

# Property Summary Report

## 9720 Capital Ct - Gateway Professional Building

Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type	4 Star Office Condo
Tenancy	Multi
Year Built	2006
RBA	72,000 SF
Stories	4
Typical Floor	18,000 SF
Construction	Reinforced Concrete

### LAND

Land Acres	4.23 AC
Zoning	B-1
Parcels	36999

### BUILDING AMENITIES

- 24 Hour Access

### FOR LEASE

Smallest Space	175 SF	Office Avail	6,530 SF
Max Contiguous	2,743 SF		
# of Spaces	7		
Vacant	11,230 SF		
% Leased	87.8%		
Rent	\$23.00		
Service Type	Plus Electric		
CAM	Withheld		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100, Office 11	Office	Coworking	200	200	200	\$30.00/FS	TBD	
MJH Invest Group LLC									
P 4th	Office 2	Office	Coworking	200	200	200	\$36.00/FS	TBD	
MJH Invest Group LLC									
This is a single office within suite 404. Rate is \$600 a month. More than 1 office space, can be rented out together.									
P 4th	402	Office	Direct	1,492	1,492	1,492	Withheld	Vacant	Negotiable
KW Commercial									
P 4th	402	Office	Direct	1,492	1,492	1,492	\$23.00/+ELEC	Vacant	2 - 5 Years
MJH Invest Group LLC									
Tenant is responsible for wifi									

# Property Summary Report

## 9720 Capital Ct - Gateway Professional Building



Manassas, VA 20110 - Manassas Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 4th	401	Office	Direct	2,743	2,743	2,743	\$23.00/+ELEC	Vacant	2 - 5 Years
MJH Invest Group LLC Tenants is responsible for wifi									
P 4th	Office 8	Office	Coworking	228	228	228	Withheld	TBD	
MJH Invest Group LLC This is a single office within suite 404. Rate is \$600 a month. More than 1 office space, can be rented out together.									
P 4th	Office 4	Office	Coworking	175	175	175	\$41.14/FS	TBD	
MJH Invest Group LLC This is a single office within suite 404. Rate is \$600 a month. More than 1 office space, can be rented out together.									

### SALE

For Sale	Condo - \$569,000 (\$186.68/SF)
Sale Type	Investment or Owner User
Status	Under Contract

### TRANSPORTATION

Parking	300 available (Surface);Ratio of 4.17/1,000 SF
Commuter Rail	3 min drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport	39 min drive to Washington Dulles International Airport
Walk Score	Car-Dependent (18)
Transit Score	Minimal Transit (17)

### TENANTS

Tracen Technologies, Inc	9,766 SF	Realtor Association of Prince William	6,123 SF
Prince William Chamber Of Commerce	4,746 SF	Applied Materials, Inc.	3,149 SF
Computer System Group	3,000 SF	Sonalysts	2,542 SF
Convergent IT Solutions	2,354 SF	JTC Media Productions Jewell	2,250 SF
A 2 Z Driving Academy, LLC	2,000 SF	Loudoun Insurance Group	1,946 SF
Impact Innovations	1,872 SF	Breakthru Services	1,800 SF
Empowerment Therapy Center	1,800 SF	Federal Caregivers Home Care, LLC	1,800 SF
Leadership Price Williams	1,800 SF	JPI Technology	1,500 SF
Comfort Keepers	1,260 SF	Pinnacle Accounting Solutions	1,080 SF
Broadleaf Inc	1,000 SF	Farmers Insurance	900 SF
Amrit Home Healthcare	540 SF	Com Pac Inc	500 SF
Sigmasoft, LLC	500 SF	Otaigbe & Olumese, CPAs	245 SF


# Property Summary Report

## 9720 Capital Ct - Gateway Professional Building



Manassas, VA 20110 - Manassas Submarket

### PROPERTY CONTACTS

Primary Leasing Company	MJH Invest Group LLC 5604 Hampton Forest Way Fairfax, VA 22030 (703) 403-9534 (p)	Leasing Company	KW Commercial 46191 Westlake Dr Sterling, VA 20165 (571) 313-5831 (p)
Sales Company	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)	 True Owner	Pell Investment Properties, LLC 1370 Merimans Ln Winchester, VA 22602 (540) 542-1915 (p)
Recorded Owner	Gateway Professional Condominium Association 9720 Capital Ct Manassas, VA 20110 (540) 664-1120 (p)	Previous True Owner	EPI Holdings, LLC 6997 Gateway Ct Manassas, VA 20109 (703) 257-0877 (p)
Previous True Owner	T.J. Hassan (703) 906-8655 (p)	Architect	EMSI Engineering Inc. 9720 Capital Ct Manassas, VA 20110 (703) 257-0877 (p) (703) 361-3798 (f)
Property Manager	EMSI Engineering Inc. 9720 Capital Ct Manassas, VA 20110 (703) 257-0877 (p) (703) 361-3798 (f)		

### BUILDING NOTES

Located in city owned Business Park. Area experiencing explosive large scale growth. Becoming a hub in Northern Virginia/suburban Washington region.

Brick, Precast, glass curtain walled exterior.

Direct proximity to major transportation routes. (Rt. 28, I-66, Rt.234 PW County Parkway).

Close to Manassas and Dulles airports.

Close to Virginia Railway Express.

In proximity to major local employers: Lockheed Martin, BAI, Comcast, and Micron.

# Property Summary Report

## 9420 Forestwood Ln - Building 2



Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type	2 Star Office Condo
Tenancy	Multi
Year Built	Jun 2007
RBA	19,962 SF
Stories	2
Typical Floor	12,000 SF
Construction	Masonry

### LAND

Land Acres	3.05 AC
Zoning	B-1
Parcels	30498

### TRANSPORTATION

Parking	85 available (Surface);Ratio of 3.54/1,000 SF
Commuter Rail	5 min drive to Manassas Commuter Rail (Manassas Line)
Airport	36 min drive to Washington Dulles International Airport
Walk Score	Car-Dependent (35)
Transit Score	Some Transit (25)

### SALE

For Sale	Condo - \$2,600,000 (\$260.50/SF)
Cap Rate	5.08%
Sale Type	Investment
Status	Active

### Last Sale

Sold Price	\$2,350,000 (\$117.72/SF)
Date	Mar 2014
Sale Type	Investment

### TENANTS

DaVita Kidney Care	9,981 SF	D C Diamond Corporation	-
Freddy & Son Roofing	-		

# Property Summary Report

## 9420 Forestwood Ln - Building 2



Manassas, VA 20110 - Manassas Submarket

### PROPERTY CONTACTS

#### Primary Leasing Company



Weber Rector Commercial Real Estate Services  
9401 Battle St  
Manassas, VA 20110  
(703) 330-1224 (p)  
(703) 330-5282 (f)

#### Sales Company



Weber Rector Commercial Real Estate Services  
9401 Battle St  
Manassas, VA 20110  
(703) 330-1224 (p)  
(703) 330-5282 (f)

#### True Owner



Premiere Realty  
6888 Elm St  
McLean, VA 22101  
(703) 748-0001 (p)

#### Recorded Owner



Forestwood Venture, LLC  
12509 Summer Pl  
Herndon, VA 20171  
(703) 707-9028 (p)

#### Previous True Owner

D.C. Diamond Corporation  
Bealeton, VA 22712  
(703) 966-7363 (p)

#### Previous True Owner

D C DIAMOND CORPORATION  
10020 Willow Grove Trl  
Manassas, VA 20110

#### Property Manager



Premiere Realty  
6888 Elm St  
McLean, VA 22101  
(703) 748-0001 (p)

### BUILDING NOTES

BRICK 2 STORY BUILDING. COMPRISED OF 8 SUITES. EACH SUITE HAS 2 RESTROOMS, UTILITY ROOM & 2 HEATPUMP. DROP CEILING TILES AND FINISHED DRYWALL AND CONCRETE FLOOR. BUILDING HAS MONITORED SPRINKLER SYSTEM AND ELEVATOR. ELECTRIC SEPERATE METER. PLEANTY OF PARKING. Lower level rented so only 4 units upper level available

Easy access to Prince William Hospital, Old Town Manassas & Manassas Park. Minutes from I-66 and Rt. 28.

# Property Summary Report

8802 Sudley Rd



Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1991
RBA	14,984 SF
Stories	3
Typical Floor	4,995 SF
Construction	Wood Frame

## LAND

Land Acres	1.22 AC
Zoning	B-1
Parcels	29592

## BUILDING AMENITIES

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

## SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Pending
<b>Last Sale</b>	
Sold Price	\$2,300,000 (\$153.50/SF)
Date	Aug 2017
Sale Type	Investment

## TRANSPORTATION

Parking	55 available (Surface);Ratio of 3.77/1,000 SF
Commuter Rail	4 min drive to Manassas Commuter Rail (Manassas Line)
Airport	34 min drive to Washington Dulles International Airport
Walk Score	Somewhat Walkable (59)
Transit Score	Some Transit (26)

## TENANTS

Winslow Property Management	3,000 SF	Associated Clinical Svc	2,700 SF
Prince William County Medical	-		

# Property Summary Report

## 8802 Sudley Rd



Manassas, VA 20110 - Manassas Submarket

### PROPERTY CONTACTS

Primary Leasing Company	Orbis Realty 1001 19th St N Arlington, VA 22209 (703) 477-7071 (p)	Sales Company	Orbis Realty 1001 19th St N Arlington, VA 22209 (703) 477-7071 (p)
			
True Owner	Ben Mathai 12604 Daffodil Dr Manassas, VA 20112 (703) 965-3030 (p)	Recorded Owner	Mathai Real Estate Holdings, LLC
Previous True Owner	Ross France 9371 Innovation Dr Manassas, VA 20110 (703) 361-4188 (p) (703) 361-6353 (f)	Property Manager	Ross France 9371 Innovation Dr Manassas, VA 20110 (703) 361-4188 (p) (703) 361-6353 (f)

### SALE HIGHLIGHTS

- 8802 Sudley Road offers a partially occupied 14,984-SF modern office with curb appeal, on-site parking, an elevator, and 24-hour secure access.
- Prime location along the main commercial artery of Manassas, just minutes from the UVA Health Prince William Medical Center and the Manassas Mall.
- Growing 5-mile population of more than 180,000, providing daytime employment of 65,000 and consumer spending of more than \$2.2 billion during 2022.
- Easy commutes thanks to convenient nearby connections for Route 28, Route 234, and I-66 | 10 Minutes from the Manassas Regional Airport.

# Property Summary Report

## 9161 Liberia Ave - Signal Hill Professional Center



Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type	3 Star Office Condo
Tenancy	Multi
Year Built	2006
RBA	45,164 SF
Stories	4
Typical Floor	3,616 SF
Construction	Masonry

### LAND

Land Acres	1.73 AC
Zoning	I-2, Manassas
Parcels	100-29-00-169K1A-100, 100-29-00-169K1A-101,

### BUILDING AMENITIES

- Basement
- Hardwood Floors
- Natural Light
- Storage Space
- Central Heating
- Kitchen
- Partitioned Offices

### FOR LEASE

Smallest Space	1,667 SF	Office Avail	3,334 SF
Max Contiguous	1,667 SF		
# of Spaces	2		
Vacant	6,950 SF		
% Leased	84.6%		
Rent	\$13.82 - 19.00		
Service Type	Triple Net		
CAM	Withheld		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Office	Direct	1,667	1,667	1,667	\$13.82/NNN	Vacant	Negotiable
Vision Group Llc									
P 2nd	203	Office	Direct	1,667	1,667	1,667	\$19.00/NNN	Vacant	Negotiable
Everly Real Estate									

Great office space for a medical office or general office use. Wonderful space full of natural sun light. Great window line looking out among tree tops. This unit is located in the busy city of Manassas, VA. Easy access to Liberia Ave, downtown Manassas, and only 10 mins from RT66. New Floor installed. There are six offices. Unit is perfect for medical, IT, graphic design, legal, CPA or general office use. The tenant is responsible for rent and the monthly HOA, insurance, and tax bill. The HOA includes all utilities.

Situated in a well-located office building on bustling Liberia Ave., you'll enjoy the benefits of a high-traffic retail corridor with 31,000 vehicles passing by daily. Plus, you're less than 1 mile from both Rt. 28/Centreville Rd. and Prince William Pkwy and approximately 3 miles from Rt. 234 Bypass/PW Pkwy for easy access.



# Property Summary Report

## 9161 Liberia Ave - Signal Hill Professional Center







Manassas, VA 20110 - Manassas Submarket

SALE		TRANSPORTATION	
For Sale	Condo - \$1,750,500 (\$484.10/SF)	Parking	45 available (Covered);120 available (Surface);Ratio of 3.75/1,000 SF
Sale Type	Investment or Owner User	Commuter Rail	4 min drive to Manassas Commuter Rail (Manassas Line)
Status	Active	Airport	33 min drive to Washington Dulles International Airport
		Walk Score	Somewhat Walkable (63)
		Transit Score	Minimal Transit (20)

### TENANTS

Mid-Atlantic Real Estate Investment, Inc.	3,799 SF	Vigario Management Corp	3,387 SF
Brown Mobley And Way, Pc	2,975 SF	Frye & Company, Cpas	2,595 SF
PT Solutions	2,258 SF	Versatile Title And Escrow, LLC	2,258 SF
Commercial Tech Inc	2,000 SF	Wellington Dental Assoc	1,500 SF
Ltm, Inc.	1,219 SF	Alliant Wealth Advisors	1,129 SF
Health Healing Hands Acupuncture	1,129 SF	Michael A. Kernbach Attorney At Law	1,129 SF
Visiting Angels Living Assistance	1,129 SF	Wise Choice	1,129 SF
State Farm	1,000 SF	Advantage Physical Therapy & Re-hab	500 SF
Alliant Qualified Plans	500 SF	Gill Engineering Group PLC	400 SF
Global Chiropractic	400 SF		

### PROPERTY CONTACTS

Primary Leasing Company	Vision Group Llc 42718 Otis Ln Chantilly, VA 20152 (972) 510-9321 (p)	Leasing Company	Everly Real Estate 104 Prospect Dr SW Leesburg, VA 20175 (703) 898-4741 (p)
			
Sales Company	Apollonia Management Group, LLC 901 Main St Dallas, TX 75202 (214) 416-8400 (p)	Developer	Mid Atlantic Real Estate Investments, Inc Oakton, VA 22124 (703) 823-2902 (p)
			
Architect	The M Group Inc. 1577 Spring Hill Rd Vienna, VA 22182 (703) 448-8786 (p) (703) 734-6931 (f)		

### BUILDING NOTES

APN - 100-290-0000-0000000-169K-00203000-13155

# Property Summary Report

## 9401 Centreville Rd - Logan Building



Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	2006
RBA	17,595 SF
Stories	3
Typical Floor	5,865 SF
Construction	Wood Frame

### LAND

Land Acres	0.31 AC
Zoning	B-3
Parcels	35070

### FOR LEASE

Smallest Space	903 SF
Max Contiguous	4,800 SF
# of Spaces	1
Vacant	4,800 SF
% Leased	72.7%
Rent	Withheld - CoStar Est. Rent \$17 - 21 (Office)

Office Avail	4,800 SF
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### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	300	Office	Direct	903 - 4,800	4,800	4,800	Withheld	Vacant	Negotiable

Wright Realty, Inc.

Enjoy the qualities of life on a daily basis with all amenities that Old Town Manassas offers, with the area's best restaurants, coffee shops and charm. The Logan Building stands at the gateway into Old Town Manassas with frontage on RT 28 (Center St and Church St). Third floor space is available for lease with immediate occupancy. This 4800 SF space includes 8 offices, open area for ten cubicles or training area, shared kitchen and conference room with elevator access into the reception. Vacant and available for immediate occupancy.

Suite 300: \$6,000 or \$15.00 PSF Plus Electricity

Subdividable Options:

Suite 310: Three offices totaling 903 SF with shared kitchen and conference room: \$1,600 A Month, Includes Utilities

Suite 320: Large open area with 1 private office totaling 2,737 SF with shared kitchen and conference room: \$3,300 A Month Includes Utilities

Suite 340: Three offices totaling 1,161 SF with shared kitchen and conference room: \$1,700 A Month in Utilities

# Property Summary Report

## 9401 Centreville Rd - Logan Building



Manassas, VA 20110 - Manassas Submarket

### SALE

For Sale	\$2,750,000 (\$156.29/SF)
Sale Type	Investment or Owner User
Status	Active

### TRANSPORTATION

Parking	9 available (Surface);Ratio of 0.51/1,000 SF
Commuter Rail	1 min drive to Manassas Commuter Rail (Manassas Line)
Airport	34 min drive to Washington Dulles International Airport
Walk Score	Very Walkable (86)
Transit Score	Some Transit (30)

### TENANTS

Reliable Rails Inc	2,000 SF
Well of Hope Community Congregation	1,303 SF
Prince William Massage Therapy & Holistic Center	200 SF
College Place	-
Risk and Strategic Management, Corp.	-

Acute & Wellness Chiropractic	1,329 SF
Alliance Electrical Staffing	500 SF
Commonwealth Medical Claims	150 SF
Conrad Inc	-

### PROPERTY CONTACTS

Primary Leasing Company	Wright Realty, Inc. 9009 Sudley Rd Manassas, VA 20110 (703) 368-8136 (p) (703) 368-7238 (f)
True Owner	Harold Logan Associates P.C. 9114 Industry Manassas, VA 20111 (703) 330-1988 (p)
Property Manager	Harold Logan Associates P.C. 9114 Industry Manassas, VA 20111 (703) 330-1988 (p)

Sales Company	Wright Realty, Inc. 9009 Sudley Rd Manassas, VA 20110 (703) 368-8136 (p) (703) 368-7238 (f)
Recorded Owner	Logan Building, LC (703) 330-1988 (p)

### BUILDING NOTES

Serving as the gateway into Old Town the Logan Building is the perfect juxtaposition between the old and the new offering the modern conveniences that we have come to expect such as elevator conveyance, but also includes the charm and walk-ability of an Old Town location.

Three story class A office building built in 2006 for sale in the heart of Old Town Manassas. Building is zoned B-3 In Manassas. Walk to VRE station or Retail/restaurants in Old Town. Signage opportunity available. Tax Id#: 101/01 00/ 447B/

# Lease Availability Report



## 9329 Battle St

Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1930</b>
RBA:	<b>3,155 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>1,577 SF</b>

### AVAILABILITY

Min Divisible:	<b>3,155 SF</b>
Max Contig:	<b>3,155 SF</b>
Total Available:	<b>3,155 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	3,155	3,155	3,155	Withheld	30 Days	Negotiable

*Crossroads Realtors - Danielle Ward (703) 530-1830*

1st floor has a street entrance, reception area, 2 private offices, 2 conference rooms, and a bathroom. The loft area over the garage has a private large office. The second floor has 4 private offices and a restroom.

### LEASING AGENTS

Company:	Crossroads Realtors
Contacts:	Danielle Ward (703) 530-1830

### SALE

Last Sale:	Sold on Sep 5, 2018 for \$600,000 (\$190.17/SF)
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### TRANSPORTATION

Parking:	5 Surface Spaces are available; 2 Covered Spaces are available; Ratio of 2.22/1,000 SF
Commuter Rail:	0 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	34 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Some Transit (32)

### KEY TENANTS

Earl J. Oberbauer Jr. Attorney at Law	1,577 SF	AA Bankruptcy	450 SF
Wittenauer Law Office, P.C.	300 SF		



# Lease Availability Report

**9700 Capital Ct - TML Bldg**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2004</b>
RBA:	<b>38,396 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>12,799 SF</b>
Core Factor:	<b>13%</b>

## AVAILABILITY

Min Divisible:	<b>1,725 SF</b>
Max Contig:	<b>5,860 SF</b>
Total Available:	<b>11,409 SF</b>
Asking Rent:	<b>\$24.00/+CHAR</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	1,725	1,725	1,725	\$24.00/+CHAR	Vacant	Negotiable
<i>Colliers - Christopher Wolf (202) 728-3531</i>									
P 2nd		Office	Direct	3,824	3,824	3,824	\$24.00/+CHAR	Vacant	Negotiable
<i>Colliers - Christopher Wolf (202) 728-3531</i>									
P 3rd		Office	Direct	5,860	5,860	5,860	\$24.00/+CHAR	Vacant	Negotiable
<i>Colliers - Christopher Wolf (202) 728-3531</i>									

## LEASING AGENTS

Company:	Colliers
Contacts:	Christopher Wolf (202) 728-3531

## SALE

Last Sale:	Sold on Feb 4, 2022 for \$4,650,000 (\$121.11/SF)
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## TRANSPORTATION

Parking:	117 Surface Spaces are available; Ratio of 3.05/1,000 SF
Commuter Rail:	4 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport:	39 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (25)
Transit Score ®:	Minimal Transit (15)

# Lease Availability Report

**9700 Capital Ct - TML Bldg**  
Manassas, VA 20110 - Manassas Submarket



## KEY TENANTS

Optimo Information Technology	7,850 SF	Apex Co LLC	6,000 SF
REM Investments LLC	500 SF		

## BUILDING NOTES

Next to Manassas Airport Easy access to Prince William Parkway and Route 28 Located in Manassas Gateway Loading Docks

# Lease Availability Report

**9309 Center St - Courthouse Station**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1989; Renov 1991</b>
RBA:	<b>32,500 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>8,000 SF</b>

## AVAILABILITY

Min Divisible:	<b>2,300 SF</b>
Max Contig:	<b>2,300 SF</b>
Total Available:	<b>2,300 SF</b>
Asking Rent:	<b>\$28.50/FS</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Office	Direct	2,300	2,300	2,300	\$28.50/FS	Vacant	Negotiable

Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Brian Snook (703) 863-1895

First floor space available for lease. Suite features 7 private offices, large conference room, and several storage rooms. Zoned B-3. Professionally managed building! Abundant parking - (4) spaces per 1,000 SF. Located across from Prince William County Courthouse. Within walking distance to Old Town Manassas Shops & Restaurants! Located across from Prince William County Courthouse. Within walking distance to Old Town Manassas Shops & Restaurants! Frontage on Rt. 28/Centreville Rd. with approximately 11,000 VPD (23,000 combined with parallel Church St. traffic). This property is located in a HUB Zone! Disclosure: Owner/Agent

## LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	Brian Snook (703) 863-1895, Coleman G. Rector (703) 330-1224

## SALE

Last Sale:	Sold on Jun 2, 2020 for \$5,200,000 (\$160.00/SF) at 8.76% Cap
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## TRANSPORTATION

Parking:	115 Surface Spaces are available; 10 Covered Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail:	1 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	36 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Some Transit (32)

# Lease Availability Report

## 9309 Center St - Courthouse Station Manassas, VA 20110 - Manassas Submarket



### KEY TENANTS

Virginia Department of Corrections	10,924 SF	Home Instead Senior Care	4,168 SF
Dispute Resolution	4,000 SF	Catalyst Recovery And Wellness	3,750 SF
Prince William County Probation	1,600 SF		

### BUILDING NOTES

There are 2 properties: 9309 and 9311. 9311 is a paved lot has all frontage improvements,can build another 34,000 sq ft buinding,properties are rezoned to B-3 from B-1. Present building can be increased appx 3,000 sq ft by converting 10 space covered parking in under rear of Building. 2 of 4 floors are being redecorated at this time, including new performance X6 high performance glass,making bldg exterior except store fronts maint free.



# Lease Availability Report

## 9510 Center St

Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1960</b>
RBA:	<b>1,437 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,437 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,437 SF</b>
Max Contig:	<b>1,437 SF</b>
Total Available:	<b>1,437 SF</b>
Asking Rent:	<b>\$25.00/NNN</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Direct	1,437	1,437	1,437	\$25.00/NNN	Vacant	5 Yrs

KENNEDY & Co. - Paul Voutsas (703) 973-9763, Dylan Daly (703) 772-8445

Office, Retail and Medical space with parking for lease in downtown Manassas. Available 12/1/2023. Can Be combined with the adjacent lot at 9512.

### LEASING AGENTS

Company:	KENNEDY & Co.
Contacts:	Paul Voutsas (703) 973-9763, Dylan Daly (703) 772-8445

### AMENITIES

Signage

### TRANSPORTATION

Parking:	8 Surface Spaces are available; Ratio of 5.57/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	37 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Some Transit (31)

# Lease Availability Report

**8700 Centreville Rd**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1989</b>
RBA:	<b>56,862 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>13,750 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,717 SF</b>
Max Contig:	<b>6,156 SF</b>
Total Available:	<b>7,873 SF</b>
Asking Rent:	<b>\$23.00/FS</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	1,717	1,717	1,717	\$23.00/FS	Vacant	3 - 10 Yrs
Newmark - Larry FitzGerald (703) 918-0221, Cole Spalding (703) 918-0230 5% co-op broker fee being offered through the end of 2023.									
P 3rd	300	Office	Direct	6,156	6,156	6,156	\$23.00/FS	Vacant	3 - 10 Yrs
Newmark - Larry FitzGerald (703) 918-0221, Cole Spalding (703) 918-0230 5% co-op broker fee being offered through the end of 2023.									

## LEASING AGENTS

Company:	Newmark
Contacts:	Larry FitzGerald (703) 918-0221, Cole Spalding (703) 918-0230

## SALE

Last Sale:	Sold on Oct 11, 2013 for \$10,250,000 (\$180.26/SF) at 9.75% Cap
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## AMENITIES

Air Conditioning

# Lease Availability Report

## 8700 Centreville Rd

Manassas, VA 20110 - Manassas Submarket



### TRANSPORTATION

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Parking:	150 Surface Spaces are available; Ratio of 3.80/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	31 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (72)
Transit Score ®:	Minimal Transit (23)

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### KEY TENANTS

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Manassas City Public Schools	18,090 SF	Reed & Associates	2,925 SF
R & K Cyber Solutions Llc	2,605 SF		

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### BUILDING NOTES

1/95: Building sold to Synergy One Federal Credit Union for \$2.75 million. Carey Winston Company represented the buyer. \* Tenants include Synergy One Federal Credit Union, Social Security Administration, USDA, Market Street Mortgage, IDS/Scan America, and Voyager Telecom.

## 9200 Church St - VF&N Building Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2002</b>
RBA:	<b>36,140 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>9,000 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,310 SF</b>
Max Contig:	<b>2,729 SF</b>
Total Available:	<b>5,039 SF</b>
Asking Rent:	<b>\$29.00/FS</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	2,729	2,729	2,729	\$29.00/FS	30 Days	Negotiable
<i>Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Chuck Rector (703) 334-5030, Brian Snook (703) 863-1895</i> Second floor office space available in Class A elevator building. Suite 200 consists of 2,729 SF and is built out into several private offices. Suite 203 consists of 2,310 SF including a large lobby/reception area, 4 offices, a conference room and kitchenette/break room. The spaces are contiguous and can be leased together (5,039 SF total) or separately. Ideal for medical, legal or other quality professional use. Ideal location in the center of Old Town Manassas at the corner of Church St. & West St. Only 0.3 miles from the PWC Courthouse. Walk to many Old Town shops & restaurants. 0.2 miles to VRE/Amtrak.									
P 2nd	203	Office	Direct	2,310	2,310	2,310	\$29.00/FS	30 Days	Negotiable
<i>Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Chuck Rector (703) 334-5030, Brian Snook (703) 863-1895</i> Second floor office space available in Class A elevator building. Suite 200 consists of 2,729 SF and is built out into several private offices. Suite 203 consists of 2,310 SF including a large lobby/reception area, 4 offices, a conference room and kitchenette/break room. The spaces are contiguous and can be leased together (5,039 SF total) or separately. Ideal for medical, legal or other quality professional use. Ideal location in the center of Old Town Manassas at the corner of Church St. & West St. Only 0.3 miles from the PWC Courthouse. Walk to many Old Town shops & restaurants. 0.2 miles to VRE/Amtrak.									

### LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	Coleman G. Rector (703) 330-1224, Chuck Rector (703) 334-5030, Brian Snook (703) 863-1895

### TRANSPORTATION

Parking:	40 Surface Spaces are available; 20 Covered Spaces are available; Ratio of 3.50/1,000 SF
Commuter Rail:	0 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	35 minute drive to Washington Dulles International Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Some Transit (32)

## 9200 Church St - VF&N Building

Manassas, VA 20110 - Manassas Submarket



### KEY TENANTS

Vanderpool, Frostick & Nishanian, P.C.	9,921 SF	Truist Scott & Stringfellow	7,656 SF
Hepburn & Sons Llc	5,000 SF	Reed Law Firm PLLC	1,050 SF
Bristle Law, PILC	1,000 SF	Law Office Of Krista L. Newton PLLC	873 SF

# Lease Availability Report

**9300 W Courthouse Rd - Judiciary Place**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class A Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2004</b>
RBA:	<b>46,824 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>15,608 SF</b>

## AVAILABILITY

Min Divisible:	<b>2,694 SF</b>
Max Contig:	<b>6,254 SF</b>
Total Available:	<b>6,254 SF</b>
Asking Rent:	<b>\$\$28.00 - \$29.00/FS</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Off/Med	Direct	3,560	6,254	6,254	\$29.00/FS	Vacant	Negotiable

Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Chuck Rector (703) 334-5030

Walking distance to the courthouse! First floor office suites available in beautiful Class A building with 2 elevators. Suite 102 is 3,560 SF and features large waiting area, reception/admin space, private restroom, kitchenette, 9 private offices, conference room and several additional work/storage areas. Suite 105 is 2,694 SF and features 11 private offices and a large open work area. The suites are contiguous and can be leased together or separately. Full service rental rate, professionally managed building! Ideal for legal, medical, or upscale professional use. Fantastic location within walking distance to the Prince William County/City of Manassas Courthouse (less than 0.5 mile), Amtrak/VRE Station (0.7 mile) and Old Town Manassas shops/restaurants (less than 1 mile). Just off Rt. 28 with easy access to Rt. 234 & Prince William Pkwy.

P 1st	105	Off/Med	Direct	2,694	6,254	6,254	\$28.00/FS	Vacant	Negotiable
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Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Chuck Rector (703) 334-5030

Walking distance to the courthouse! First floor office suites available in beautiful Class A building with 2 elevators. Suite 102 is 3,560 SF and features large waiting area, reception/admin space, private restroom, kitchenette, 9 private offices, conference room and several additional work/storage areas. Suite 105 is 2,694 SF and features 11 private offices and a large open work area. The suites are contiguous and can be leased together or separately. Full service rental rate, professionally managed building! Ideal for legal, medical, or upscale professional use. Fantastic location within walking distance to the Prince William County/City of Manassas Courthouse (less than 0.5 mile), Amtrak/VRE Station (0.7 mile) and Old Town Manassas shops/restaurants (less than 1 mile). Just off Rt. 28 with easy access to Rt. 234 & Prince William Pkwy.

## LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	Coleman G. Rector (703) 330-1224, Chuck Rector (703) 334-5030

## TRANSPORTATION

Parking:	120 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	45 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Some Transit (31)

# Lease Availability Report

## 9300 W Courthouse Rd - Judiciary Place Manassas, VA 20110 - Manassas Submarket



### KEY TENANTS

Fresenius Kidney Care	7,704 SF	Carluzzo, Rochkind & Smith	5,295 SF
Virginia Department of Rehabilitative Services	4,052 SF	Northern Virginia Law, P.C.	3,893 SF
Prince William County Commonwealth's Attorney	3,600 SF	Chesapeake Law Group, PLC	2,549 SF

# Lease Availability Report

**9304-9306 Forest Point Cir**  
 Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	Class C Office Co...
Year Built:	1989
RBA:	7,574 SF
Floors:	1
Typical Floor:	7,574 SF

### AVAILABILITY

Min Divisible:	110 SF
Max Contig:	220 SF
Total Available:	220 SF
Asking Rent:	\$54.54/MG

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9306a	Off/Med	Direct	110	220	220	\$54.54/MG	Vacant	Negotiable
<i>Wright Realty, Inc. - Edward B. Wright, III (703) 368-8136, Steve Nash (703) 368-8136 X22</i> \$500 A Month including utilities Single medical exam rooms for lease near Novant's Prince William Hospital. Exam room is furnished with sink and cabinetry. Shared waiting area. Vacant and ready for immediate occupancy. Exam room can be combined with neighboring exam room.									
P 1st	9306b	Off/Med	Direct	110	220	220	\$54.54/MG	Vacant	Negotiable
<i>Wright Realty, Inc. - Edward B. Wright, III (703) 368-8136, Steve Nash (703) 368-8136 X22</i> Single medical exam rooms for lease near Novant's Prince William Hospital. Exam room is furnished with sink and cabinetry. Shared waiting area. Vacant and ready for immediate occupancy. Exam room can be combined with neighboring exam room.									

### LEASING AGENTS

Company:	Wright Realty, Inc.
Contacts:	Edward B. Wright, III (703) 368-8136, Steve Nash (703) 368-8136 X22

### SALE

Last Sale:	Sold on Oct 13, 2010 for \$1,333,024 (\$176.00/SF)
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### TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 2.64/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	35 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Some Transit (25)

### KEY TENANTS

Gupta Properties	3,890 SF	Shimla Medical Center	3,184 SF
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# Lease Availability Report

**9430 Forestwood Ln - Building 1**  
 Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	2006
RBA:	30,176 SF
Floors:	2
Typical Floor:	15,088 SF

### AVAILABILITY

Min Divisible:	2,533 SF
Max Contig:	2,533 SF
Total Available:	2,533 SF
Asking Rent:	\$22.74/FS

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Office	Direct	2,533	2,533	2,533	\$22.74/FS	Vacant	3 - 15 Yrs

*KW Commercial - Gayle Bailey, II (703) 815-5700*

Great Location for this Stunning, 1st Floor, Contemporary and Modern Professional Office Space, You Will Be Proud to Have Your Client's Come In. Office Features, Receptionist Area, Multiple Conference Rooms and Several Individual Offices. May be a Perfect Setup for a Doctor's Office, Dentist Office, Attorney' Office or Title Company. The Possibilities are Endless. Furnishings Can Stay or Can be Removed. You Also Have the Option to Build Out to Meet your Needs.. Tenant Pays All Utilities...Sentrilock on Rail. Further Showing Instructions in Showing Time

### LEASING AGENTS

Company:	KW Commercial
Contacts:	Gayle Bailey, II (703) 815-5700

### SALE

Last Sale:	Condo Unit B-100 Sold on Nov 17, 2016
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### AMENITIES

Air Conditioning, Kitchen, Reception

### TRANSPORTATION

Parking:	85 Surface Spaces are available; Ratio of 2.82/1,000 SF
Commuter Rail:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	36 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (27)
Transit Score ®:	Some Transit (25)

# Lease Availability Report

## 9430 Forestwood Ln - Building 1

Manassas, VA 20110 - Manassas Submarket



### KEY TENANTS

MVP Tax Group LLC	5,200 SF	Women, Infants and Children Department of Health	3,631 SF
Olde Towne Pediatrics	1,509 SF	Duvall Wheeler LLP	1,200 SF

### BUILDING NOTES

Each unit has their own common space including 2 bathrooms.

## 10400 Gateway Blvd - Cannon Landing I

Manassas, VA - Manassas Submarket



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

### BUILDING

Type:	<b>Class B Office</b>
Year Built:	<b>Proposed</b>
RBA:	<b>72,000 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>18,000 SF</b>

### AVAILABILITY

Min Divisible:	<b>18,000 SF</b>
Max Contig:	<b>72,000 SF</b>
Total Available:	<b>72,000 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
<i>Buchanan Partners - Matt Pierce (703) 753-7949 X119</i>								
E 2nd	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
<i>Buchanan Partners - Matt Pierce (703) 753-7949 X119</i>								
E 3rd	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
<i>Buchanan Partners - Matt Pierce (703) 753-7949 X119</i>								
E 4th	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
<i>Buchanan Partners - Matt Pierce (703) 753-7949 X119</i>								

### LEASING AGENTS

Company:	Buchanan Partners
Contacts:	Matt Pierce (703) 753-7949 X119

### TRANSPORTATION

Commuter Rail:	4 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport:	37 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Minimal Transit (0)

## 10450 Gateway Blvd - Cannon Landing II

Manassas, VA - Manassas Submarket



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

### BUILDING

Type:	<b>Class A Office</b>
Year Built:	<b>Proposed</b>
RBA:	<b>72,000 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>18,000 SF</b>

### AVAILABILITY

Min Divisible:	<b>18,000 SF</b>
Max Contig:	<b>72,000 SF</b>
Total Available:	<b>72,000 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
<i>Buchanan Partners - Matt Pierce (703) 753-7949 X119</i>								
E 2nd	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
<i>Buchanan Partners - Matt Pierce (703) 753-7949 X119</i>								
E 3rd	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
<i>Buchanan Partners - Matt Pierce (703) 753-7949 X119</i>								
E 4th	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
<i>Buchanan Partners - Matt Pierce (703) 753-7949 X119</i>								

### LEASING AGENTS

Company:	Buchanan Partners
Contacts:	Matt Pierce (703) 753-7949 X119

### TRANSPORTATION

Parking:	Ratio of 4.00/1,000 SF
Commuter Rail:	2 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport:	39 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Minimal Transit (17)

# Lease Availability Report

**9408 Grant Ave**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2009</b>
RBA:	<b>32,000 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>8,000 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,062 SF</b>
Max Contig:	<b>1,645 SF</b>
Total Available:	<b>3,890 SF</b>
Asking Rent:	<b>\$\$26.37 - \$26.63/+...</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	205	Office	Direct	1,183	1,183	1,183	\$26.37/+CHAR	Vacant	Negotiable
<i>Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895</i> \$2,600/mo Second and fourth floor suites available for lease in a Class A office building! The building features a beautiful lobby, elevator, and spectacular views from the upper levels. Full service lease rate excluding interior office cleaning. Highly visible corner location in Old Town Manassas! 17,000 VPD on Grant Ave. & 9,900 on Church St. Only a short 3 block walk to the Prince William County Courthouse. Walk to Old Town Manassas shops & restaurants. Located within a Qualified HUBZone!									
P 2nd	204	Office	Direct	1,062	1,062	1,062	\$26.55/+CHAR	Vacant	Negotiable
<i>Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895</i> \$2,350/mo Second and fourth floor suites available for lease in a Class A office building! The building features a beautiful lobby, elevator, and spectacular views from the upper levels. Full service lease rate excluding interior office cleaning. Highly visible corner location in Old Town Manassas! 17,000 VPD on Grant Ave. & 9,900 on Church St. Only a short 3 block walk to the Prince William County Courthouse. Walk to Old Town Manassas shops & restaurants. Located within a Qualified HUBZone!									
P 4th	404	Office	Direct	1,645	1,645	1,645	\$26.63/+CHAR	Vacant	Negotiable
<i>Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895</i> \$3,650/mo Full Service (Exc. Interior Cleaning) Second and fourth floor suites available for lease in a Class A office building! The building features a beautiful lobby, elevator, and spectacular views from the upper levels. Full service lease rate excluding interior office cleaning. Highly visible corner location in Old Town Manassas! 17,000 VPD on Grant Ave. & 9,900 on Church St. Only a short 3 block walk to the Prince William County Courthouse. Walk to Old Town Manassas shops & restaurants. Located within a Qualified HUBZone!									

## LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895

# Lease Availability Report

## 9408 Grant Ave

Manassas, VA 20110 - Manassas Submarket



### TRANSPORTATION

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Parking:	15 Surface Spaces are available; Ratio of 0.47/1,000 SF
Commuter Rail:	1 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	36 minute drive to Washington Dulles International Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Some Transit (32)

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### KEY TENANTS

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Edward Jones	8,567 SF	Strong Home Mortgage	3,200 SF
Livesay & Myers, P.C.	2,800 SF	M&T Bank	2,486 SF
Manassas Olive Oil	1,600 SF	Office of the U.S. Senator Tim Kaine	1,600 SF

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### BUILDING NOTES

Building is located in a HUB Zone.

# Lease Availability Report

**9411 Main St - Trusler Hall**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1948; Renov 1998</b>
RBA:	<b>10,712 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>5,356 SF</b>

## AVAILABILITY

Min Divisible:	<b>294 SF</b>
Max Contig:	<b>2,133 SF</b>
Total Available:	<b>3,233 SF</b>
Asking Rent:	<b>\$\$15.00</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	202-205	Office	Coworki	294 - 2,133	2,133	2,133	\$15.00/FS	TBD	
<i>Brewer Enterprises, LLC - Sam Brewer (703) 830-8287</i> \$15.00sf/year NNN Looking for a term with a minimum of a year. One office is available, but the tenant has the option of leasing out the whole floor. Near the courthouse and VRE Train Station. Public parking garage being constructed across the street. Suitable for financial, legal, medical, real estate, consultants, engineering, computer, insurance or physicians.									
P 2nd	210	Office	Direct	1,100	1,100	1,100	\$15.00/NNN	Vacant	1 - 3 Yrs
<i>Brewer Enterprises, LLC - Sam Brewer (703) 830-8287</i> \$15.00sf/year Suitable for financial, legal, medical, real estate, consultants, engineering, computer, insurance or physicians.									

## LEASING AGENTS

Company:	Brewer Enterprises, LLC
Contacts:	Sam Brewer (703) 830-8287

## SALE

Last Sale:	Sold on Jan 31, 2001 for \$610,000 (\$56.95/SF) at 10.93% Cap
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## AMENITIES

Air Conditioning

# Lease Availability Report

**9411 Main St - Trusler Hall**  
Manassas, VA 20110 - Manassas Submarket



## TRANSPORTATION

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Commuter Rail:	1 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	34 minute drive to Washington Dulles International Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Some Transit (31)

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## KEY TENANTS

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Jess Psychic	500 SF	Loveless Porter Architects	500 SF
Scs Integrated Support Solutions	500 SF	Capitol Brown Works LLC	326 SF

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## BUILDING NOTES

Near the courthouse and VRE Train Station. Public parking garage being constructed across the street.



# Lease Availability Report

## 9256 Mosby St - Mosby Square Professional Center Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Office Co...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1981</b>
RBA:	<b>3,616 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>1,808 SF</b>

### AVAILABILITY

Min Divisible:	<b>99 SF</b>
Max Contig:	<b>144 SF</b>
Total Available:	<b>386 SF</b>
Asking Rent:	<b>Withheld</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Coworki	144	144	144	Withheld	TBD	
<i>Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895</i> Suite 102 - \$500/Month Three individual offices for lease. Move in condition. Rental rates are full service and include utilities, but does not include interior office cleaning. Minimum 1 year lease term. Excellent location in Mosby Square Professional Center. Only 0.2 miles from the Prince William County Courthouse. Walking distance to Old Town Manassas shops & restaurants.									
P 2nd	202	Office	Coworki	99	99	99	Withheld	TBD	
<i>Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895</i> Suite 202 - \$400/Month Three individual offices for lease. Move in condition. Rental rates are full service and include utilities, but does not include interior office cleaning. Minimum 1 year lease term. Excellent location in Mosby Square Professional Center. Only 0.2 miles from the Prince William County Courthouse. Walking distance to Old Town Manassas shops & restaurants.									
P 2nd	203	Office	Coworki	143	143	143	Withheld	TBD	
<i>Weber Rector Commercial Real Estate Services - George Charlton, MAI (703) 330-1224 X5, Brian Snook (703) 863-1895</i> Suite 203 - \$500/Month Three individual offices for lease. Move in condition. Rental rates are full service and include utilities, but does not include interior office cleaning. Minimum 1 year lease term. Excellent location in Mosby Square Professional Center. Only 0.2 miles from the Prince William County Courthouse. Walking distance to Old Town Manassas shops & restaurants.									

### LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	George Charlton, MAI (703) 330-1224 X5

### TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	36 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (32)

# Lease Availability Report

**9256 Mosby St - Mosby Square Professional Center**  
Manassas, VA 20110 - Manassas Submarket



## KEY TENANTS

Yes Beauty Spa & Wellness

500 SF

# Lease Availability Report

**8644 Sudley Rd**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2006</b>
RBA:	<b>58,107 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>22,100 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,900 SF</b>
Max Contig:	<b>4,179 SF</b>
Total Available:	<b>6,079 SF</b>
Asking Rent:	<b>Withheld</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	119	Medical	Direct	4,179	4,179	4,179	Withheld	30 Days	Negotiable
<i>Meadows &amp; Ohly, LLC - Emily Kerr (704) 333-4120 X341</i>									
P 1st	118	Off/Med	Direct	1,900	1,900	1,900	Withheld	Vacant	Negotiable
<i>Meadows &amp; Ohly, LLC - Emily Kerr (704) 333-4120 X341</i>									

## LEASING AGENTS

Company:	Meadows & Ohly, LLC
Contacts:	Emily Kerr (704) 333-4120 X341

## TRANSPORTATION

Commuter Rail:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	34 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (63)
Transit Score ®:	Some Transit (25)

## KEY TENANTS

Prince William Ambulatory Surgery Center	10,500 SF	Northern Virginia Orthopaedic Specialists	6,650 SF
Novant Health	3,000 SF	Capital Women's Care	2,777 SF
National Spine & Pain Center	2,210 SF	Prosperity Pharmacy	1,600 SF

## BUILDING NOTES

Building in shell condition. Class A medical space

# Lease Availability Report

**8751 Sudley Rd**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class C Office Co...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1978; Renov 1984</b>
RBA:	<b>14,616 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>7,855 SF</b>

## AVAILABILITY

Min Divisible:	<b>7,173 SF</b>
Max Contig:	<b>7,173 SF</b>
Total Available:	<b>7,173 SF</b>
Asking Rent:	<b>\$25.00/MG</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	First Flo	Off/Ret	Direct	7,173	7,173	7,173	\$25.00/MG	Vacant	Negotiable

*Weber Rector Commercial Real Estate Services - Carmela Patrick (703) 330-1224 X1108*

First floor retail/office space with drive thru available for lease! Approximately 7,173 SF space with multiple individual offices and multiple exits which features wide open floor space. B-1 zoning district permits uses by-right such as office, medical office, assembly uses with less than 50 people (no churches), business or trade school, and laboratory. Child care or adult day care permitted with a Special Use Permit. Rental rate includes utilities! Excellent location with retail frontage on Rt. 234/Sudley Rd. (21,000 VPD). One of few locations left on this commercial corridor with abundant parking for your business. Across from Novant UVA Prince William Medical Center. Only 1.5 miles to Old Town Manassas. Easy access to Rt. 28 & I-66.

## LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	Carmela Patrick (703) 330-1224 X1108

## SALE

Last Sale:	Sold on Apr 27, 2012 for \$3,100,000 (\$212.10/SF)
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## TRANSPORTATION

Parking:	60 free Surface Spaces are available; Ratio of 4.70/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	35 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Some Transit (25)

## KEY TENANTS

Eye Center	750 SF
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**8751 Sudley Rd**  
Manassas, VA 20110 - Manassas Submarket



**BUILDING NOTES**

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Tremendous visibility. Abundant parking (70 spaces). Corner lot.

# Lease Availability Report

**8809 Sudley Rd**  
 Manassas, VA 20110 - Manassas Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1983</b>
RBA:	<b>14,784 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>7,392 SF</b>

## AVAILABILITY

Min Divisible:	<b>475 SF</b>
Max Contig:	<b>475 SF</b>
Total Available:	<b>475 SF</b>
Asking Rent:	<b>\$30.32/FS</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	205	Office	Direct	475	475	475	\$30.32/FS	Vacant	3 - 10 Yrs

*Verity Commercial, LLC - Jennifer Burke (703) 969-9519*  
 Lease Rate: \$1,200/Month Full Service Gross

## LEASING AGENTS

Company:	Verity Commercial, LLC
Contacts:	Jennifer Burke (703) 969-9519

## SALE

Last Sale:	Portfolio of 2 Office Properties in Manassas, VA Sold on Oct 14, 2022 for \$5,100,000 (\$172.48/SF)
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## AMENITIES

Property Manager on Site
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## TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 2.03/1,000 SF
Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	35 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Some Transit (25)

# Lease Availability Report

## 8809 Sudley Rd

Manassas, VA 20110 - Manassas Submarket



### KEY TENANTS

US General Services Administration	10,293 SF	Rehab At Work	3,000 SF
Lord & Co Tech Inc	1,600 SF		

### BUILDING NOTES

Location offers immediate access to Route 234. Next door to Manassas Post Office.

# Lease Availability Report

**9009 Sudley Rd**  
 Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1954</b>
RBA:	<b>3,430 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>3,430 SF</b>

### AVAILABILITY

Min Divisible:	<b>90 SF</b>
Max Contig:	<b>272 SF</b>
Total Available:	<b>272 SF</b>
Asking Rent:	<b>\$\$52.42 - \$56.67/TBD</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C	Office	Direct	182	272	272	\$52.42/TBD	Vacant	Negotiable
<i>Wright Realty, Inc. - Edward B. Wright, III (703) 368-8136, Steve Nash (703) 368-8136 X22</i> 182 SF single large office. Owner/Agent. Lease Rate: \$795 per month									
P 1st	D	Office	Direct	90	272	272	\$56.67/TBD	Vacant	Negotiable
<i>Wright Realty, Inc. - Edward B. Wright, III (703) 368-8136, Steve Nash (703) 368-8136 X22</i> 90 SF Single office. Owner/Agent. Lease Rate: \$425 per month									

### LEASING AGENTS

Company:	Wright Realty, Inc.
Contacts:	Edward B. Wright, III (703) 368-8136, Steve Nash (703) 368-8136 X22

### TRANSPORTATION

Parking:	4 Covered Spaces are available; 10 Surface Spaces are available; Ratio of 4.08/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	35 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Some Transit (27)

### KEY TENANTS

Wright Realty, Inc.	500 SF	Pamac Corp	300 SF
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# Lease Availability Report

**9625 Surveyor Ct - Monroe Bldg**  
 Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1973; Renov 1997</b>
RBA:	<b>34,000 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>8,500 SF</b>

### AVAILABILITY

Min Divisible:	<b>3,845 SF</b>
Max Contig:	<b>3,845 SF</b>
Total Available:	<b>3,845 SF</b>
Asking Rent:	<b>\$20.00/FS</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	230	Office	Direct	3,845	3,845	3,845	\$20.00/FS	Vacant	3 - 10 Yrs

*Newmark - Cole Spalding (703) 918-0230, Larry FitzGerald (703) 918-0221*

### LEASING AGENTS

Company: **Newmark**  
 Contacts: **Larry FitzGerald (703) 918-0221, Cole Spalding (703) 918-0230**

### SALE

Last Sale: **Sold on Jul 31, 1996 for \$785,000 (\$23.09/SF)**

### AMENITIES

Controlled Access, Security System, Signage

### TRANSPORTATION

Parking: **150 Surface Spaces are available; Ratio of 4.41/1,000 SF**  
 Commuter Rail: **5 minute drive to Manassas Commuter Rail (Manassas Line)**  
 Airport: **34 minute drive to Washington Dulles International Airport**  
 Walk Score ®: **Somewhat Walkable (61)**  
 Transit Score ®: **Some Transit (25)**

## 9625 Surveyor Ct - Monroe Bldg

Manassas, VA 20110 - Manassas Submarket



### KEY TENANTS

Virginia Spine Specialists	2,871 SF	Next Level Hearing Care	1,988 SF
Virginia Home Based Counseling	1,367 SF	Battlefield Family Practice	600 SF
ConservativeHQ	500 SF	Manassas Family Dentistry	500 SF

### BUILDING NOTES

9625 Surveyor Court is ideal for tenants looking to capitalize on the medical market with the location being conveniently across from Prince William hospital. The area also offers an influx of foot traffic with its close proximity to busy highways. The surrounding area includes direct access to Canterbury Village Shopping Center- housing business like the UPS Store, Starbucks, and numerous restaurants. The building itself has made recent updates to the HVAC, elevators, roof, lobby, and bathrooms creating a fresh look. An added bonus for potential tenants is the ability to control HVAC for each individual suite. 150 updated surface parking spots are also available at the property.

# Lease Availability Report

## 9321 West St

Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1930</b>
RBA:	<b>2,224 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>1,112 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,224 SF</b>
Max Contig:	<b>2,224 SF</b>
Total Available:	<b>2,224 SF</b>
Asking Rent:	<b>\$18.88/+UTIL</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Entire B Office		Direct	2,224	2,224	2,224	\$18.88/+UTIL	Vacant	Negotiable

Weber Rector Commercial Real Estate Services - Carmela Patrick (703) 330-1224 X1108

Unique Opportunity to lease a standalone 2 story building in Old Town Manassas! Built in 1930, this former house has been converted into an office space which includes a reception area, 5 small office rooms, a kitchen, and bathroom on each floor. The building includes use of a nice rear and side yard area for outside breaks or work. Well located property in the Manassas Historic District. Walking distance to retail and restaurants in Old Town Manassas and City Hall. Just 2 blocks to Amtrak/VRE station and Harris Pavilion, 3 blocks to PWC Courthouse. Easy access to Rt. 28 (just over a block away) and three-quarters of a mile to Rt. 234/Sudley Rd.

### TRANSPORTATION

Commuter Rail: 0 minute drive to Manassas Commuter Rail (Manassas Line)

Airport: 35 minute drive to Washington Dulles International Airport

Walk Score ®: Walker's Paradise (90)

Transit Score ®: Some Transit (32)

### KEY TENANTS

Matrix Computer Consulting

450 SF

# Lease Availability Report

**9324 West St - Piedmont Square**  
 Manassas, VA 20110 - Manassas Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1974; Renov 1982</b>
RBA:	<b>21,675 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>5,419 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,500 SF</b>
Max Contig:	<b>21,675 SF</b>
Total Available:	<b>21,675 SF</b>
Asking Rent:	<b>\$24.00/FS</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	1,500 - 7,018	7,018	21,675	\$24.00/FS	Oct 2024	Negotiable
<i>Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Brian Snook (703) 863-1895</i> Entire freestanding 4-story elevator building available for lease! Suites divisible to 1,500 SF. Up to 21,675 SF total available! Full service rental rate. Plentiful parking in rear of building. Excellent location in the heart of Old Town Manassas. Walk to PWC Courthouse (0.2 mile), shops & restaurants! Building fronts on Grant Ave. Just 0.2 mile from the Manassas VRE/Amtrak station.								
E 2nd	Office	Direct	1,500 - 6,678	6,678	21,675	\$24.00/FS	Oct 2024	Negotiable
<i>Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Brian Snook (703) 863-1895</i> Entire freestanding 4-story elevator building available for lease! Suites divisible to 1,500 SF. Up to 21,675 SF total available! Full service rental rate. Plentiful parking in rear of building. Excellent location in the heart of Old Town Manassas. Walk to PWC Courthouse (0.2 mile), shops & restaurants! Building fronts on Grant Ave. Just 0.2 mile from the Manassas VRE/Amtrak station.								
E 3rd	Office	Direct	1,500 - 3,988	3,988	21,675	\$24.00/FS	Oct 2024	Negotiable
<i>Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Brian Snook (703) 863-1895</i> Entire freestanding 4-story elevator building available for lease! Suites divisible to 1,500 SF. Up to 21,675 SF total available! Full service rental rate. Plentiful parking in rear of building. Excellent location in the heart of Old Town Manassas. Walk to PWC Courthouse (0.2 mile), shops & restaurants! Building fronts on Grant Ave. Just 0.2 mile from the Manassas VRE/Amtrak station.								
E 4th	Office	Direct	1,500 - 3,991	3,991	21,675	\$24.00/FS	Oct 2024	Negotiable
<i>Weber Rector Commercial Real Estate Services - Coleman G. Rector (703) 330-1224, Brian Snook (703) 863-1895</i> Entire freestanding 4-story elevator building available for lease! Suites divisible to 1,500 SF. Up to 21,675 SF total available! Full service rental rate. Plentiful parking in rear of building. Excellent location in the heart of Old Town Manassas. Walk to PWC Courthouse (0.2 mile), shops & restaurants! Building fronts on Grant Ave. Just 0.2 mile from the Manassas VRE/Amtrak station.								

### LEASING AGENTS

Company:	Weber Rector Commercial Real Estate Services
Contacts:	Coleman G. Rector (703) 330-1224, Brian Snook (703) 863-1895

# Lease Availability Report

**9324 West St - Piedmont Square**  
Manassas, VA 20110 - Manassas Submarket



## SALE

Last Sale: Sold on Jun 22, 2005 for \$2,900,000 (\$133.79/SF)

## TRANSPORTATION

Parking: 50 Surface Spaces are available; Ratio of 2.31/1,000 SF

Commuter Rail: 1 minute drive to Manassas Commuter Rail (Manassas Line)

Airport: 35 minute drive to Washington Dulles International Airport

Walk Score ®: Very Walkable (88)

Transit Score ®: Some Transit (32)

## KEY TENANTS

City Of Manassas Fire & Rescue	9,949 SF	Peopleinc.	3,000 SF
Truist	1,500 SF		

## BUILDING NOTES

\* Close proximity to Courthouse and IBM Center \* Near 234 Bypass