



## AUCTION

April 12th at 11:00 a.m.

8807 Sudley Road

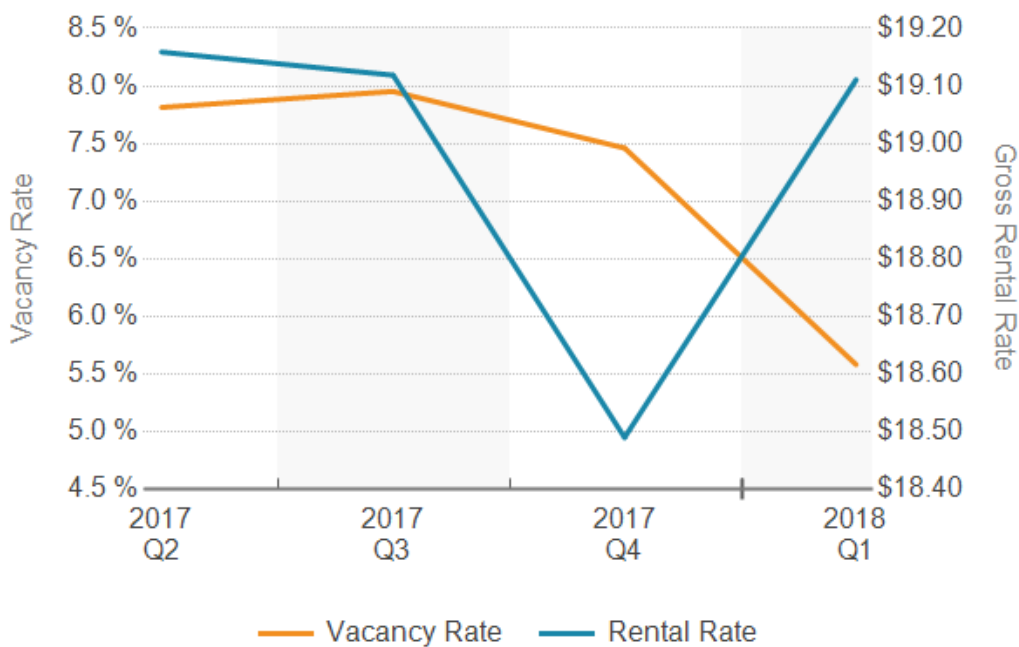
Owner must sell. The 17,930 sf office building is currently 30% occupied with 6 tenants and has a gross income of approximately \$91,000 per year.

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## 2018 Commercial Market Report: 1st Quarter

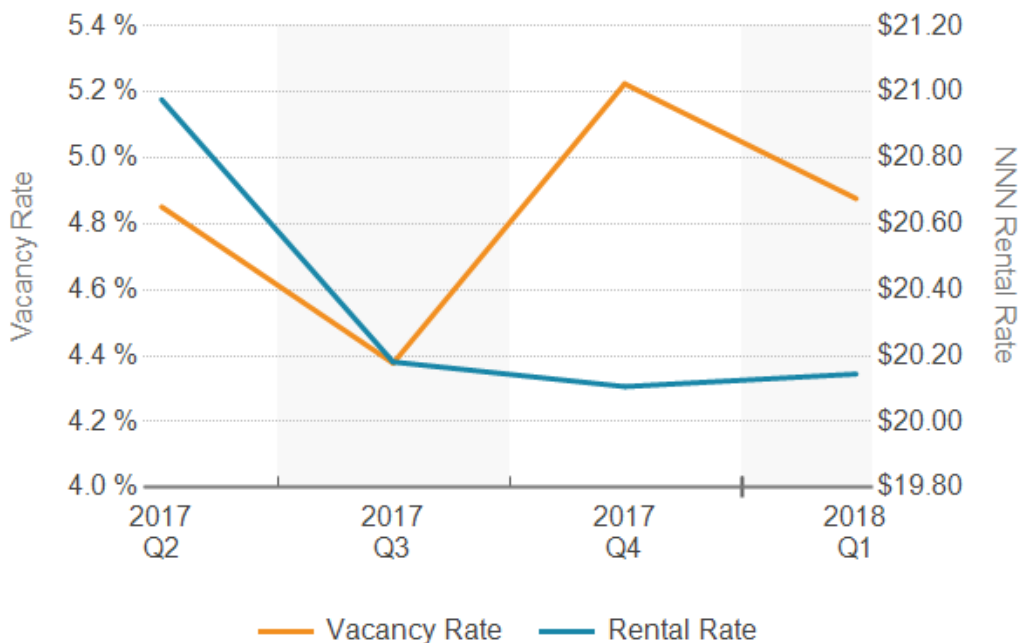
### OFFICE MARKET

The City's office market ended the first quarter with historically low vacancy of 5.6%. It also saw rental rates increase 30% to \$19.10 per square foot. As vacancy and rental rates remain higher across the rest of the region, this is tremendous news for Manassas. Declining vacancy and rising rents should cause property values to increase across the City. Additionally, it underscores the City's continued commitment to creating a pro-business environment.



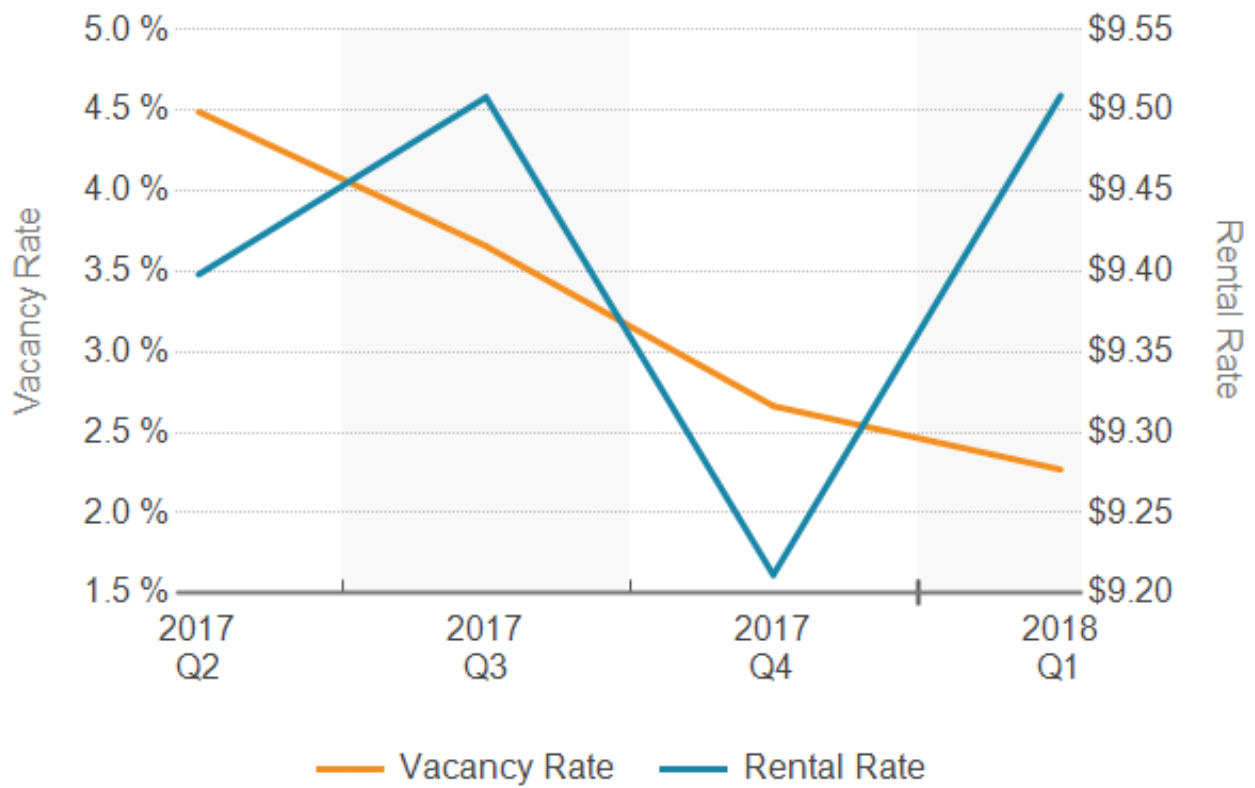
## RETAIL MARKET

With 4.9% vacancy and competitive rental rates, the City's retail market continues to thrive. Historic Downtown Manassas remains a premier business destination and key factor in the City's overall success.



## INDUSTRIAL/FLEX MARKET

Quality flex and industrial space continues to be highly sought after in the City of Manassas. With a 2.4% vacancy, the City's flex and industrial product is nearly fully leased; an achievement the City has not experienced in over a decade. 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](http://www.manassasva.gov/ED) or call 703-257-8881.