

8759 Mathis Ave

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



Retail

Property Summary

GLA (% Leased)	3,138 SF (0.0%)
Built	1990
Tenancy	Multiple
Available	1,569 SF
Max Contiguous	1,569 SF
Asking Rent	\$20.00 SF/Year/NNN
For Sale	\$450,000
Parking Spaces	19.37/1,000 SF; 30 Surface Spaces
True Owner	Kenney Properties



Sales Company:

Unit A - Kenney Properties: Francis Kenney (703) 731-9208

Leasing Companies:

Kenney Properties: Francis Kenney (703) 731-9208

Property Details

Zoning	GENERAL CO	Parcel	111-30-00-C2-LM
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Amenities

No Data Available

For Sale Summary

Asking Price	\$450,000	Condo Type	Office/Retail
Status	Active	Condo Size	1,569 SF
Asking Price Per Area	\$286.81/SF	On Market	101 Days
Sale Type	Investment or Owner User	Last Update	June 15, 2026
Total Condos for Sale	1		

Previous Sale

No Data Available

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,569 SF	Asking Rent	\$20.00 SF/Year
Max Contiguous	1,569 SF	Service Type	Triple Net
Vacant	3,138 SF	Office/Retail Available	1,569 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 2	-	Office/Retail	Direct	1,569	1,569	1,569	\$20.00 NNN	Vacant	3 - 5 Years



8759 Mathis Ave



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

Retail

Transportation

Parking Details	19.37/1,000 SF; 30 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); 11,239 on Bucyrus Ct (2025); 12,052 on Conner Dr (2025)		
Commuter Rail	Manassas Amtrak Station		4 min drive
	Manassas		5 min drive
Airport	Washington Dulles International		31 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

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	KENNEY HOLDINGS CORPORATION	Manassas, VA 20110	-
True Owner	Kenney Properties	Herndon, VA 20170	(770) 361-6468
Contacts	Francis Kenney (703) 731-9208		
Sales	Kenney Properties	Herndon, VA 20170	(770) 361-6468
Contacts	Francis Kenney (703) 731-9208		

Market Conditions

Vacancy Rates			Submarket Leasing Activity		
	Current	YOY Change		Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	28,252 SF	↓ -70.8%
Submarket 1-3 Star	3.7%	↑ 0.9%	Months on Market	12.8	↓ -6.1 mo
Market Overall	4.5%	0.0%			
Market Asking Rent Per Area			Submarket Sales Activity		
	Current	YOY Change		Current	Prev Year
Subject Property	\$20.00/SF	↓ -1.9%	12 Month Sales Volume	\$29.53M	\$52.58M
Submarket 1-3 Star	\$29.47/SF	↑ 4.2%	Market Sale Price Per Area	\$313/SF	\$302/SF
Market Overall	\$35.39/SF	↑ 3.3%			



8401-8427 Dorsey Cir - Sudley Park Professional Center Condominium



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

Office

Property Summary

RBA	48,100 SF
Built	1988
Stories	3
Elevators	None
Typical Floor	19,921 SF
Tenancy	Multiple
Asking Rent	Withheld
For Sale	\$182,500
Parking Spaces	3.35/1,000 SF; 60 Surface Spaces



Sales Company:

Unit 8425 - 102 - Weber Rector Commercial Real Estate Services: Ryan Archibald (703) 936-6986

Primary Leasing Company:

Abk Holdings: Debbie Addison (540) 216-3165

Leasing Companies:

Profound Realty inc

Property Details

Land Area	1.00 AC (43,560 SF)	Owner Occupied	No
Building FAR	1.10	Zoning	B-4
Slab to Slab	10'	Parcel	112-56-00-D-504 (+2 more)

Amenities

No Data Available

For Sale Summary

Asking Price	\$182,500	Condo Type	Office/Medical
Status	Active	Condo Size	889 SF
Asking Price Per Area	\$205.29/SF	On Market	2 Days
Sale Type	Investment or Owner User	Last Update	June 30, 2026
Total Condos for Sale	1		

Previous Sale

No Data Available

For Lease Summary

No Data Available

Available Spaces

No Data Available



8401-8427 Dorsey Cir - Sudley Park Professional Center Condominium



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

Office

Transportation

Parking Details	3.35/1,000 SF; 60 Surface Spaces	
Traffic Volume	26,088 on Rolling Rd (2025); 23,190 on Dorsey Cir (2025); 24,813 on Rolling Rd (2025); 2,548 on Sudley Rd (2025); 1,499 on Impalla Dr (2025); 27,382 on Plantation Ln (2025); 1,483 on Sunset Dr (2025); 1,399 on Sunset Dr (2025); 2,233 on Birchwood Ct (2023); 2,290 on Birchwood Ct (2025)	
Commuter Rail	Manassas Amtrak Station	5 min drive
	Manassas	12 min drive
Airport	Washington Dulles International	34 min drive
	Ronald Reagan Washington Ntl	48 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
Wmtc	GRND	8,017	-	Jan 2026	-
Independence Empowerment Center	1	4,009	8	Mar 2015	-
Virginia Home Care Connection	2	4,009	-	Jan 2024	-
Behavioral intelligence specialists	GRND	4,008	-	Jan 2026	-
Caring arms at home llc	2	4,008	-	Jan 2026	-

Showing 5 of 13 Tenants

Contacts

Type	Name	Location	Phone
Primary Leasing	Abk Holdings	Warrenton, VA 20186	(540) 216-3165
Contacts	Debbie Addison (540) 216-3165		
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	1.8%	↑ 1.8%	12 Month Leased	45,981 SF	↓ -28.7%
Submarket 1-3 Star	1.9%	↓ -0.6%	Months on Market	7.8	↑ 0.9 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$19.48/SF	↑ 0.4%	12 Month Sales Volume	\$19.18M	\$5.91M
Submarket 1-3 Star	\$27.46/SF	↑ 0.6%	Market Sale Price Per Area	\$171/SF	\$168/SF
Market Overall	\$40.50/SF	↑ 0.2%			



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; 85 Surface Spaces; Covered Spaces Available
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	1,889 Days
Sale Type	Investment	Last Update	June 22, 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; 85 Surface Spaces; Covered Spaces Available		
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	Manassas Amtrak Station		5 min drive
	Manassas		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	15	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			Submarket Leasing Activity		
	Current	YOY Change		Current	YOY Change
Subject Property	0.0%	↓ -12.9%	12 Month Leased	45,981 SF	↓ -28.7%
Submarket 1-3 Star	1.9%	↓ -0.6%	Months on Market	7.8	↑ 0.9 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area			Submarket Sales Activity	
	Current	YOY Change		Prev Year
Subject Property	\$29.41/SF	↑ 2.6%	12 Month Sales Volume	\$19.18M
Submarket 1-3 Star	\$27.46/SF	↑ 0.6%	Market Sale Price Per Area	\$171/SF
Market Overall	\$40.50/SF	↑ 0.2%		\$168/SF



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	\$427,000
Parking Spaces	3.75/1,000 SF; 120 Surface Spaces; 45 Covered Spaces



Sales Company:

Unit 302 - Mid-Atlantic Real Estate Investment, Inc.: Kevin Sills (703) 928-5113

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	\$427,000	Condo Type	Office
Status	Active	Condo Size	1,381 SF
Asking Price Per Area	\$309.20/SF	On Market	8 Days
Sale Type	Investment or Owner User	Last Update	June 24, 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	Manassas		6 min drive
	Manassas Amtrak Station		5 min drive
Airport	Washington Dulles International		33 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 19 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	Mid-Atlantic Real Estate Investment, Inc.	Manassas, VA 20110	(703) 257-1188
Contacts	Kevin Sills (703) 928-5113		

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	↓ -3.7%	12 Month Leased	45,981 SF	↓ -28.7%
Submarket 2-4 Star	2.2%	↓ -0.9%	Months on Market	7.8	↑ 0.9 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.55/SF	↑ 0.4%	12 Month Sales Volume	\$19.18M	\$5.91M
Submarket 2-4 Star	\$27.62/SF	↑ 0.6%	Market Sale Price Per Area	\$171/SF	\$168/SF
Market Overall	\$40.50/SF	↑ 0.2%			



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	94 Days
Sale Type	Investment or Owner User	Last Update	June 9, 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 Beauregard Ave (2025); 3,600 on Nelson Ln (2021)		
Commuter Rail	Manassas Amtrak Station		4 min drive
	Manassas		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	45,981 SF	↓ -28.7%
Submarket 1-3 Star	1.9%	↓ -0.6%	Months on Market	7.8	↑ 0.9 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$24.84/SF	↑ 0.6%	12 Month Sales Volume	\$19.18M	\$5.91M
Submarket 1-3 Star	\$27.46/SF	↑ 0.6%	Market Sale Price Per Area	\$171/SF	\$168/SF
Market Overall	\$40.50/SF	↑ 0.2%			



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	104 Days
Sale Type	Investment or Owner User	Last Update	June 9, 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	Manassas Amtrak Station	4 min drive
	Manassas	5 min drive
Airport	Washington Dulles International	31 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	45,981 SF	↓ -28.7%
Submarket 1-3 Star	1.9%	↓ -0.6%	Months on Market	7.8	↑ 0.9 mo
Market Overall	17.4%	↓ -0.3%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$29.87/SF	↑ 0.4%	12 Month Sales Volume	\$19.18M	\$5.91M
Submarket 1-3 Star	\$27.46/SF	↑ 0.6%	Market Sale Price Per Area	\$171/SF	\$168/SF
Market Overall	\$40.50/SF	↑ 0.2%			



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	395 Days
Sale Type	Investment or Owner User	Last Update	June 30, 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	Manassas Amtrak Station		5 min drive
	Manassas		11 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		48 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	45,981 SF	↓ -28.7%
Submarket 1-3 Star	1.9%	↓ -0.6%	Months on Market	7.8	↑ 0.9 mo
Market Overall	17.4%	↓ -0.3%			
Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$29.28/SF	↑ 2.6%	12 Month Sales Volume	\$19.18M	\$5.91M
Submarket 1-3 Star	\$27.46/SF	↑ 0.6%	Market Sale Price Per Area	\$171/SF	\$168/SF
Market Overall	\$40.50/SF	↑ 0.2%			



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		

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	Manassas Amtrak Station		5 min drive
	Manassas		11 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		48 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 10 Tenants

9615 Champion Ct

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



Office

Property Summary

RBA (% Leased)	1,200 SF (0.0%)
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	0.16	Zoning	B-1
Slab to Slab	9'	Parcel	112-01-00-16R

For Lease Summary

Number of Spaces	1	% Leased	0.0%
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, Scott Jacobs (703) 346-5855		

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	Manassas Amtrak Station		5 min drive
	Manassas		11 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		48 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



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)		
Commuter Rail	Manassas Amtrak Station		2 min walk
	Manassas		8 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	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



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)		
Commuter Rail	Manassas Amtrak Station		2 min walk
	Manassas		9 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
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 Beauregard Ave (2025); 1,499 on Impalla Dr (2025)		
Commuter Rail	Manassas Amtrak Station		5 min drive
	Manassas		11 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		48 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



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)	
Commuter Rail	Manassas Amtrak Station	4 min walk
	Manassas	9 min drive
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 (99.2%)
Built	1973
Stories	2
Elevators	None
Typical Floor	8,965 SF
Tenancy	Multiple
Available	148 SF
Max Contiguous	148 SF
Asking Rent	\$36.48 SF/Year/+CHAR
Parking Spaces	5.33/1,000 SF; Covered Spaces Available; 80 Surface Spaces



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	1	% Leased	99.2%
Smallest Space	148 SF	Asking Rent	\$36.48 SF/Year
Max Contiguous	148 SF	Service Type	Plus Cleaning
Vacant	148 SF	Office Available	148 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	110	Office	Direct	148	148	148	\$36.48 +CHAR	Vacant	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; Covered Spaces Available; 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); 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	Manassas Amtrak Station		4 min drive
	Manassas		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



9009 Sudley Rd

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



Office

Property Summary

RBA (% Leased)	3,430 SF (64.7%)
Built	1954
Stories	1
Typical Floor	3,430 SF
Tenancy	Multiple
Available	90 - 1,210 SF
Max Contiguous	404 SF
Asking Rent	\$39.23 - 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	5	% Leased	64.7%
Smallest Space	90 SF	Asking Rent	\$39.23 - 60.00 SF/Year
Max Contiguous	404 SF	Service Type	Full Service
Vacant	1,210 SF	Office Available	1,210 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	G	Office	Direct	404	404	404	\$41.28 FS	Vacant	Negotiable
P 1	E	Office	Direct	312	312	312	\$52.88 FS	Vacant	Negotiable
P 1	F	Office	Direct	222	222	222	\$42.97 FS	Vacant	Negotiable
P 1	C	Office	Direct	182	182	182	\$39.23 FS	Vacant	Negotiable
P 1	D	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



9009 Sudley Rd

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



Office

Contacts (Continued)

Type	Name	Location	Phone
Contacts	Edward Wright (703) 282-2372		

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)		
Commuter Rail	Manassas Amtrak Station		14 min walk
	Manassas		9 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		49 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



9411-9417 West St

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



Office

Property Summary

RBA (% Leased)	5,479 SF (74.9%)
Built	1982
Stories	2
Elevators	None
Typical Floor	2,739 SF
Tenancy	Multiple
Available	1,375 SF
Max Contiguous	1,375 SF
Asking Rent	\$20.00 SF/Year/NNN



Property Details

Land Area	0.29 AC (12,458 SF)	Owner Occupied	No
Building FAR	0.44	Zoning	B-3, Manassas
Slab to Slab	9'	Parcel	101-01-00-215

For Lease Summary

Number of Spaces	1	% Leased	74.9%
Smallest Space	1,375 SF	Asking Rent	\$20.00 SF/Year
Max Contiguous	1,375 SF	Service Type	Triple Net
Vacant	1,375 SF	Office Available	1,375 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	-	Office	Direct	1,375	1,375	1,375	\$20.00 NNN	Vacant	Negotiable

Amenities

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	daffan west llc	Fairfax, VA 22030	-
True Owner	Branch & Associates Inc	Manassas, VA 20110	(703) 368-3500
Primary Leasing	Wright Realty, Inc.	Manassas, VA 20110	(703) 368-8136
Contacts	Edward Wright (703) 282-2372		

Previous Sale

Sale Date	12/21/2001	Sale Type	Investment
Sale Price	\$725,000	Comp Status	Research Complete
Comp ID	658105		



9411-9417 West St

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



Office

Transportation

Traffic Volume	11,516 on West St (2025); 12,029 on Main St (2025); 18,767 on Prince William St (2023); 19,024 on Prince William St (2025); 11,895 on Main St (2025); 13,031 on Main St (2025); 11,918 on Church St (2023); 1,304 on Mathis Ave (2023); 1,309 on Mathis Ave (2025); 9,970 on Grant Ave (2025)		
Commuter Rail	Manassas Amtrak Station		walk
	Manassas		8 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	60 - Moderately friendly		
Transit Friendly	70 - Moderately friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
CJ Finz Raw Bar & Grille	Unkwn	900	6	Jul 2016	-
Cardinal Newman Society	Unkwn	300	2	Jul 2016	-
Imagine Design	Unkwn	300	2	Jul 2016	-

Showing 3 of 3 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	Lead		3 min drive
	Manassas Amtrak Station		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 21 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)		
Commuter Rail	Manassas Amtrak Station		8 min walk
	Manassas		10 min drive
Airport	Washington Dulles International		36 min drive
	Ronald Reagan Washington Ntl		51 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



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	Lead		4 min drive
	Manassas Amtrak Station		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
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	Manassas Amtrak Station		4 min drive
	Manassas		5 min drive
Airport	Washington Dulles International		31 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 9 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	Manassas Amtrak Station		5 min drive
	Manassas		11 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		49 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



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 Beauregard Ave (2025); 3,600 on Nelson Ln (2021)		
Commuter Rail	Manassas Amtrak Station		4 min drive
	Manassas		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	-
Renova Smiles	1	1,000	10	Jun 2026	-
AAA Women For Choice	1	200	1	Sep 2010	-
Hearing Care Ctr	1	-	4	Nov 2016	-

Showing 4 of 4 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)		
Commuter Rail	Manassas Amtrak Station		5 min walk
	Manassas		9 min drive
Airport	Washington Dulles International		35 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



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	08/2026	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	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 Amtrak Station		3 min walk
	Manassas		8 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		50 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	Surface Spaces Available; Covered 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	Surface Spaces Available; Covered 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)		
Commuter Rail	Manassas Amtrak Station		2 min walk
	Manassas		8 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		50 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



9028 Prince William St

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



Office

Property Summary

RBA (% Leased)	8,197 SF (100%)
Built	1981
Stories	1
Typical Floor	8,197 SF
Tenancy	Multiple
Available	1,109 SF
Max Contiguous	1,109 SF
Asking Rent	\$21.37 SF/Year/+U&CH
Parking Spaces	3.05/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.65 AC (28,314 SF)	Owner Occupied	No
Building FAR	0.29	Zoning	B4

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	1,109 SF	Asking Rent	\$21.37 SF/Year
Max Contiguous	1,109 SF	Service Type	Plus Utilities and Cleaning
Vacant	0 SF	Office Available	1,109 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	D	Office	Direct	1,109	1,109	1,109	\$21.37 +U&CH	08/2026	Negotiable

Amenities

No Data Available

Contacts

Type	Name	Location	Phone
Recorded Owner	William Properties LLC	Kelso, WA 98626	-
True Owner	Layman & Nichols, P.C.	Harrisonburg, VA 22801	(540) 433-2121
Contacts	Dean Nichols (540) 433-2121		
Primary Leasing	Wright Realty, Inc.	Manassas, VA 20110	(703) 368-8136
Contacts	Edward Wright (703) 282-2372		

Previous Sale

No Data Available



Transportation

Parking Details	3.05/1,000 SF; 25 Surface Spaces		
Traffic Volume	11,895 on Main St (2025); 12,029 on Main St (2025); 11,513 on Zebedee St (2025); 13,031 on Main St (2025); 11,918 on Church St (2023); 1,304 on Mathis Ave (2023); 2,417 on Prince William St (2025); 10,938 on Church St (2025); 11,516 on West St (2025); 11,026 on Church St (2025)		
Commuter Rail	Manassas Amtrak Station		3 min walk
	Manassas		8 min drive
Airport	Washington Dulles International		35 min drive
	Ronald Reagan Washington Ntl		50 min drive
Pedestrian Friendly	40 - Fairly 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
Rising Phoenix Holistic Center	1	900	7	Jul 2016	-
D'todo Latino Inc	1	450	3	Jul 2016	-
Larry Justice	1	450	3	Jul 2016	-
Balanced Life Chiropractic	1	-	-	Aug 2025	-
Falon Sourcing Solutions LLC	1	-	-	Oct 2018	-

Showing 5 of 9 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 Llp	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	Manassas Amtrak Station		4 min drive
	Manassas		11 min drive
Airport	Washington Dulles International		34 min drive
	Ronald Reagan Washington Ntl		48 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



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

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	Lead	3 min drive
	Manassas Amtrak Station	7 min drive
Airport	Washington Dulles International	37 min drive
	Ronald Reagan Washington Ntl	51 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



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

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)	
Commuter Rail	Lead	19 min walk
	Manassas Amtrak Station	9 min drive
Airport	Washington Dulles International	39 min drive
	Ronald Reagan Washington Ntl	53 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