
Healthy aging	1	1,111	-	Dec 2025	-
Ericka beauty salon	1	962	-	Dec 2025	-
Advantage Insurance Agency Inc	1	889	3	Sep 2010	-
Brenda rivera beauty salon	1	889	-	Dec 2025	-

Showing 5 of 19 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Zaal Holdings LLC	FALLS CHURCH, VA 22044	(703) 658-4848
True Owner	Zaal Holdings LLC	FALLS CHURCH, VA 22044	(703) 658-4848
Contacts	Farzad Durai (703) 658-4848		
Primary Leasing	ZAAL, INC	Falls Church, VA 22044	(703) 658-4848
Contacts	farzad darui (703) 658-4848		
Sales	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Ryan Archibald (703) 936-6986		

## Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	5.5%	↑ 5.5%	12 Month Leased	49,019 SF	↓ -27.3%
Submarket 1-3 Star	2.5%	0.0%	Months on Market	7.3	↓ -0.1 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$29.13/SF	↑ 0.7%	12 Month Sales Volume	\$18.42M	\$8.25M
Submarket 1-3 Star	\$27.37/SF	↑ 0.5%	Market Sale Price Per Area	\$173/SF	\$167/SF
Market Overall	\$40.44/SF	↑ 0.1%			



# 9548-9550 Surveyor Ct

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA	4,282 SF
Built	1969
Stories	2
Elevators	None
Typical Floor	2,141 SF
Tenancy	Multiple
Asking Rent	Withheld
For Sale	\$1,350,000 (\$315.27/SF)
Parking Spaces	1.87/1,000 SF; 20 Surface Spaces
True Owner	JECOR LLC



### Sales Company:

The Genau Group: Ryan Hall (804) 687-8370, Fletcher Gill (240) 462-6008, Zachary Anderson (202) 516-5392

### Primary Leasing Company:

ReMax Regency

## Property Details

Land Area	0.21 AC (9,148 SF)	Owner Occupied	No
Building FAR	0.47	Zoning	B1, Manassas
Slab to Slab	10'	Parcel	112-01-00-16L

## Amenities

- 24 Hour Access

## For Sale Summary

Asking Price	\$1,350,000 (\$315.27/SF)	Land	0.21 AC
Status	Active	Built	1969
Cap Rate	5.6%	On Market	364 Days
Sale Type	Investment or Owner User	Last Update	April 3, 2026
RBA	4,282 SF		

## Previous Sale

Sale Date	6/19/2015	Sale Type	Investment
Sale Price	\$585,000	Comp Status	Research Complete
Comp ID	3357044	Actual Cap Rate	8.0%

## For Lease Summary

No Data Available

## Available Spaces

No Data Available

# 9548-9550 Surveyor Ct



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Office

## Transportation

Parking Details	1.87/1,000 SF; 20 Surface Spaces	
Traffic Volume	24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 27,382 on Plantation Ln (2025); 26,088 on Rolling Rd (2025); 2,548 on Sudley Rd (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 1,499 on Impalla Dr (2025); 1,483 on Sunset Dr (2025); 3,652 on Beauregard Ave (2025)	
Commuter Rail		5 min drive
		11 min drive
Airport	Washington Dulles International	35 min drive
	Ronald Reagan Washington Ntl	49 min drive
Pedestrian Friendly	70 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	70 - Moderately friendly	
Transit Friendly	30 - Somewhat friendly	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Manassas Massage Therapy	1	1,100	1	Apr 2018	-
Why Incorporated	Unkwn	-	5	Dec 2017	-

Showing 2 of 2 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	JECOR LLC	Herndon, VA 20171	(703) 713-0594
True Owner	JECOR LLC	Herndon, VA 20171	(703) 713-0594
Contacts	Margaret Sun (703) 713-0594		
Primary Leasing	ReMax Regency	Manassas, VA 20109	(703) 656-4650
Sales	The Genau Group	Washington, DC 20007	(202) 735-5382
Contacts	Ryan Hall (804) 687-8370, Fletcher Gill (240) 462-6008, Zachary Anderson (202) 516-5392		

## Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	49,019 SF	↓ -27.3%
Submarket 1-3 Star	2.5%	0.0%	Months on Market	7.3	↓ -0.1 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.85/SF	↑ 0.2%	12 Month Sales Volume	\$18.42M	\$8.25M
Submarket 1-3 Star	\$27.37/SF	↑ 0.5%	Market Sale Price Per Area	\$173/SF	\$167/SF
Market Overall	\$40.44/SF	↑ 0.1%			



# 9625 Surveyor Ct - Monroe Bldg

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	34,000 SF (94.8%)
Built/Renovated	1963/1997
Stories	4
Elevators	2 passenger
Typical Floor	8,500 SF
Tenancy	Multiple
Available	1,492 - 3,246 SF
Max Contiguous	1,754 SF
Asking Rent	\$22.50 SF/Year/FS
Parking Spaces	4.41/1,000 SF; 150 Surface Spaces



## Property Details

Land Area	1.28 AC (55,757 SF)	Owner Occupied	No
Building FAR	0.61	Zoning	B1
Slab to Slab	10'	Parcel	112-01-00-16J

## For Lease Summary

Number of Spaces	2	% Leased	94.8%
Smallest Space	1,492 SF	Asking Rent	\$22.50 SF/Year
Max Contiguous	1,754 SF	Service Type	Full Service
Vacant	1,754 SF	Office Available	3,246 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	210	Office	Direct	1,754	1,754	1,754	\$22.50 FS	Vacant	Negotiable
P 3	310	Office	Direct	1,492	1,492	1,492	\$22.50 FS	30 Days	Negotiable

## Amenities

- Controlled Access
- Security System
- Signage

## Contacts

Type	Name	Location	Phone
Recorded Owner	SURVEYOR COURT LC	Bethesda, MD 20814	-
True Owner	Premier Management Services, LC	Bethesda, MD 20814	(888) 597-8700
Primary Leasing	Newmark	McLean, VA 22102	(703) 448-2000
Contacts	Larry FitzGerald (703) 585-3325, Cole Spalding (703) 587-5440, Nicholas Kuhn (571) 215-9213		

# 9625 Surveyor Ct - Monroe Bldg

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

Sale Date	7/31/1996	Comp Status	Research Complete
Sale Price	\$785,000	Sale Conditions	Distress Sale
Comp ID	177508		

## Transportation

Parking Details	4.41/1,000 SF; 150 Surface Spaces		
Traffic Volume	23,190 on Dorsey Cir (2025); 24,813 on Rolling Rd (2025); 27,382 on Plantation Ln (2025); 26,088 on Rolling Rd (2025); 2,548 on Sudley Rd (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 1,499 on Impalla Dr (2025); 1,483 on Sunset Dr (2025); 3,652 on Beauregard Ave (2025)		
Commuter Rail			5 min drive 10 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		49 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Target Advertising	3-4	12,108	16	Oct 2007	-
Virginia Spine Specialists	3	3,400	13	May 2022	-
Stone Ridge Family Medicine	1	3,046	5	Mar 2025	-
Privia Health	2	2,421	5	Dec 2025	-
Manassas Family Dentistry	1	2,370	5	Apr 2005	-

Showing 5 of 9 Tenants



# 9113 Church St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	4,944 SF (65.3%)
Built	1963
Stories	2
Elevators	None
Typical Floor	2,472 SF
Tenancy	Multiple
Available	690 - 1,715 SF
Max Contiguous	1,715 SF
Asking Rent	\$25.00 SF/Year/+CHAR



## Property Details

Land Area	0.06 AC (2,614 SF)	Owner Occupied	No
Building FAR	1.89	Zoning	B-3, City Center Com.
Slab to Slab	9'	Parcel	101-01-00-389

## For Lease Summary

Number of Spaces	2	% Leased	65.3%
Smallest Space	690 SF	Asking Rent	\$25.00 SF/Year
Max Contiguous	1,715 SF	Service Type	Plus Cleaning
Vacant	1,715 SF	Office Available	1,715 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	102	Office	Direct	1,025	1,715	1,715	\$25.00 +CHAR	Vacant	Negotiable
P 1	101	Office	Direct	690	1,715	1,715	\$25.00 +CHAR	Vacant	Negotiable

## Amenities

- 24 Hour Access

## Contacts

Type	Name	Location	Phone
Recorded Owner	ARA Church Street LLC	Fairfax, VA 22033	(703) 385-1001
True Owner	Automotive Recyclers Association	Manassas, VA 20110	(703) 385-1001
Contacts	Michael Wilson (703) 385-1001		
Primary Leasing	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Coleman Rector (703) 929-0123		

# 9113 Church St

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

Sale Date	3/9/2009	Sale Type	Owner User
Sale Price	\$800,000	Comp Status	Research Complete
Comp ID	1680595		

## Transportation

Traffic Volume	11,516 on West St (2025); 13,031 on Main St (2025); 11,918 on Church St (2023); 1,304 on Mathis Ave (2023); 12,029 on Main St (2025); 11,895 on Main St (2025); 1,309 on Mathis Ave (2025); 19,024 on Prince William St (2025); 18,767 on Prince William St (2023); 9,220 on Lee Ave (2025)		
Transit/Subway	Manassas		2 min walk
Commuter Rail			2 min walk 11 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		52 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	70 - Moderately friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Automotive Recyclers Association	1-2	4,944	33	May 2009	-
Sales Innovation Assoc	1	450	3	Oct 2016	-
Sterling Sales & Marketing LLC	2	-	6	Feb 2019	-

Showing 3 of 3 Tenants



# 9200 Church St - VF&N Building

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	30,702 SF (96.1%)
Built	2000
Stories	4
Elevators	Yes
Typical Floor	7,675 SF
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$29.00 SF/Year/FS
Parking Spaces	3.50/1,000 SF; 40 Surface Spaces; 20 Covered Spaces



## Property Details

Land Area	0.40 AC (17,424 SF)	Owner Occupied	No
Building FAR	1.76	Zoning	B-3
Slab to Slab	9'	Parcel	101-01-00-361

## For Lease Summary

Number of Spaces	1	% Leased	96.1%
Smallest Space	1,200 SF	Asking Rent	\$29.00 SF/Year
Max Contiguous	1,200 SF	Service Type	Full Service
Vacant	1,200 SF	Office Available	1,200 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	204	Office	Direct	1,200	1,200	1,200	\$29.00 FS	Vacant	Negotiable

## Amenities

- Air Conditioning
- Central Heating

## Contacts

Type	Name	Location	Phone
Recorded Owner	West Street Developer LLC	Manassas, VA 20110	(703) 335-6695
True Owner	West Street Developer LLC	Manassas, VA 20110	(703) 335-6695
Primary Leasing	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Coleman Rector (703) 929-0123, Chuck Rector (703) 929-9758, Brian Snook (703) 863-1895		

## Previous Sale

No Data Available




# 9200 Church St - VF&N Building

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	3.50/1,000 SF; 40 Surface Spaces; 20 Covered Spaces		
Traffic Volume	11,516 on West St (2025); 13,031 on Main St (2025); 9,220 on Lee Ave (2025); 11,918 on Church St (2023); 1,304 on Mathis Ave (2023); 12,029 on Main St (2025); 18,767 on Prince William St (2023); 19,024 on Prince William St (2025); 1,309 on Mathis Ave (2025); 11,895 on Main St (2025)		
Transit/Subway	Manassas 		3 min walk
Commuter Rail			3 min walk
			10 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		51 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	70 - Moderately friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hepburn & Sons Llc	3	7,675	27	Jul 2012	-
Truist Wealth	1	7,675	51	Oct 2011	-
Vanderpool, Frostick & Nishanian, P.C.	4	7,675	28	Jan 2003	-
Matthew A Crist Attorney at Law	2	2,238	4	Mar 2025	-
Counseling & Forensic Services	2	1,842	8	Apr 2025	-

Showing 5 of 6 Tenants

# 9001 Digges Rd - Digges Road Office Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	24,620 SF (94.1%)
Built	1984
Stories	2
Elevators	None
Typical Floor	12,310 SF
Tenancy	Multiple
Available	1,452 SF
Max Contiguous	1,452 SF
Asking Rent	\$17.77 SF/Year/NNN
Parking Spaces	3.25/1,000 SF; 80 Surface Spaces



## Property Details

Land Area	2.05 AC (89,288 SF)	Owner Occupied	No
Building FAR	0.28	Zoning	B-1
Slab to Slab	9'	Parcel	112-14-00-CA

## For Lease Summary

Number of Spaces	1	Asking Rent	\$17.77 SF/Year
Smallest Space	1,452 SF	Service Type	Triple Net
Max Contiguous	1,452 SF	CAM	\$6.95/SF
Vacant	1,452 SF	Office/Medical Available	1,452 SF
% Leased	94.1%		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	207	Office/Medical	Direct	1,452	1,452	1,452	\$17.77 NNN	Vacant	Negotiable

## Amenities

- Air Conditioning
- Signage

## Contacts

Type	Name	Location	Phone
Recorded Owner	Andrawis Family Trust	-	-
Recorded Owner	Nabil S Andrawis	-	-
True Owner	Novant Health	Manassas, VA 20110	(703) 257-9234
Contacts	Mark Bartolozzi (703) 257-9234		
Primary Leasing	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	Ryan Archibald (703) 936-6986		

# 9001 Digges Rd - Digges Road Office Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

Sale Date	1/29/2026	Comp ID	7593015
Sale Price	Withheld	Comp Status	Public Record

## Transportation

Parking Details	3.25/1,000 SF; 80 Surface Spaces		
Traffic Volume	23,190 on Dorsey Cir (2025); 24,813 on Rolling Rd (2025); 27,382 on Plantation Ln (2025); 26,088 on Rolling Rd (2025); 2,548 on Sudley Rd (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 3,600 on Nelson Ln (2021); 3,652 on Beaugard Ave (2025); 1,499 on Impalla Dr (2025)		
Commuter Rail			5 min drive
			11 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		49 min drive
Pedestrian Friendly	70 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Manassas Clinical Research Center	1	3,693	6	Jul 2016	-
Northern Virginia Surgical Arts	1	1,725	7	Jan 2026	-
Children's Healthcare Center of Northern Virginia	1	1,723	6	Jan 2026	-
Northern Virginia Family Medicine	1	1,723	8	Oct 2011	-
APNA Podiatry	2	1,600	5	Dec 2018	-

Showing 5 of 10 Tenants



# 9380 Forestwood Ln - Forestwood Professional Village



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Office

## Property Summary

RBA (% Leased)	10,848 SF (75.7%)
Built	1983
Stories	1
Typical Floor	10,848 SF
Tenancy	Multiple
Available	946 - 2,640 SF
Max Contiguous	2,640 SF
Asking Rent	\$18.50 SF/Year/MG
Parking Spaces	4.61/1,000 SF; 50 Surface Spaces



## Property Details

Owner Occupied	No	Zoning	B1
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## For Lease Summary

Number of Spaces	1	% Leased	75.7%
Smallest Space	946 SF	Asking Rent	\$18.50 SF/Year
Max Contiguous	2,640 SF	Service Type	Modified Gross
Vacant	2,640 SF	Office Available	2,640 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C & D	Office	Direct	946 - 2,640	2,640	2,640	\$18.50 MG	Vacant	Negotiable

## Amenities

- Hardwood Floors

## Contacts

Type	Name	Location	Phone
Recorded Owner	Didlake Inc	Manassas, VA 20110	-
True Owner	Okun Joleen	Manassas, VA 20110	(703) 566-3718
Contacts	Joleen Okun (804) 243-1361		

## Previous Sale

No Data Available

## Transportation

Parking Details	4.61/1,000 SF; 50 Surface Spaces
Traffic Volume	27,382 on Plantation Ln (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 9,477 on Stuart Ave (2023); 6,928 on Stuart Ave (2025); 260 on Stuart Ave (2025); 24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 3,652 on Beaugard Ave (2025); 3,600 on Nelson Ln (2021)
Commuter Rail	5 min drive 11 min drive



# 9380 Forestwood Ln - Forestwood Professional Village

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation (Continued)

Airport	Washington Dulles International	35 min drive
	Ronald Reagan Washington Ntl	49 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Didlake	1	2,700	18	Dec 2016	-
AAA Women For Choice	1	200	1	Sep 2010	-
Hearing Care Ctr	1	-	4	Nov 2016	-

Showing 3 of 3 Tenants

# 9317 Grant Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	3,300 SF (50.2%)
Built	1964
Stories	2
Typical Floor	2,150 SF
Tenancy	Multiple
Available	772 - 1,642 SF
Max Contiguous	870 SF
Asking Rent	\$22.07 - 23.00 SF/Year/MG
Parking Spaces	0.90/1,000 SF; 3 Surface Spaces



## Property Details

Land Area	0.07 AC (3,000 SF)	Owner Occupied	No
Building FAR	1.10	Zoning	B-1
Slab to Slab	8'	Parcel	101-01-00-321

## For Lease Summary

Number of Spaces	2	% Leased	50.2%
Smallest Space	772 SF	Asking Rent	\$22.07 - 23.00 SF/Year
Max Contiguous	870 SF	Service Type	Modified Gross
Vacant	1,642 SF	Office Available	1,642 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	772	772	772	\$23.00 MG	Vacant	3 - 5 Years
P 2	9216 Lee	Office	Direct	870	870	870	\$22.07 MG	Vacant	3 - 5 Years

## Amenities

- Air Conditioning
- Central Heating

## Contacts

Type	Name	Location	Phone
Recorded Owner	Action In Cmnty Through Svc Of	DUMFRIES, VA 22026	-
True Owner	Vanderpool, Frostick & Nishanian, P.C.	Manassas, VA 20110	(703) 369-4738
Contacts	Michael Vanderpool (703) 369-4738		
Primary Leasing	Norman Realty, Inc.	Manassas, VA 20109	(703) 631-1865
Contacts	John Walvius (703) 625-6113		

# 9317 Grant Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

No Data Available

## Transportation

Parking Details	0.90/1,000 SF; 3 Surface Spaces	
Traffic Volume	9,220 on Lee Ave (2025); 11,158 on Not Available (2020); 11,516 on West St (2025); 18,767 on Prince William St (2023); 19,024 on Prince William St (2025); 9,970 on Grant Ave (2025); 9,984 on Peabody St (2025); 2,089 on West St (2025); 8,921 on Portner Ave (2025)	
Transit/Subway	Manassas 	5 min walk
Commuter Rail		5 min walk 10 min drive
Airport	Washington Dulles International	36 min drive
	Ronald Reagan Washington Ntl	51 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	70 - Moderately friendly	
Transit Friendly	60 - Moderately friendly	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
INSIDENOVA	1	900	-	Mar 2026	-
Vanderpool, Frostick & Nishanian, P.C.	2	758	-	Aug 2016	-

Showing 2 of 2 Tenants

# 9408 Grant Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	32,000 SF (85.3%)
Built	2009
Stories	4
Typical Floor	8,000 SF
Tenancy	Multiple
Available	1,062 - 4,695 SF
Max Contiguous	2,128 SF
Asking Rent	\$26.37 - 26.88 SF/Year/+CHAR
Parking Spaces	0.47/1,000 SF; 15 Surface Spaces



## Property Details

Land Area	0.27 AC (11,761 SF)	Zoning	B-3
Building FAR	2.72	Parcel	101-01-00-318A
Owner Occupied	No		

## For Lease Summary

Number of Spaces	4	% Leased	85.3%
Smallest Space	1,062 SF	Asking Rent	\$26.37 - 26.88 SF/Year
Max Contiguous	2,128 SF	Service Type	Plus Cleaning
Vacant	4,695 SF	Office Available	4,695 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	205	Office	Direct	1,183	1,183	1,183	\$26.37 +CHAR	Vacant	Negotiable
P 2	203	Office	Direct	1,066	2,128	2,128	\$26.45 +CHAR	Vacant	Negotiable
P 2	204	Office	Direct	1,062	2,128	2,128	\$26.55 +CHAR	Vacant	Negotiable
P 4	403	Office	Direct	1,384	1,384	1,384	\$26.88 +CHAR	Vacant	Negotiable

## Amenities

- Air Conditioning
- Banking
- Central Heating
- Direct Elevator Exposure

## Contacts

Type	Name	Location	Phone
Recorded Owner	Godwin Park Enterprises Llc	Manassas, VA 20110	-
True Owner	Cuco,Victor	Arlington, VA 22201	(703) 522-2427
Contacts	Victor Cuco (703) 522-2427		
Primary Leasing	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	George Charlton (703) 732-2133, Brian Snook (703) 863-1895		



# 9408 Grant Ave

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

No Data Available

## Transportation

Parking Details	0.47/1,000 SF; 15 Surface Spaces
Traffic Volume	11,158 on Not Available (2020); 9,220 on Lee Ave (2025); 18,767 on Prince William St (2023); 19,024 on Prince William St (2025); 9,970 on Grant Ave (2025); 9,984 on Peabody St (2025); 11,516 on West St (2025); 10,785 on Peabody St (2025); 8,921 on Portner Ave (2025)
Transit/Subway	Manassas  4 min walk
Commuter Rail	4 min walk
Airport	Washington Dulles International 36 min drive Ronald Reagan Washington Ntl 51 min drive
Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	60 - Moderately friendly

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Livesay & Myers, P.C.	4	4,000	10	Apr 2015	-
M&T Bank	1	3,200	10	Aug 2018	-
Strong Home Mortgage	3	3,200	15	Mar 2020	-
NextHome The Agency Group	4	2,616	4	Aug 2024	-
Edward Jones	3	2,400	12	Feb 2016	-

Showing 5 of 12 Tenants



# 8807 Sudley Rd - Manassas Office Park



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Office

## Property Summary

RBA (% Leased)	17,930 SF (100%)
Built	1973
Stories	2
Elevators	None
Typical Floor	8,965 SF
Tenancy	Multiple
Available	148 - 1,483 SF
Max Contiguous	1,335 SF
Asking Rent	\$24.00 - 36.48 SF/Year/+CHAR
Parking Spaces	5.33/1,000 SF; 80 Surface Spaces; Covered Spaces Available



## Property Details

Land Area	1.06 AC (46,174 SF)	Owner Occupied	No
Building FAR	0.39	Zoning	B-1
Slab to Slab	8'	Parcel	112-46-00-3

## For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	148 SF	Asking Rent	\$24.00 - 36.48 SF/Year
Max Contiguous	1,335 SF	Service Type	Plus Cleaning
Vacant	0 SF	Office Available	1,483 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101	Office	Direct	1,335	1,335	1,335	\$24.00 +CHAR	30 Days	3 - 10 Years
P 1	110	Office	Direct	148	148	148	\$36.48 +CHAR	07/2026	3 - 10 Years

## Amenities

- Property Manager on Site
- Signage

## Contacts

Type	Name	Location	Phone
Recorded Owner	Stonebridge Investments III LLC	-	-
True Owner	Kaplow, Stuart D	Towson, MD 21286	(410) 339-3910
Contacts	Stuart Kaplow (410) 339-3910		
Primary Leasing	Verity Commercial	Reston, VA 20190	(703) 435-4007
Contacts	Jennifer Burke (703) 969-9519		

# 8807 Sudley Rd - Manassas Office Park

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

Sale Date	6/18/2018	Sale Type	Investment
Sale Price	\$990,000	Comp Status	Research Complete
Comp ID	4302436	Sale Conditions	High Vacancy Property

## Transportation

Parking Details	5.33/1,000 SF; 80 Surface Spaces; Covered Spaces Available		
Traffic Volume	27,382 on Plantation Ln (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 9,477 on Stuart Ave (2023); 260 on Stuart Ave (2025); 6,928 on Stuart Ave (2025); 26,088 on Rolling Rd (2025); 3,652 on Beauregard Ave (2025)		
Commuter Rail			5 min drive
			11 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		49 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
State Farm	1	1,332	9	Apr 2021	-
Iglesia Pentecostal El Buen Smaritano	1	1,164	-	Apr 2021	-
Community Management Group	1	1,000	3	Apr 2015	-
Concierge Services Inc.	1	1,000	5	Mar 2015	-
Impact Tek	1	645	-	Aug 2021	-

Showing 5 of 15 Tenants



# 9720 Capital Ct - Gateway Professional Building

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	72,000 SF (99.8%)
Built	2006
Stories	4
Elevators	2 passenger
Typical Floor	18,000 SF
Tenancy	Multiple
Available	142 SF
Max Contiguous	142 SF
Asking Rent	Withheld
Parking Spaces	4.17/1,000 SF; Covered Spaces Available; 300 Surface Spaces



## Property Details

Land Area	4.23 AC (184,259 SF)	Owner Occupied	Yes
Building FAR	0.39	Zoning	B-1
Slab to Slab	9'		
Parcel	102-10-00-5C-201 (+5 more)		

## For Lease Summary

Number of Spaces	1	% Leased	99.8%
Smallest Space	142 SF	Asking Rent	Withheld
Max Contiguous	142 SF	Office Available	142 SF
Vacant	142 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 3	304	Office	Direct	142	142	142	Withheld	Vacant	Negotiable

## Amenities

- 24 Hour Access
- Air Conditioning
- Central Heating
- Natural Light
- Wheelchair Accessible

## Contacts

Type	Name	Location	Phone
Recorded Owner	Epi Holding Llc	-	-
True Owner	Pell Investment Properties, LLC	Winchester, VA 22602	(540) 542-1915
Contacts	Jared Pell (540) 542-1915		
Primary Leasing	Norman Realty, Inc.	Manassas, VA 20109	(703) 631-1865
Contacts	John Walvius (703) 625-6113		

# 9720 Capital Ct - Gateway Professional Building

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

Sale Date	5/4/2026	Comp ID	7651650
Sale Price	Withheld	Comp Status	Public Record

## Transportation

Parking Details	4.17/1,000 SF; Covered Spaces Available; 300 Surface Spaces		
Traffic Volume	1,993 on Pennsylvania Ave (2025); 3,165 on Samuel Trexler Dr (2025); 37,730 on Pennsylvania Ave (2025); 34,352 on Pennsylvania Ave (2025); 38,600 on Pennsylvania Ave (2025); 30,144 on University Blvd (2025); 34,081 on Prince William Pkwy (2025); 4,007 on Nokesville Rd (2025); 39,093 on Hornbaker Rd (2025); 38,600 on Hornbaker Rd (2025)		
Commuter Rail			4 min drive
			9 min drive
Airport	Washington Dulles International		39 min drive
	Ronald Reagan Washington Ntl		53 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	10 - Not friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Compassion Int. ABA Therapy, LLC	1, 3	7,200	-	Dec 2025	-
Amazing care LLC	4	5,400	-	Dec 2025	-
Comfort Keepers	1	5,400	80	Oct 2022	-
C&C building and remodeling	2	4,768	-	Dec 2025	-
Breakthru Services	4	4,500	19	Feb 2023	-

Showing 5 of 20 Tenants

# 9256 Mosby St - Mosby Square Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	3,616 SF (97.0%)
Built	1981
Stories	2
Typical Floor	1,808 SF
Tenancy	Multiple
Available	108 SF
Max Contiguous	108 SF
Asking Rent	Withheld
Parking Spaces	10.00/1,000 SF; 40 Surface Spaces



## Property Details

Land Area	0.14 AC (6,098 SF)	Owner Occupied	No
Building FAR	0.59	Zoning	B1
Slab to Slab	10'	Parcel	101-84-00-278-13

## For Lease Summary

Number of Spaces	1	% Leased	97.0%
Smallest Space	108 SF	Asking Rent	Withheld
Max Contiguous	108 SF	Office Available	108 SF
Vacant	108 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	103	Office	Direct	108	108	108	Withheld	Vacant	Negotiable

## Amenities

- Air Conditioning
- Central Heating

## Contacts

Type	Name	Location	Phone
Recorded Owner	Kona Group	-	-
Primary Leasing	Weber Rector Commercial Real Estate Services	Manassas, VA 20110	(703) 330-1224
Contacts	George Charlton (703) 732-2133, Brian Snook (703) 863-1895		

## Previous Sale

Sale Date	4/16/2024	Comp ID	6735814
Sale Price	Withheld	Comp Status	Public Record




# 9256 Mosby St - Mosby Square Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	10.00/1,000 SF; 40 Surface Spaces	
Traffic Volume	7,557 on Portner Ave (2025); 8,921 on Portner Ave (2025); 9,284 on Bennett Dr (2025); 9,220 on Lee Ave (2025); 2,089 on West St (2025); 11,158 on Not Available (2020); 9,984 on Peabody St (2025); 9,970 on Grant Ave (2025); 10,785 on Peabody St (2025)	
Transit/Subway	Manassas 	9 min walk
Commuter Rail		9 min walk 11 min drive
Airport	Washington Dulles International	37 min drive
	Ronald Reagan Washington Ntl	52 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	70 - Moderately friendly	
Transit Friendly	50 - Fairly friendly	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Lotus Wellness Cener	2	1,200	-	Jun 2015	-
Athena Target Systems, Llc	2	-	-	Mar 2026	-
Beach Financial & Insurance Professionals	2	-	4	Aug 2017	-
Magi Healing	2	-	-	Jul 2016	-
Yes Beauty Spa & Wellness	2	-	-	Oct 2021	-

Showing 5 of 5 Tenants

# 9843-9855 Business Way - Ashton Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	3,311 SF (54.5%)
Built	1988
Stories	1
Typical Floor	3,311 SF
Tenancy	Multiple
Available	1,508 SF
Max Contiguous	1,508 SF
Asking Rent	\$25.46 SF/Year/+ELEC
Parking Spaces	10.00/1,000 SF; 120 Surface Spaces



## Property Details

Land Area	0.34 AC (14,810 SF)	Zoning	I1
Building FAR	0.22	Parcel	101-49-00-4-B
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	% Leased	54.5%
Smallest Space	1,508 SF	Asking Rent	\$25.46 SF/Year
Max Contiguous	1,508 SF	Service Type	Plus Electric
Vacant	1,508 SF	Office Available	1,508 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	9855	Office	Direct	1,508	1,508	1,508	\$25.46 +ELEC	Vacant	2 - 10 Years

## Amenities

No Data Available

## Contacts

Type	Name	Location	Phone
Recorded Owner	Avinil llc	Manassas, VA 20110	(703) 365-2278

## Previous Sale

No Data Available

## Transportation

Parking Details	10.00/1,000 SF; 120 Surface Spaces
Traffic Volume	5,717 on Sills Ct (2025); 5,657 on Sills Ct (2023); 7,307 on Cockrell Rd (2025); 23,186 on Zimbro Ave (2025); 12,870 on Cockrell Rd (2025); 6,958 on Confederate Trl (2024); 7,909 on Rolling Rd (2025); 7,440 on Rolling Rd (2025); 6,942 on Confederate Trl (2025); 21,134 on Brinkley Ln (2025)
Commuter Rail	4 min drive 8 min drive



# 9843-9855 Business Way - Ashton Professional Center

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation (Continued)

Airport	Washington Dulles International	36 min drive
	Ronald Reagan Washington Ntl	52 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	10 - Not friendly	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dower & Assoc Inc	1	2,400	12	Sep 2010	-
Gaeltek LLC	1	1,500	10	Nov 2016	-
Arise Transport Inc	1	-	-	Nov 2024	-
Counseling & Forensic Services	1	-	6	Oct 2018	-
R.D.G Accounting Services	1	-	1	Jun 2007	-

Showing 5 of 5 Tenants

# 9700 Capital Ct - REM Building

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	38,396 SF (90.0%)
Built	2004
Stories	3
Elevators	1 passenger; 1 freight
Typical Floor	12,799 SF
Tenancy	Multiple
Available	3,824 SF
Max Contiguous	3,824 SF
Asking Rent	\$24.50 SF/Year/+CHAR
Parking Spaces	3.05/1,000 SF; 117 Surface Spaces; Covered Spaces Available



## Property Details

Land Area	2.64 AC (114,998 SF)	Owner Occupied	No
Building FAR	0.33	Zoning	B-1
Core Factor	13%	Parcel	102-10-00-5A
Slab to Slab	9'		

## For Lease Summary

Number of Spaces	1	% Leased	90.0%
Smallest Space	3,824 SF	Asking Rent	\$24.50 SF/Year
Max Contiguous	3,824 SF	Service Type	Plus Cleaning
Vacant	3,824 SF	Office Available	3,824 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	-	Office	Direct	3,824	3,824	3,824	\$24.50 +CHAR	Vacant	Negotiable

## Amenities

- 24 Hour Access
- Air Conditioning
- Central Heating
- Signage
- Storage Space

## Contacts

Type	Name	Location	Phone
Recorded Owner	Rem Investment Group LLC	Manassas, VA 20110	-
True Owner	REM Investments LLC	Manassas, VA 20110	(703) 898-2928
Contacts	Saad Dorgham (703) 898-2928		
Primary Leasing	Colliers	Washington, DC 20006	(202) 534-3000
Contacts	Christopher Wolf (703) 282-2792		

# 9700 Capital Ct - REM Building

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

Sale Date	2/4/2022	Sale Type	Investment
Sale Price	\$4,650,000	Comp Status	Research Complete
Comp ID	6559195		

## Transportation

Parking Details	3.05/1,000 SF; 117 Surface Spaces; Covered Spaces Available		
Traffic Volume	37,730 on Pennsylvania Ave (2025); 34,352 on Pennsylvania Ave (2025); 3,165 on Samuel Trexler Dr (2025); 38,600 on Pennsylvania Ave (2025); 1,993 on Pennsylvania Ave (2025); 30,144 on University Blvd (2025); 34,081 on Prince William Pkwy (2025); 4,007 on Nokesville Rd (2025); 39,093 on Hornbaker Rd (2025); 38,600 on Hornbaker Rd (2025)		
Commuter Rail			4 min drive
			9 min drive
Airport	Washington Dulles International		40 min drive
	Ronald Reagan Washington Ntl		54 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	10 - Not friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Optimo Information Technology	2	8,176	52	Nov 2018	-
Apex Co LLC	1	7,200	-	Jan 2019	-
WGL	3	6,140	-	Nov 2023	-
TRC Companies, Inc.	3	5,860	30	Dec 2024	Dec 2029
Gameday Men's Health	1	4,800	-	Jan 2025	Dec 2034

Showing 5 of 5 Tenants

# 8700 Centreville Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	55,055 SF (88.8%)
Built	1989
Stories	4
Elevators	2 passenger
Typical Floor	13,888 SF
Tenancy	Multiple
Available	6,156 SF
Max Contiguous	6,156 SF
Asking Rent	\$23.00 SF/Year/FS
Parking Spaces	3.80/1,000 SF; 150 Surface Spaces



## Property Details

Land Area	3.22 AC (140,254 SF)	Owner Occupied	No
Building FAR	0.39	Zoning	B4
Slab to Slab	10'	Parcel	111-15-00-E11

## For Lease Summary

Number of Spaces	1	% Leased	88.8%
Smallest Space	6,156 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	6,156 SF	Service Type	Full Service
Vacant	6,156 SF	Office Available	6,156 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 3	300	Office	Direct	6,156	6,156	6,156	\$23.00 FS	Vacant	3 - 10 Years

## Amenities

- Air Conditioning

## Contacts

Type	Name	Location	Phone
Recorded Owner	School Board Of The City Of Manassas	-	-
True Owner	Manassas City Public Schools	Manassas, VA 20110	(571) 377-6018
Primary Leasing	Newmark	McLean, VA 22102	(703) 448-2000
Contacts	Larry FitzGerald (703) 585-3325, Cole Spalding (703) 587-5440, Nicholas Kuhn (571) 215-9213		

## Previous Sale

Sale Date	11/18/2025	Sale Type	Investment
Sale Price	\$10,750,000	Comp Status	Research Complete
Comp ID	7418815		



# 8700 Centreville Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	3.80/1,000 SF; 150 Surface Spaces
Traffic Volume	42,694 on Kincheloe Dr (2025); 36,332 on Breeden Ave (2018); 27,517 on Shoppers Sq (2025); 29,415 on Liberia Ave (2025); 29,069 on Shoppers Sq (2025); 1,599 on Mathis Ave (2025); 29,069 on Breeden Ave (2025); 38,027 on Centreville Rd (2025); 11,239 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025)
Commuter Rail	5 min drive 15 min drive
Airport	Washington Dulles International 32 min drive Ronald Reagan Washington Ntl 47 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Manassas City Public Schools	2-4	26,229	90	Jun 2013	-
Apple Federal Credit Union	1	5,556	14	Nov 2024	-
Autism therapy	1	4,166	-	Mar 2024	Mar 2027
Emergency USA family medical center	1	4,166	-	Nov 2024	Nov 2027
Reed & Associates	2	2,925	20	Feb 2005	-

Showing 5 of 8 Tenants



# 9615 Champion Ct

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	2,400 SF (50.0%)
Built	1974
Stories	1
Typical Floor	1,200 SF
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$23.00 SF/Year/+UTIL
Parking Spaces	8.33/1,000 SF; 10 Surface Spaces



## Property Details

Land Area	0.17 AC (7,405 SF)	Owner Occupied	No
Building FAR	0.32	Zoning	B-1
Slab to Slab	9'	Parcel	112-01-00-16R

## For Lease Summary

Number of Spaces	1	% Leased	50.0%
Smallest Space	1,200 SF	Asking Rent	\$23.00 SF/Year
Max Contiguous	1,200 SF	Service Type	Plus Utilities
Vacant	1,200 SF	Office Available	1,200 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	1,200	1,200	1,200	\$23.00 +UTIL	Vacant	Negotiable

## Amenities

No Data Available

## Contacts

Type	Name	Location	Phone
True Owner	Patricia Bolvari	Manassas, VA 20110	(703) 361-4052
Contacts	Patricia Bolvari (703) 361-4052		
Primary Leasing	Jacobs & Co. Real Estate	Nokesville, VA 20181	(703) 594-3800
Contacts	Danielle Ward (571) 274-1982		

## Previous Sale

No Data Available



# 9615 Champion Ct

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	8.33/1,000 SF; 10 Surface Spaces		
Traffic Volume	27,382 on Plantation Ln (2025); 24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 26,088 on Rolling Rd (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 2,548 on Sudley Rd (2025); 1,499 on Impalla Dr (2025); 3,600 on Nelson Ln (2021); 3,652 on Beauregard Ave (2025)		
Commuter Rail			5 min drive
			11 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		49 min drive
Pedestrian Friendly	70 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
E-Z Cleaning of Manassas, LLC	1	1,125	-	Apr 2016	-

Showing 1 of 1 Tenants

# 9304-9306 Forest Point Cir

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	7,574 SF (97.1%)
Built	1989
Stories	1
Typical Floor	7,574 SF
Tenancy	Multiple
Available	110 - 220 SF
Max Contiguous	220 SF
Asking Rent	\$54.54 SF/Year/MG
Parking Spaces	2.64/1,000 SF; 20 Surface Spaces



## Property Details

Land Area	0.25 AC (10,890 SF)	Owner Occupied	No
Building FAR	0.70	Zoning	B-1

## For Lease Summary

Number of Spaces	2	% Leased	97.1%
Smallest Space	110 SF	Asking Rent	\$54.54 SF/Year
Max Contiguous	220 SF	Service Type	Modified Gross
Vacant	220 SF	Office/Medical Available	220 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	9306a	Office/Medical	Direct	110	220	220	\$54.54 MG	Vacant	Negotiable
P 1	9306b	Office/Medical	Direct	110	220	220	\$54.54 MG	Vacant	Negotiable

## Amenities

No Data Available

## Contacts

Type	Name	Location	Phone
Recorded Owner	Gupta Properties	Manassas, VA 20110	(703) 330-3322
True Owner	Gupta Properties	Manassas, VA 20110	(703) 330-3322
Contacts	Arun Gupta (703) 330-3322		
Primary Leasing	Wright Realty, Inc.	Manassas, VA 20110	(703) 368-8136
Contacts	Edward Wright (703) 282-2372		

## Previous Sale

Sale Date	10/13/2010	Sale Type	Owner User
Sale Price	\$1,333,024	Comp Status	Research Complete
Comp ID	1991168		



# 9304-9306 Forest Point Cir

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	2.64/1,000 SF; 20 Surface Spaces		
Traffic Volume	2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 27,382 on Plantation Ln (2025); 24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 9,477 on Stuart Ave (2023); 6,928 on Stuart Ave (2025); 260 on Stuart Ave (2025); 3,466 on Weems Rd (2025); 3,499 on Weems Rd (2025)		
Commuter Rail			6 min drive
			12 min drive
Airport	Washington Dulles International		36 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Gupta Properties	1	3,890	-	Oct 2010	-
Shimla Medical Center	1	3,184	21	Aug 2016	-
Inova Juniper Program-Manassas	1	-	4	Dec 2019	-

Showing 3 of 3 Tenants

# 9324-9326 Main St - Lyon Building

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	5,520 SF (67.4%)
Built	1967
Stories	1
Typical Floor	5,520 SF
Tenancy	Multiple
Available	1,800 SF
Max Contiguous	1,800 SF
Asking Rent	\$20.00 SF/Year/+CHAR
Parking Spaces	5.22/1,000 SF; 25 Surface Spaces



## Property Details

Land Area	0.31 AC (13,504 SF)	Zoning	B3
Building FAR	0.41	Parcel	101-01-00-471
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	% Leased	67.4%
Smallest Space	1,800 SF	Asking Rent	\$20.00 SF/Year
Max Contiguous	1,800 SF	Service Type	Plus Cleaning
Vacant	1,800 SF	Office Available	1,800 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	9326	Office	Direct	1,800	1,800	1,800	\$20.00 +CHAR	Vacant	Negotiable

## Amenities

- Accent Lighting

## Contacts

Type	Name	Location	Phone
Recorded Owner	Farrell & Croft Investment Properties LLC	Manassas, VA 20110	(703) 335-9390
True Owner	Farrell & Croft P C	Manassas, VA 20110	(703) 335-9390
Primary Leasing	Wright Realty, Inc.	Manassas, VA 20110	(703) 368-8136
Contacts	Steve Nash (540) 272-9495, Edward Wright (703) 282-2372		

## Previous Sale

No Data Available





# 9324-9326 Main St - Lyon Building

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	5.22/1,000 SF; 25 Surface Spaces		
Traffic Volume	1,309 on Mathis Ave (2025); 1,304 on Mathis Ave (2023); 11,918 on Church St (2023); 13,031 on Main St (2025); 11,516 on West St (2025); 12,029 on Main St (2025); 11,895 on Main St (2025); 1,700 on Main St (2025); 9,220 on Lee Ave (2025); 4,785 on Centreville Rd (2024)		
Commuter Rail	Manassas 		3 min walk
	Manassas Park 		11 min drive
Airport	Washington Dulles International		27 min drive
	Ronald Reagan Washington Ntl		51 min drive
Pedestrian Friendly	70 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	70 - Moderately friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Farrell & Croft P C	1	4,789	32	Sep 2008	-
Title Associates Of Virginia	1	2,400	5	Jul 2010	-
Law Office Of Thomas H Wilson	1	-	-	Sep 2017	-

Showing 3 of 3 Tenants

# 9411 Main St - Trusler Hall



Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket

Office

## Property Summary

RBA (% Leased)	10,712 SF (73.4%)
Built/Renovated	1948/1998
Stories	2
Typical Floor	5,356 SF
Tenancy	Multiple
Available	1,100 - 2,854 SF
Max Contiguous	1,754 SF
Asking Rent	\$15.00 SF/Year/NNN
Parking Spaces	Covered Spaces Available; Surface Spaces Available



## Property Details

Land Area	0.25 AC (10,890 SF)	Zoning	B1
Building FAR	0.98	Parcel	101-01-00-196A
Owner Occupied	No		

## For Lease Summary

Number of Spaces	2	% Leased	73.4%
Smallest Space	1,100 SF	Asking Rent	\$15.00 SF/Year
Max Contiguous	1,754 SF	Service Type	Triple Net
Vacant	2,854 SF	Office Available	2,854 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	102	Office	Direct	1,754	1,754	1,754	\$15.00 NNN	Vacant	1 - 3 Years
P 2	210	Office	Direct	1,100	1,100	1,100	\$15.00 NNN	Vacant	1 - 3 Years

## Amenities

- Air Conditioning
- Kitchen

## Contacts

Type	Name	Location	Phone
Recorded Owner	Brewer Enterprises, LLC	Centreville, VA 20120	(703) 830-8287
True Owner	Brewer Enterprises, LLC	Centreville, VA 20120	(703) 830-8287
Contacts	Sam Brewer (571) 358-2578		
Primary Leasing	Brewer Enterprises, LLC	Centreville, VA 20120	(703) 830-8287
Contacts	Sam Brewer (571) 358-2578		

# 9411 Main St - Trusler Hall

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Previous Sale

Sale Date	1/31/2001	Sale Type	Investment
Sale Price	\$610,000	Comp Status	Research Complete
Comp ID	535932	Actual Cap Rate	10.9%

## Transportation

Parking Details	Covered Spaces Available; Surface Spaces Available		
Traffic Volume	11,895 on Main St (2025); 12,029 on Main St (2025); 13,031 on Main St (2025); 11,918 on Church St (2023); 1,304 on Mathis Ave (2023); 11,516 on West St (2025); 1,309 on Mathis Ave (2025); 11,513 on Zebedee St (2025); 10,938 on Church St (2025); 4,785 on Centreville Rd (2024)		
Transit/Subway	Manassas		2 min walk
Commuter Rail			2 min walk
Airport	Washington Dulles International		11 min drive
	Ronald Reagan Washington Ntl		35 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	70 - Moderately friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
ECU	1	1,754	-	May 2022	-
MBP Builders	2	1,100	-	Oct 2024	-
The Peoples place	1	1,100	-	Jun 2019	-
View Soft Inc	2	612	-	Feb 2024	Jan 2027
First Tax & Financial	1	500	-	Aug 2016	-

Showing 5 of 12 Tenants

# 8802 Sudley Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	14,984 SF (38.5%)
Built	1991
Stories	3
Elevators	1 passenger
Typical Floor	4,995 SF
Tenancy	Multiple
Available	424 - 9,215 SF
Max Contiguous	4,436 SF
Asking Rent	\$18.00 - 34.00 SF/Year/MG
Parking Spaces	3.77/1,000 SF; 55 Surface Spaces



## Property Details

Land Area	1.22 AC (53,143 SF)	Zoning	B-1
Building FAR	0.28	Parcel	112-13-20-6
Owner Occupied	No		

## For Lease Summary

Number of Spaces	4	% Leased	38.5%
Smallest Space	424 SF	Asking Rent	\$18.00 - 34.00 SF/Year
Max Contiguous	4,436 SF	Service Type	Modified Gross
Vacant	9,215 SF	Office Available	9,215 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	102	Office	Direct	976	976	976	\$25.00 MG	Vacant	2 Years
P 2	-	Office	Direct	3,379	3,379	3,379	\$18.00 MG	Vacant	2 Years
P 2	210	Office	Direct	424	424	424	\$34.00 MG	Vacant	2 - 5 Years
P 3	-	Office	Direct	4,436	4,436	4,436	\$18.00 MG	Vacant	Negotiable

## Amenities

- 24 Hour Access
- Kitchen
- Security System
- Air Conditioning
- Partitioned Offices
- Signage
- Central Heating
- Reception
- Storage Space
- Drop Ceiling
- Recessed Lighting

## Contacts

Type	Name	Location	Phone
Recorded Owner	Kingdom Ambassador Center & Ministry Inc	Manassas, VA 20110	(703) 884-6923
True Owner	Kingdom Ambassador Center & Ministry Inc	Manassas, VA 20110	(703) 884-6923
Contacts	Dauda Keita (703) 884-6923		
Primary Leasing	KW Commercial	Chantilly, VA 20151	(703) 815-5700



# 8802 Sudley Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Contacts (Continued)

Type	Name	Location	Phone
Contacts	Gayle Bailey (571) 240-4495		

## Previous Sale

Sale Date	6/14/2024	Sale Type	Owner User
Sale Price	\$2,336,698	Comp Status	Research Complete
Comp ID	6796077		

## Transportation

Parking Details	3.77/1,000 SF; 55 Surface Spaces		
Traffic Volume	27,382 on Plantation Ln (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025); 24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 260 on Stuart Ave (2025); 9,477 on Stuart Ave (2023); 6,928 on Stuart Ave (2025); 3,652 on Beauregard Ave (2025); 3,600 on Nelson Ln (2021)		
Commuter Rail			4 min drive 11 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		49 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ben Mathai	1-2	9,555	-	Oct 2021	-
Winslow Property Management	2	3,000	-	Oct 2013	-
Associated Clinical Svc	Unkwn	2,700	18	Jul 2016	-
QFC-Manassas Branch	1	1,149	-	Jul 2019	-
Mueller Oriol-Agency	2	959	-	Jul 2019	-

Showing 5 of 8 Tenants



# 9009 Sudley Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	3,430 SF (83.0%)
Built	1954
Stories	1
Typical Floor	3,430 SF
Tenancy	Multiple
Available	90 - 584 SF
Max Contiguous	312 SF
Asking Rent	\$52.42 - 60.00 SF/Year/FS
Parking Spaces	4.08/1,000 SF; 4 Covered Spaces; 10 Surface Spaces



## Property Details

Land Area	0.46 AC (20,038 SF)	Zoning	R-1
Building FAR	0.17	Parcel	101-41-5-1
Owner Occupied	No		

## For Lease Summary

Number of Spaces	3	% Leased	83.0%
Smallest Space	90 SF	Asking Rent	\$52.42 - 60.00 SF/Year
Max Contiguous	312 SF	Service Type	Full Service
Vacant	584 SF	Office Available	584 SF

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	E	Office	Direct	312	312	312	\$52.88 FS	Vacant	Negotiable
P 1	C	Office	Direct	182	182	182	\$52.42 FS	Vacant	Negotiable
P 1	-	Office	Direct	90	90	90	\$60.00 FS	Vacant	Negotiable

## Amenities

No Data Available

## Contacts

Type	Name	Location	Phone
Recorded Owner	9009 Sudley Road Llc	Manassas, VA 20110	-
True Owner	John S Wright	Manassas, VA 20110	(703) 368-8136
Contacts	John Wright (703) 368-8136		
Primary Leasing	Wright Realty, Inc.	Manassas, VA 20110	(703) 368-8136
Contacts	Edward Wright (703) 282-2372		

# 9009 Sudley Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket




Office

## Previous Sale

No Data Available

## Transportation

Parking Details	4.08/1,000 SF; 4 Covered Spaces; 10 Surface Spaces	
Traffic Volume	300 on Jackson Ave (2025); 18,519 on Beauregard Ave (2025); 18,339 on Beauregard Ave (2023); 9,473 on Stuart Ave (2025); 9,477 on Stuart Ave (2023); 260 on Stuart Ave (2025); 9,284 on Bennett Dr (2025); 3,853 on Sudley Rd (2025); 1,700 on Main St (2025); 2,089 on West St (2025)	
Transit/Subway	Manassas 	15 min walk
Commuter Rail		15 min walk 12 min drive
Airport	Washington Dulles International	35 min drive
	Ronald Reagan Washington Ntl	50 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	30 - Somewhat friendly	

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wright Realty, Inc.	1	500	5	Jun 2016	-
Pamac Corp	1	300	2	Jul 2016	-
Impact Publications	1	-	4	Oct 2024	-

Showing 3 of 3 Tenants

# 8701 Digges Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	2,304 SF (43.4%)
Built	1972
Stories	1
Typical Floor	2,304 SF
Tenancy	Multiple
Available	1,304 SF
Max Contiguous	1,304 SF
Asking Rent	Withheld
Parking Spaces	6.51/1,000 SF; 15 Surface Spaces



## Property Details

Land Area	0.14 AC (6,098 SF)	Zoning	BUSINESS O
Building FAR	0.38	Parcel	4263
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	% Leased	43.4%
Smallest Space	1,304 SF	Asking Rent	Withheld
Max Contiguous	1,304 SF	Office/Medical Available	1,304 SF
Vacant	1,304 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A	Office/Medical	Direct	1,304	1,304	1,304	Withheld	Vacant	Negotiable

## Amenities

No Data Available

## Contacts

Type	Name	Location	Phone
Recorded Owner	Naroji & Naroji Lllp	Fairfax, VA 22030	(703) 830-5703
True Owner	Naroji Syamala	Fairfax, VA 22030	(703) 830-5703
Contacts	Syamala Naroji (703) 830-5703		

## Previous Sale

No Data Available



# 8701 Digges Rd

Manassas, Virginia 20110 (Manassas City County) - Manassas Submarket



Office

## Transportation

Parking Details	6.51/1,000 SF; 15 Surface Spaces		
Traffic Volume	24,813 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 27,382 on Plantation Ln (2025); 26,088 on Rolling Rd (2025); 2,233 on Birchwood Ct (2023); 2,548 on Sudley Rd (2025); 2,290 on Birchwood Ct (2025); 1,499 on Impalla Dr (2025); 1,483 on Sunset Dr (2025); 1,399 on Sunset Dr (2025)		
Commuter Rail			5 min drive
			10 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		51 min drive
Pedestrian Friendly	70 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	70 - Moderately friendly		
Transit Friendly	30 - Somewhat friendly		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Blue Sky Massage	1	-	1	Oct 2020	-

Showing 1 of 1 Tenants

# 10400 Gateway Blvd - Cannon Landing I

Manassas, Virginia (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	72,000 SF (0.0%)
Status	Proposed
Built	December 2029
Stories	4
Typical Floor	18,000 SF
Available	18,000 - 72,000 SF
Max Contiguous	72,000 SF
Asking Rent	Withheld



## Property Details

No Data Available

## For Lease Summary

Number of Spaces	4	% Leased	0.0%
Smallest Space	18,000 SF	Asking Rent	Withheld
Max Contiguous	72,000 SF	Office Available	72,000 SF
Vacant	0 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	100	Office	Direct	18,000	18,000	72,000	Withheld	12/2029	Negotiable
E 2	200	Office	Direct	18,000	18,000	72,000	Withheld	12/2029	Negotiable
E 3	300	Office	Direct	18,000	18,000	72,000	Withheld	12/2029	Negotiable
E 4	400	Office	Direct	18,000	18,000	72,000	Withheld	12/2029	Negotiable

## Amenities

No Data Available

## Contacts

Type	Name	Location	Phone
Primary Leasing	Buchanan Partners	Bethesda, MD 20814	(301) 417-0510
Contacts	Matt Pierce (301) 300-9483		

## Previous Sale

No Data Available

# 10400 Gateway Blvd - Cannon Landing I

Manassas, Virginia (Manassas City County) - Manassas Submarket



Office

## Transportation

Traffic Volume	9,749 on Bus Center Ct (2025); 11,014 on Bus Center Ct (2025); 29,602 on Godwin Dr (2025); 17,580 on Godwin Dr (2025); 34,081 on Prince William Pkwy (2025); 30,144 on University Blvd (2025); 17,580 on Foster Dr (2025); 20,048 on Foster Dr (2025); 1,099 on Coffee Tree Ct (2025); 1,993 on Pennsylvania Ave (2025)	
Commuter Rail		4 min drive
		7 min drive
Airport	Washington Dulles International	38 min drive
	Ronald Reagan Washington Ntl	52 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	0 - Not friendly	

## Tenants

No Data Available

# 10450 Gateway Blvd - Cannon Landing II

Manassas, Virginia (Manassas City County) - Manassas Submarket



Office

## Property Summary

RBA (% Leased)	72,000 SF (0.0%)
Status	Proposed
Built	December 2029
Stories	4
Typical Floor	18,000 SF
Available	18,000 - 72,000 SF
Max Contiguous	72,000 SF
Asking Rent	Withheld



MCVA BUCHANAN PARTNERS

BUILDING PERSPECTIVE - OPTION 10b - PREVIOUS DESIGN  
The Landing @ Cannon Branch

## Property Details

No Data Available

## For Lease Summary

Number of Spaces	4	% Leased	0.0%
Smallest Space	18,000 SF	Asking Rent	Withheld
Max Contiguous	72,000 SF	Office Available	72,000 SF
Vacant	0 SF		

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	100	Office	Direct	18,000	18,000	72,000	Withheld	12/2029	Negotiable
E 2	200	Office	Direct	18,000	18,000	72,000	Withheld	12/2029	Negotiable
E 3	300	Office	Direct	18,000	18,000	72,000	Withheld	12/2029	Negotiable
E 4	400	Office	Direct	18,000	18,000	72,000	Withheld	12/2029	Negotiable

## Amenities

No Data Available

## Contacts

Type	Name	Location	Phone
Primary Leasing	Buchanan Partners	Bethesda, MD 20814	(301) 417-0510
Contacts	Matt Pierce (301) 300-9483		

## Previous Sale

No Data Available


# 10450 Gateway Blvd - Cannon Landing II

Manassas, Virginia (Manassas City County) - Manassas Submarket



Office

## Transportation

Traffic Volume	1,993 on Pennsylvania Ave (2025); 3,165 on Samuel Trexler Dr (2025); 30,144 on University Blvd (2025); 37,730 on Pennsylvania Ave (2025); 34,081 on Prince William Pkwy (2025); 34,352 on Pennsylvania Ave (2025); 38,600 on Pennsylvania Ave (2025); 4,007 on Nokesville Rd (2025); 29,602 on Godwin Dr (2025); 39,093 on Hornbaker Rd (2025)	
Transit/Subway	Broad Run/Airport 	19 min walk
Commuter Rail		20 min walk
		9 min drive
Airport	Washington Dulles International	40 min drive
	Ronald Reagan Washington Ntl	54 min drive
Pedestrian Friendly	20 - Somewhat friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

## Tenants

No Data Available