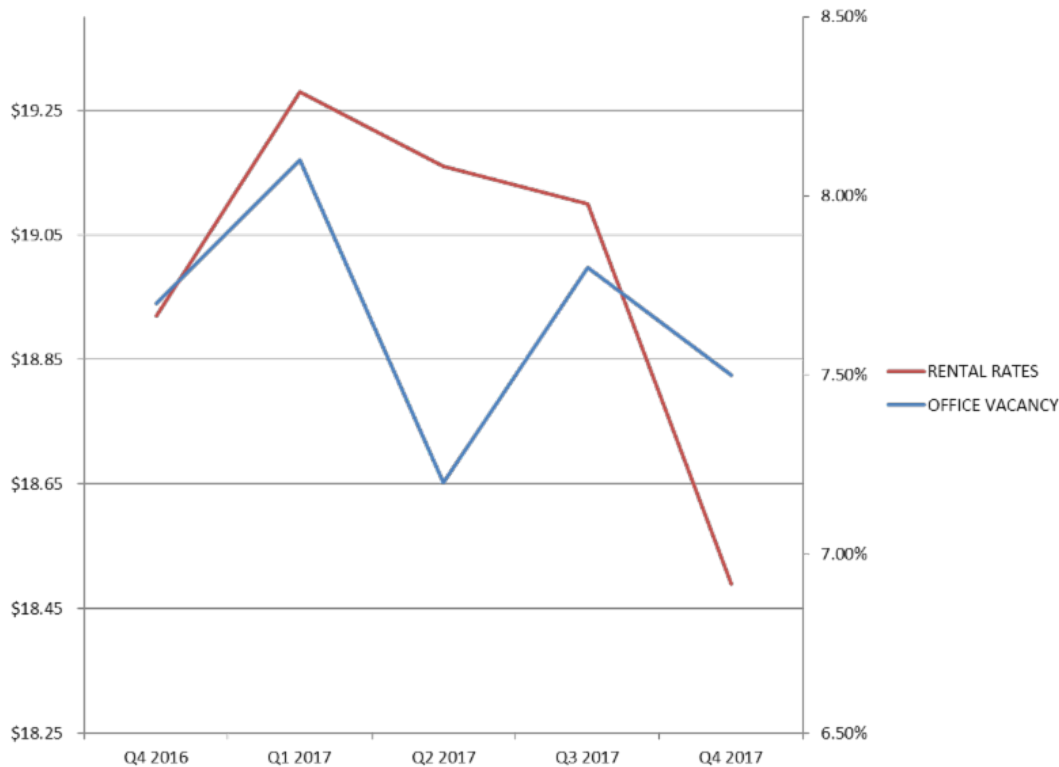


2017 Commercial Market Report: 4th Quarter

OFFICE MARKET

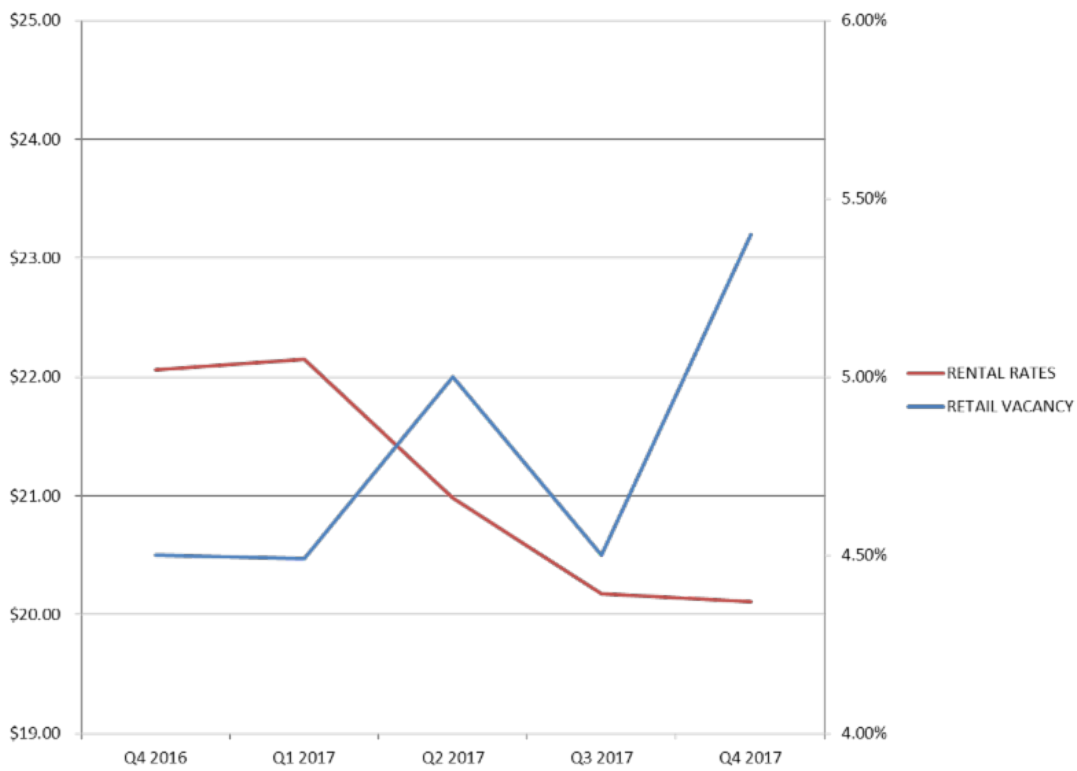
Office vacancy in the City of Manassas closed the year at 7.5 %, remaining below the 5-year average of 10.6%. Vacancy rates remain higher across the rest of the region. Rental rates continued to fall with the aging of the City's office product; however the market remains strong thanks in part to the pro-business environment in Manassas.



RETAIL MARKET

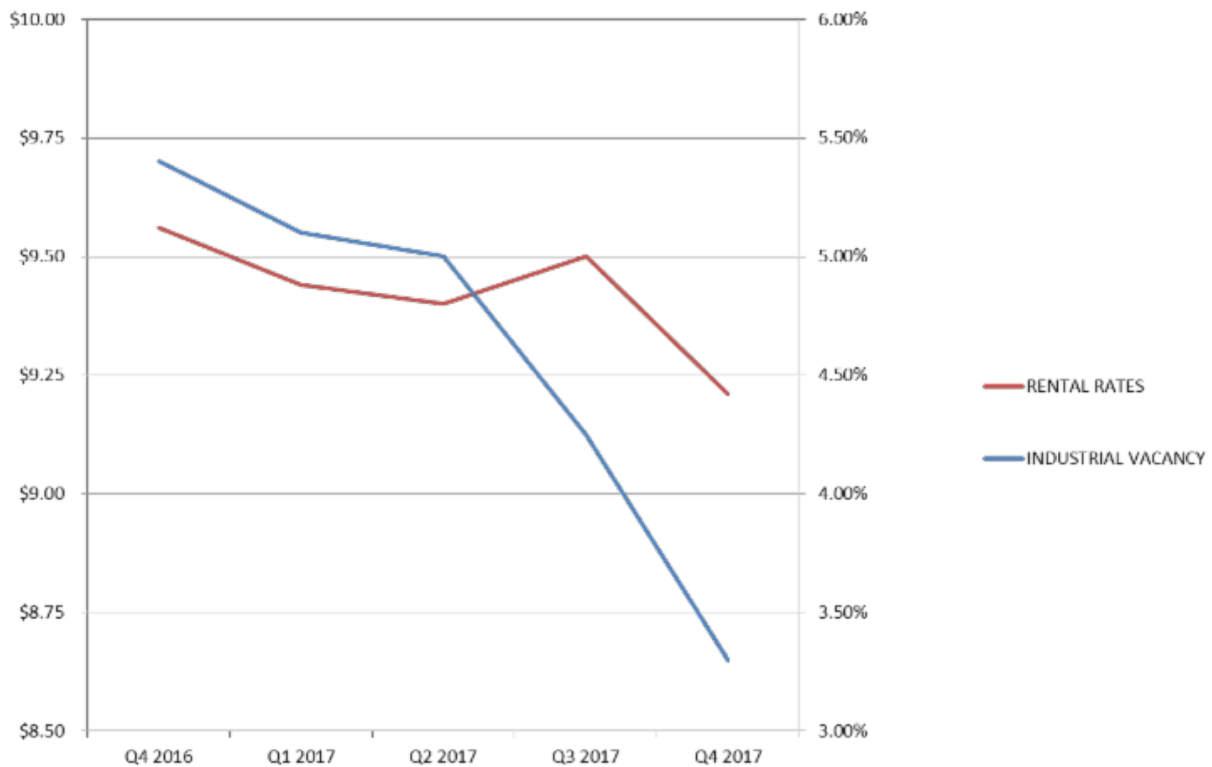
With 5.4% vacancy and competitive rental rates, the City's retail market closed out the year strong.

Historic Downtown Manassas remains a premier business destination and key factor in the City's overall success. The last quarter saw the opening of two boutiques, Puzzle Palooza and Old Towne Confections; the expansion of Calico Jacks and Amy's Bridal; renovation and re-branding of Mackey's, now Taps N Apps; and the roll out of popular Sinistral Brewing Company.



INDUSTRIAL/FLEX MARKET

Quality flex and industrial space continues to be highly sought after in the City of Manassas. With a 3.3% vacancy, the City's flex and industrial product is nearly fully leased. Space will remain in high demand as there is no new construction anticipated in the immediate future.





The Economic Development Office maintains an inventory of available commercial space which can be found on the City webpage at www.manassasva.gov/ED or call 703-257-8881.
