







# Office Vacancy: November 2018

1		TML Bldg		
<b>9700 Capital Ct</b>	Building Type: <b>Class A Office</b>	Status: <b>Built Nov 2004</b>	Total Avail: <b>1,725 SF</b>	
<b>TML Bldg</b>	Building Size: <b>38,000 SF</b>	Typical Floor Size: <b>9,844 SF</b>	Rent/SF/Yr: <b>\$22.50</b>	
<b>Manassas, VA 20110</b>			% Leased: <b>95.5%</b>	
<b>Manassas City County</b>				
Landlord Representative:	Wright Realty, Inc. (703) 368-8136 / B.Edward B. Wright (703) 368-8136 X16			
Property Manager:	Wright Realty, Inc. (703) 368-8136 / Edward B. Wright (703) 368-8136			
True Owner:	--			
Recorded Owner:	TML, LLC.			
Developer:	--			
2		Gateway Professional Building		
<b>9720 Capital Ct</b>	Building Type: <b>Class A Office</b>	Status: <b>Built 2006</b>	Total Avail: <b>7,005 SF</b>	
<b>Gateway Professional Building</b>	Building Size: <b>73,000 SF</b>	Typical Floor Size: <b>20,000 SF</b>	Rent/SF/Yr: <b>\$19.00-\$550.00</b>	
<b>Manassas, VA 20110</b>			% Leased: <b>95.9%</b>	
<b>Manassas City County</b>				
Landlord Representative:	Norman Realty, Inc. (703) 631-1865 / John Walvius (703) 368-2186			
Leasing Company:	MJH Invest Group LLC / Mansoor Toor (703) 403-9534 -- 5,059 SF (182-4,020 SF)			
Property Manager:	EMSI Engineering Inc. (703) 257-0877 / Mike Abdo (703) 257-0877			
True Owner:	EPI Holdings, LLC (703) 257-0877			
Recorded Owner:	MJH Invest Group LLC (703) 403-9534 / Mansoor Toor (703) 403-9534			
Developer:	--			
Architect:	EMSI Engineering Inc.			
3		Beauregard Square		
<b>8955-8971 Center St</b>	Building Type: <b>Retail/Storefront Retail/Office</b>	Status: <b>Built May 1988</b>	Total Avail: <b>7,555 SF</b>	
<b>Beauregard Square</b>	Building Size: <b>21,000 SF</b>	Land Area: <b>1.75 AC</b>	Rent/SF/Yr: <b>\$10.00</b>	
<b>Manassas, VA 20110</b>			% Leased: <b>64.0%</b>	
<b>Manassas City County</b>				
Landlord Representative:	Wright Realty, Inc. (703) 368-8136 / T.Candida T. Verrilli (703) 368-8136			
Property Manager:	--			
True Owner:	Pnt Holdings Llc (703) 368-4066			
Recorded Owner:	--			
Developer:	The Owens Corporation (703) 361-1700			

# Office Vacancy: November 2018




4			
<b>9009 Center St</b>	Building Type: <b>Retail/Freestanding</b>	Total Avail: <b>2,000 SF</b>	
<b>Manassas, VA 20110</b>	Status: <b>Existing</b>	Rent/SF/Yr: <b>Withheld</b>	
<b>Manassas City County</b>	Building Size: <b>4,675 SF</b> Land Area: <b>0.08 AC</b>	% Leased: <b>57.2%</b>	
Landlord Representative:	Manassas Ice & Fuel Co Inc (703) 368-3123 / Veronica Rollins (703) 368-3123		
Property Manager:	--		
True Owner:	Manassas Ice & Fuel Co Inc (703) 368-3123 / Veronica Rollins (703) 368-3123		
Recorded Owner:	Manassas Ice & Fuel Co Inc (703) 368-3123		
Developer:	--		
5			
<b>Centerfuse</b>			
<b>9073 Center St</b>	Building Type: <b>Retail/Storefront Retail/Office</b>	Total Avail: <b>1,940 SF</b>	
<b>Centerfuse</b>	Status: <b>Built 1915</b>	Rent/SF/Yr: <b>Withheld</b>	
<b>Manassas, VA 20110</b>	Building Size: <b>7,600 SF</b> Land Area: <b>0.09 AC</b>	% Leased: <b>98.9%</b>	
<b>Manassas City County</b>			
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / Chuck Rector (703) 330-1224		
Property Manager:	--		
True Owner:	Gayle Whitlock (703) 492-7732 / Gayle Whitlock (703) 492-7732		
Recorded Owner:	HYNSON HOLDING GROUP LLC		
Developer:	--		
6			
<b>9213 Center St</b>	Building Type: <b>Retail/Restaurant</b>	Total Avail: <b>4,686 SF</b>	
<b>Manassas, VA 20110</b>	Status: <b>Built 1976</b>	Rent/SF/Yr: <b>Withheld</b>	
<b>Manassas City County</b>	Building Size: <b>4,686 SF</b> Land Area: <b>0.14 AC</b>	% Leased: <b>0%</b>	
Landlord Representative:	Wright Realty, Inc. (703) 368-8136 / B.Edward B. Wright (703) 368-8136 X16		
Property Manager:	--		
True Owner:	R F Sappington Jr		
Recorded Owner:	R F Sappington Jr		
Developer:	--		

# Office Vacancy: November 2018




7		
<b>9254 Center St</b>	Building Type: <b>Class C Office</b>	Total Avail: <b>5,000 SF</b>
<b>Manassas, VA 20110</b>	Status: <b>Built 1982</b>	Rent/SF/Yr: <b>\$15.84-\$17.50</b>
<b>Manassas City County</b>	Building Size: <b>5,000 SF</b>	% Leased: <b>0%</b>
	Typical Floor Size: <b>2,500 SF</b>	
<p>Landlord Representative: Rohrbaugh Builders (703) 356-2041 / Terry Rohrbaugh (703) 356-2041                      Property Manager: Rohrbaugh Builders (703) 356-2041 / Terry Rohrbaugh (703) 356-2041                      True Owner: Rohrbaugh Builders (703) 356-2041 / Terry Rohrbaugh (703) 356-2041                      Recorded Owner: Rohrbaugh Builders (703) 356-2041                      Developer: --</p>		
8 <b>Courthouse Station</b>		
<b>9309 Center St</b>	Building Type: <b>Class B Office</b>	Total Avail: <b>3,783 SF</b>
<b>Courthouse Station</b>	Status: <b>Built 1989, Renov 1991</b>	Rent/SF/Yr: <b>\$18.00</b>
<b>Manassas, VA 20110</b>	Building Size: <b>32,500 SF</b>	% Leased: <b>60.1%</b>
	Typical Floor Size: <b>8,000 SF</b>	
<p><b>Manassas City County</b></p> <p><b>Manassas City County Complex</b></p> <p>Landlord Representative: Weber Rector Commercial Real Estate Services (703) 330-1224 / Brian Snook (703) 330-1224                      Property Manager: --                      True Owner: Independent Properties Inc (703) 369-7778 / Bob Sowder (800) 348-7726                      Recorded Owner: 9309 Center LLC (800) 348-0189                      Developer: Greenway Investments (703) 361-3178</p>		
9 <b>8700 Centreville Road</b>		
<b>8700 Centreville Rd</b>	Building Type: <b>Class B Office</b>	Total Avail: <b>2,605 SF</b>
<b>8700 Centreville Road</b>	Status: <b>Built 1989</b>	Rent/SF/Yr: <b>\$19.75</b>
<b>Manassas, VA 20110</b>	Building Size: <b>56,862 SF</b>	% Leased: <b>95.4%</b>
	Typical Floor Size: <b>13,750 SF</b>	
<p><b>Manassas City County</b></p> <p>Landlord Representative: Newmark Knight Frank (703) 448-2000 / Larry FitzGerald (703) 918-0221                      Property Manager: Sequoia Holdings LLC                      True Owner: WTG Properties Inc. (703) 255-6605 / John Lane (703) 255-6605                      Recorded Owner: --                      Developer: Piedmont Federal Savings Associates (703) 361-2121</p>		






# Office Vacancy: November 2018

10		Logan Building		
<b>9401 Centreville Rd</b>	Building Type: <b>Class B Office</b>	Total Avail: <b>17,435 SF</b>		
<b>Logan Building</b>	Status: <b>Built Jul 2006</b>	Rent/SF/Yr: <b>\$13.75-\$22.00</b>		
<b>Manassas, VA 20110</b>	Building Size: <b>17,574 SF</b>	% Leased: <b>69.1%</b>		
<b>Manassas City County</b>	Typical Floor Size: <b>5,818 SF</b>			
Landlord Representative:	Wright Realty, Inc. (703) 368-8136 / B.Edward B. Wright (703) 368-8136 X16			
Property Manager:	Harold Logan Associates P.C. (703) 330-1988 / Harold Logan (703) 330-1988			
True Owner:	Harold Logan Associates P.C. (703) 330-1988 / Harold Logan (703) 330-1988			
Recorded Owner:	Logan Building, LC (703) 330-1988			
Developer:	--			
11				
<b>9104 Church St</b>	Building Type: <b>Class B Office/Loft/Creative Space</b>	Total Avail: <b>300 SF</b>		
<b>Manassas, VA 20110</b>	Status: <b>Built 2008</b>	Rent/SF/Yr: <b>\$36.00</b>		
<b>Manassas City County</b>	Building Size: <b>6,200 SF</b>	% Leased: <b>100%</b>		
	Typical Floor Size: <b>3,100 SF</b>			
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / G.Coleman G. Rector (703) 330-1224			
Property Manager:	Weber Rector Commercial Real Estate Services (703) 330-1224			
True Owner:	Walter A Amador (703) 330-0149			
Recorded Owner:	--			
Developer:	--			
12				
<b>9113 Church St</b>	Building Type: <b>Class B Office</b>	Total Avail: <b>4,944 SF</b>		
<b>Manassas, VA 20110</b>	Status: <b>Built 1963</b>	Rent/SF/Yr: <b>\$15.00</b>		
<b>Manassas City County</b>	Building Size: <b>4,944 SF</b>	% Leased: <b>43.9%</b>		
	Typical Floor Size: <b>2,472 SF</b>			
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / Jessica Moyer (703) 330-1224			
Property Manager:	Automotive Recyclers Association (703) 385-1001 / Michael E. Wilson (703) 385-1001			
True Owner:	Automotive Recyclers Association (703) 385-1001 / Michael E. Wilson (703) 385-1001			
Recorded Owner:	ARA Church Street LLC (703) 385-1001			
Developer:	--			




# Office Vacancy: November 2018

13		Godwin Business Park		
<b>10498 Colonel Ct</b>	Building Type: <b>Industrial</b>	Total Avail: <b>35,288 SF</b>		
	Status: <b>Built 1989</b>	Rent/SF/Yr: <b>\$11.00</b>		
<b>Godwin Business Park 1</b>	Building Size: <b>60,057 SF</b>	% Leased: <b>67.1%</b>		
	Land Area: <b>2.93 AC</b>			
<b>Manassas, VA 20110</b>				
<b>Manassas City County</b>				
Landlord Representative:	NAI KLNb (703) 268-2700 / J.Marc J. Tasker (703) 268-2735			
Leasing Company:	Wright Realty, Inc. / Edward B. Wright (703) 368-8136 -- 16,304 SF (8,152 SF) JLL / Charles LaRock (703) 485-8724 John Dettleff (703) 485-8831 Dan Coats (703) 891-8410 - - 7,365 SF (7,365 SF)			
Property Manager:	Metropol Realty (703) 438-3131 / Arya Mansouri (703) 438-3131			
True Owner:	--			
Recorded Owner:	Individually Owned (507) 238-1511			
Developer:	Michael Management, Inc. (301) 459-4400			
Architect:	Anderson & O'Brien			
14		Clinton Bldg		
<b>8773-8791 Commerce Ct</b>	Building Type: <b>Class C Flex</b>	Total Avail: <b>19,050 SF</b>		
	Status: <b>Built 1988</b>	Rent/SF/Yr: <b>Withheld</b>		
<b>Clinton Bldg</b>	Building Size: <b>20,000 SF</b>	% Leased: <b>79.8%</b>		
	Land Area: <b>1.50 AC</b>			
<b>Manassas, VA 20110</b>				
<b>Manassas City County</b>				
Landlord Representative:	Wright Realty, Inc. (703) 368-8136 / B.Edward B. Wright (703) 368-8136 X16			
Property Manager:	Cana Partnership (703) 591-0993 / Howard Kim (703) 591-0993			
True Owner:	Cana Partnership (703) 591-0993			
Recorded Owner:	Cana Partnership (703) 591-0993			
Developer:	--			
15		Ashton Professional Center		
<b>9273-9275 Corporate Cir</b>	Building Type: <b>Class C Office</b>	Total Avail: <b>1,500 SF</b>		
	Status: <b>Built 1987</b>	Rent/SF/Yr: <b>\$15.60</b>		
<b>Ashton Professional Center</b>	Building Size: <b>3,200 SF</b>	% Leased: <b>53.1%</b>		
	Typical Floor Size: <b>3,200 SF</b>			
<b>Manassas, VA 20110</b>				
<b>Manassas City County</b>				
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / George Charlton (703) 330-1224 X5			
Property Manager:	--			
True Owner:	--			
Recorded Owner:	Cundiff George Michael & Joan			
Developer:	--			

# Office Vacancy: November 2018

16		Ashton Professional Center			
<b>9293 Corporate Cir</b>	Building Type: <b>Class C Office</b>	Status: <b>Built 1988</b>	Total Avail: <b>4,562 SF</b>		
<b>Manassas, VA 20110</b>	Building Size: <b>4,562 SF</b>	Typical Floor Size: <b>4,562 SF</b>	Rent/SF/Yr: <b>\$14.00</b>		
<b>Manassas City County</b>			% Leased: <b>100%</b>		
Landlord Representative:	KW Commercial (703) 330-2222 / A.Hector A. Sahonero (703) 330-2222				
Property Manager:	--				
True Owner:	Chase And Associates Cpas, Pc (703) 361-7114				
Recorded Owner:	--				
Developer:	--				
17		Digges Road Office Center			
<b>9001 Digges Rd</b>	Building Type: <b>Class C Office/Medical</b>	Status: <b>Built 1984</b>	Total Avail: <b>2,384 SF</b>		
<b>Digges Road Office Center</b>	Building Size: <b>24,620 SF</b>	Typical Floor Size: <b>12,310 SF</b>	Rent/SF/Yr: <b>\$12.00</b>		
<b>Manassas, VA 20110</b>			% Leased: <b>90.3%</b>		
<b>Manassas City County</b>					
Landlord Representative:	Long & Foster Real Estate, Inc. (703) 986-5700 / Johnny Sarkis (703) 986-5700				
Property Manager:	--				
True Owner:	--				
Recorded Owner:	--				
Developer:	--				
18		9061-9073 Euclid Ave			
<b>9061-9073 Euclid Ave</b>	Building Type: <b>Industrial/Warehouse</b>	Status: <b>Built 1987</b>	Total Avail: <b>16,000 SF</b>		
<b>Manassas, VA 20110</b>	Building Size: <b>185,560 SF</b>	Land Area: <b>10 AC</b>	Rent/SF/Yr: <b>Withheld</b>		
<b>Manassas City County</b>			% Leased: <b>91.4%</b>		
Landlord Representative:	Long & Foster Real Estate, Inc. (Commercial Div.) (703) 506-2850 / Art Miller (703) 506-2850 X5729				
Property Manager:	--				
True Owner:	The Goldstar Group (301) 657-8848				
Recorded Owner:	GS Euclid, LLC				
Developer:	--				

# Office Vacancy: November 2018

<b>19</b>			
<p><b>9304-9306 Forest Point Cir</b>  <b>Manassas, VA 20110</b>  <b>Manassas City County</b></p>	<p>Building Type: <b>Class C Office/Medical</b>                  Status: <b>Built 1989</b>                  Building Size: <b>7,574 SF</b>                  Typical Floor Size: <b>7,574 SF</b></p>	<p>Total Avail: <b>500 SF</b>                  Rent/SF/Yr: <b>\$23.40</b>                  % Leased: <b>93.4%</b></p>	
<p>Landlord Representative: Wright Realty, Inc. (703) 368-8136 / B.Edward B. Wright (703) 368-8136 X16                  Property Manager: --                  True Owner: Gupta Properties (703) 330-3322 / Arun Gupta (703) 330-3322                  Recorded Owner: Gupta Properties (703) 330-3322                  Developer: --</p>			
<b>20</b>			
<b>Building 2</b>			
<p><b>9420 Forestwood Ln</b>  <b>Building 2</b>  <b>Manassas, VA 20110</b>  <b>Manassas City County</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built Jun 2007</b>                  Building Size: <b>19,962 SF</b>                  Typical Floor Size: <b>12,000 SF</b></p>	<p>Total Avail: <b>7,933 SF</b>                  Rent/SF/Yr: <b>\$9.50</b>                  % Leased: <b>86.8%</b></p>	
<p>Landlord Representative: Premiere Realty (703) 748-0001 / Jue Wang (571) 439-9000                  Property Manager: Premiere Realty (703) 748-0001 / Jue Wang (571) 439-9000                  True Owner: Premiere Realty (703) 748-0001 / Jue Wang (571) 439-9000                  Recorded Owner: Forestwood Venture, LLC (703) 707-9028                  Developer: --</p>			
<b>21</b>			
<b>Old Courthouse Square</b>			
<p><b>9300 Grant Ave</b>  <b>Old Courthouse Square</b>  <b>Manassas, VA 20110</b>  <b>Manassas City County</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1980</b>                  Building Size: <b>4,620 SF</b>                  Typical Floor Size: <b>1,540 SF</b></p>	<p>Total Avail: <b>1,295 SF</b>                  Rent/SF/Yr: <b>\$15.00</b>                  % Leased: <b>100%</b></p>	
<p>Landlord Representative: Weber Rector Commercial Real Estate Services (703) 330-1224 / Brian Snook (703) 330-1224                  Property Manager: --                  True Owner: --                  Recorded Owner: --                  Developer: --</p>			

## Office Vacancy: November 2018

22

**9408 Grant Ave**  
**Manassas, VA 20110**  
**Manassas City County**

Building Type: **Class B Office**  
 Status: **Built May 2009**  
 Building Size: **32,000 SF**  
 Typical Floor Size: **8,000 SF**

Total Avail: **9,633 SF**  
 Rent/SF/Yr: **\$20.50-\$22.00**  
 % Leased: **75.8%**



Landlord Representative: Weber Rector Commercial Real Estate Services (703) 330-1224 / M.John M. Weber (703) 330-1224 X1110  
 Property Manager: --  
 True Owner: --  
 Recorded Owner: --  
 Developer: --

23

### Key Commons

**9161-9177 Key Commons Ct**  
**Manassas, VA 20110**  
**Manassas City County**

Building Type: **Class C Office**  
 Status: **Built 1905**  
 Building Size: **7,500 SF**  
 Typical Floor Size: **3,675 SF**

Total Avail: **1,750 SF**  
 Rent/SF/Yr: **\$10.00-\$12.00**  
 % Leased: **76.7%**



Landlord Representative: Everly Real Estate (703) 898-4741 / Matt Everly (703) 898-4741  
 Property Manager: Vaaler Real Estate (703) 771-1162 / Richard Vaaler (703) 771-1162  
 True Owner: --  
 Recorded Owner: --  
 Developer: --

24

**9208 Lee Ave**  
**Manassas, VA 20110**  
**Manassas City County**

Building Type: **Class B Office**  
 Status: **Built 1910, Renov 2014**  
 Building Size: **2,918 SF**  
 Typical Floor Size: **1,459 SF**




Total Avail: **2,918 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**






Landlord Representative: Weber Rector Commercial Real Estate Services (703) 330-1224 / Jessica Moyer (703) 330-1224  
 Property Manager: --  
 True Owner: Advanced Title & Settlements (703) 926-6647 / Lee Mergler (703) 926-6647  
 Recorded Owner: --  
 Developer: --






# Office Vacancy: November 2018

25	Signal Hill Professional Center			
9161 Liberia Ave	Building Type: <b>Class B Office</b> Status: <b>Built Aug 2006</b>	Total Avail: <b>3,613 SF</b>		
<b>Signal Hill Professional Center</b>	Building Size: <b>43,600 SF</b>	Rent/SF/Yr: <b>\$26.00</b>	% Leased: <b>91.7%</b>	
Manassas, VA 20110	Typical Floor Size: <b>11,291 SF</b>			
<b>Manassas City County</b>				
Landlord Representative:	Mid-Atlantic Real Estate Investment, Inc. (703) 257-1188 / M.Kevin M. Sills (703) 257-1188			
Property Manager:	--			
True Owner:	--			
Recorded Owner:	--			
Developer:	Mid Atlantic Real Estate Investments, Inc (703) 823-2902			
Architect:	The M Group Inc.			
26	Trusler Hall			
9411 Main St	Building Type: <b>Retail/Storefront Retail/Office</b> Status: <b>Built 1948, Renov 1998</b>	Total Avail: <b>6,645 SF</b>		
<b>Trusler Hall</b>	Building Size: <b>10,712 SF</b>	Rent/SF/Yr: <b>Withheld</b>	% Leased: <b>68.2%</b>	
Manassas, VA 20110	Land Area: <b>0.25 AC</b>			
<b>Manassas City County</b>				
Landlord Representative:	Brewer Enterprises, LLC (703) 830-8287 / Sam Brewer (703) 830-8287			
Property Manager:	Brewer Enterprises, LLC (703) 830-8287 / Sam Brewer (703) 830-8287			
True Owner:	Brewer Enterprises, LLC (703) 830-8287 / Sam Brewer (703) 830-8287			
Recorded Owner:	Brewer Enterprises, LLC (703) 830-8287			
Developer:	--			
27	Mosby Square Condominiums			
9236-9246 Mosby St	Building Type: <b>Class B Office</b> Status: <b>Built 1981</b>	Total Avail: <b>3,220 SF</b>		
<b>Mosby Square Condominiums</b>	Building Size: <b>7,774 SF</b>	Rent/SF/Yr: <b>\$15.80-\$16.00</b>	% Leased: <b>87.3%</b>	
Manassas, VA 20110	Typical Floor Size: <b>7,756 SF</b>			
<b>Manassas City County</b>				
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / Chuck Rector (703) 330-1224			
Leasing Company:	First Street Investments / Katy Speakman (301) 466-9220 -- 988 SF (988 SF)			
Property Manager:	Individually Managed			
True Owner:	--			
Recorded Owner:	--			
Developer:	--			

# Office Vacancy: November 2018

28		Mosby Square Professional Center		
<b>9256 Mosby St</b>	Building Type: <b>Class C Office</b>	Status: <b>Built 1981</b>	Total Avail: <b>99 SF</b>	
<b>Mosby Square Professional Center</b>	Building Size: <b>3,616 SF</b>	Typical Floor Size: <b>1,808 SF</b>	Rent/SF/Yr: <b>\$36.36</b>	
			% Leased: <b>100%</b>	
<b>Manassas, VA 20110</b>				
<b>Manassas City County</b>				
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / Chuck Rector (703) 330-1224			
Property Manager:	--			
True Owner:	--			
Recorded Owner:	--			
Developer:	--			
29		8802 Sudley Rd		
<b>8802 Sudley Rd</b>	Building Type: <b>Class B Office/Medical</b>	Status: <b>Built 1991</b>	Total Avail: <b>10,972 SF</b>	
<b>Manassas, VA 20110</b>	Building Size: <b>10,975 SF</b>	Typical Floor Size: <b>3,658 SF</b>	Rent/SF/Yr: <b>\$19.00</b>	
			% Leased: <b>0.0%</b>	
<b>Manassas City County</b>				
Landlord Representative:	Stewart Commercial Realty Services, LLC (703) 395-5600 / Robert Seidel (703) 395-5600 X104			
Property Manager:	Ross, France & Ratliff, Ltd. (703) 361-4188 / Charles Ross (703) 361-4188			
True Owner:	Ben Mathai (703) 965-3030			
Recorded Owner:	Mathai Real Estate Holdings, LLC			
Developer:	--			
30		9548-9550 Surveyor Ct		
<b>9548-9550 Surveyor Ct</b>	Building Type: <b>Class C Office/Medical</b>	Status: <b>Built 1973</b>	Total Avail: <b>2,120 SF</b>	
<b>Manassas, VA 20110</b>	Building Size: <b>4,282 SF</b>	Typical Floor Size: <b>2,141 SF</b>	Rent/SF/Yr: <b>\$12.00</b>	
			% Leased: <b>50.5%</b>	
<b>Manassas City County</b>				
Landlord Representative:	K&M Commercial Real Estate (703) 734-2822 / Kayvan Mehrbakhsh (703) 734-2822			
Property Manager:	--			
True Owner:	JECOR LLC (703) 713-0594 / Margaret Sun (703) 713-0594			
Recorded Owner:	JECOR LLC (703) 713-0594			
Developer:	--			

# Office Vacancy: November 2018

31		Monroe Bldg		
<b>9625 Surveyor Ct</b>	Building Type: <b>Class B Office/Medical</b>	Status: <b>Built 1973, Renov Jul 1997</b>	Total Avail: <b>10,051 SF</b>	
<b>Monroe Bldg</b>	Building Size: <b>34,000 SF</b>	Typical Floor Size: <b>8,500 SF</b>	Rent/SF/Yr: <b>\$17.50-\$20.00</b>	
<b>Manassas, VA 20110</b>			% Leased: <b>81.8%</b>	
<b>Manassas City County</b>				
Landlord Representative:	Newmark Knight Frank (703) 448-2000 / Larry FitzGerald (703) 918-0221			
Property Manager:	Premier Management Services, LC (888) 597-8700 / Jim Kernan (888) 597-8700			
True Owner:	--			
Recorded Owner:	Surveyor Court LC			
Developer:	--			
Architect:	Salditt & Associates Architects Inc			
32		Kao Manassas Airport Building		
<b>10642-10662 Wakeman Ct</b>	Building Type: <b>Class B Flex</b>	Status: <b>Built Oct 1997</b>	Total Avail: <b>10,048 SF</b>	
<b>Kao Manassas Airport Building</b>	Building Size: <b>44,014 SF</b>	Land Area: <b>3.70 AC</b>	Rent/SF/Yr: <b>Withheld</b>	
<b>Manassas, VA 20110</b>			% Leased: <b>77.2%</b>	
<b>Manassas City County</b>				
Landlord Representative:	Buchanan Partners (301) 417-0510 / Matt Pierce (703) 753-7949 X119			
Property Manager:	Buchanan Partners (301) 417-0510			
True Owner:	Buchanan Partners (301) 417-0510			
Recorded Owner:	Kao Buchanan Properties LLC (301) 417-0510			
Developer:	The Kao Corp.			
Architect:	Harrell & Co. Architects			
33		Piedmont Square		
<b>9324 West St</b>	Building Type: <b>Class B Office</b>	Status: <b>Built 1974, Renov 1982</b>	Total Avail: <b>1,500 SF</b>	
<b>Piedmont Square</b>	Building Size: <b>13,721 SF</b>	Typical Floor Size: <b>3,430 SF</b>	Rent/SF/Yr: <b>\$18.00</b>	
<b>Manassas, VA 20110</b>			% Leased: <b>89.1%</b>	
<b>Manassas City County</b>				
Landlord Representative:	Weber Rector Commercial Real Estate Services (703) 330-1224 / G.Coleman G. Rector (703) 330-1224			
Property Manager:	Weber Rector Commercial Real Estate Services (703) 330-1224			
True Owner:	Weber Rector Commercial Real Estate Services (703) 330-1224 / Coleman G. Rector (703) 330-1224			
Recorded Owner:	Piedmont Square Development, LLC (703) 369-4738			
Developer:	Piedmont Federal Savings Associates (703) 361-2121			