

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	\$19.00 - 23.00		
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	\$23.00 NNN	Vacant	3 - 5 Years
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

For Sale	Condo - \$1,750,500 (\$484.10/SF)
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Parking	120 available (Surface);45 available (Covered);Ratio of 3.75/1,000 SF
Commuter Rail	4 min drive to Manassas (Manassas Line - Virginia Railway Express)
Airport	33 min drive to Washington Dulles International
Walk Score	Somewhat Walkable (63)
Transit Score	Minimal Transit (20)

TENANTS

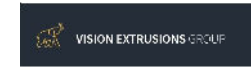
Mid-Atlantic Real Estate Investment, Inc.	3,799 SF
Brown Mobley And Way, P.C.	2,975 SF
Frye & Company, CPAs	2,595 SF
Wellington Dental Associates	1,500 SF
Health Healing Hands Acupuncture	1,129 SF
Savant Wealth Management	1,129 SF
Wise Choice	1,129 SF
Gill Engineering Group Plc	400 SF

Vigario Management Corporation	3,068 SF
Advanced Ophthalmology Inc.	2,733 SF
National Vascular Associates	2,515 SF
LTM INC.	1,219 SF
Law Office Michael A. Kernbach	1,129 SF
Visiting Angels Living Assistance	1,129 SF
Steve Whaley - State Farm Insurance Agent	1,000 SF
Global Chiropractic	400 SF

PROPERTY CONTACTS

Primary Leasing Company	Vision Group Llc 42718 Otis Ln Chantilly, VA 20152 (972) 510-9321 (p)
Sales Company	Apollonia Management Group, LLC 901 Main St Dallas, TX 75202 (214) 416-8400 (p)
Architect	The M Group Inc. 1577 Spring Hill Rd Vienna, VA 22182 (703) 448-8786 (p) (703) 734-6931 (f)

Leasing Company	Everly Real Estate 104 Prospect Dr SW Leesburg, VA 20175 (703) 898-4741 (p)
Developer	Mid Atlantic Real Estate Investments, Inc Oakton, VA 22124 (703) 823-2902 (p)



Property Summary Report

9161 Liberia Ave - Signal Hill Professional Center



Manassas, VA 20110 - Manassas Submarket

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	15.4%	-9.3%
Submarket 2-4 Star	2.9%	-1.0%
Market Overall	16.8%	1.0%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$27.76/SF	1.2%
Submarket 2-4 Star	\$26.11/SF	1.1%
Market Overall	\$39.20/SF	-0.2%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	59,597 SF	74.5%
Months on Market	9.5	5.4 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$13.23M	\$12.22M
Market Sale Price Per Area	\$164/SF	\$177/SF

BUILDING NOTES

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

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 (Manassas Line - Virginia Railway Express)
Airport	36 min drive to Washington Dulles International
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)		

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	2.8%	-0.9%
Market Overall	16.8%	1.0%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$26.96/SF	1.2%
Submarket 1-3 Star	\$25.60/SF	1.0%
Market Overall	\$39.20/SF	-0.2%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	59,597 SF	74.5%
Months on Market	9.5	5.4 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$13.23M	\$12.22M
Market Sale Price Per Area	\$164/SF	\$177/SF

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
Last Sale	
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 (Manassas Line - Virginia Railway Express)
Airport	34 min drive to Washington Dulles International
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)

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	-71.2%
Submarket 2-4 Star	2.9%	-1.0%
Market Overall	16.8%	1.0%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$22.55/SF	-0.2%
Submarket 2-4 Star	\$26.11/SF	1.1%
Market Overall	\$39.20/SF	-0.2%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	59,597 SF	74.5%
Months on Market	9.5	5.4 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$13.23M	\$12.22M
Market Sale Price Per Area	\$164/SF	\$177/SF

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

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	1,161 SF
Max Contiguous	1,161 SF
# of Spaces	1
Vacant	1,161 SF
% Leased	93.4%
Rent	\$17.57
Service Type	Negotiable

Office Avail	1,161 SF
--------------	----------

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	340	Office	Direct	1,161	1,161	1,161	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. Suite 340: Three offices totaling 1,161 SF with shared kitchen and conference room: \$1,700 A Month in Utilities

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 (Manassas Line - Virginia Railway Express)
Airport	34 min drive to Washington Dulles International
Walk Score	Very Walkable (86)
Transit Score	Some Transit (30)

Property Summary Report

9401 Centreville Rd - Logan Building




Manassas, VA 20110 - Manassas Submarket

TENANTS

Reliable Rails Inc	2,000 SF	Acute & Wellness Chiropractic	1,329 SF
Well of Hope Community Congregation	1,303 SF	Alliance Electrical Staffing	500 SF
Prince William Massage Therapy & Holistic Center	200 SF	Commonwealth Medical Claims	150 SF
College Place	-	Conrad Inc	-
Risk and Strategic Management, Corp.	-		

PROPERTY CONTACTS

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

MARKET CONDITIONS

Vacancy Rates	Current	YOY Change
Subject Property	6.6%	-76.7%
Submarket 1-3 Star	2.8%	-0.9%
Market Overall	16.8%	1.0%
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$23.08/SF	0.9%
Submarket 1-3 Star	\$25.60/SF	1.0%
Market Overall	\$39.20/SF	-0.2%
Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased	59,597 SF	74.5%
Months on Market	9.5	5.4 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$13.23M	\$12.22M
Market Sale Price Per Area	\$164/SF	\$177/SF

Property Summary Report

9401 Centreville Rd - Logan Building



Manassas, VA 20110 - Manassas Submarket

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

AVAILABILITY

Min Divisible:	3,155 SF
Max Contig:	3,155 SF
Total Available:	3,155 SF
Asking Rent:	Withheld

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

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.

SALE

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

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 (Manassas Line - Virginia Railway Express)
Airport:	34 minute drive to Washington Dulles International
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:	Class B Office
Tenancy:	Multiple
Year Built:	2004
RBA:	38,396 SF
Floors:	3
Typical Floor:	12,799 SF
Core Factor:	13%

AVAILABILITY

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

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
P 2nd		Office	Direct	3,824	3,824	3,824	\$24.00/+CHAR	Vacant	Negotiable
P 3rd		Office	Direct	5,860	5,860	5,860	\$24.00/+CHAR	Vacant	Negotiable

SALE

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

TRANSPORTATION

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

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

9720 Capital Ct - Gateway Professional Building Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Class A Office Co...
Tenancy:	Multiple
Year Built:	2006
RBA:	72,000 SF
Floors:	4
Typical Floor:	18,000 SF

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	2,743 SF
Total Available:	8,559 SF
Asking Rent:	\$23.00 - \$72.00

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100, Off	Office	Coworki	200	200	200	\$30.00/FS	TBD	
P 4th	Office 4	Office	Coworki	175	175	175	\$41.14/FS	TBD	
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 8	Office	Coworki	228	228	228	\$31.57/NEGOT	TBD	
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	401	Office	Direct	2,743	2,743	2,743	\$23.00/+ELEC	Vacant	2 - 5 Yrs
Tenants is responsible for wifi									
P 4th	402	Office	Direct	1,492	1,492	1,492	\$23.00/+ELEC	Vacant	2 - 5 Yrs
Tenant is responsible for wifi									
P 4th	402	Office	Direct	1,492	1,492	1,492	Withheld	Vacant	Negotiable
P 4th	Office 2	Office	Coworki	200	200	200	\$36.00/FS	TBD	
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	401B	Office	Direct	1,729	1,729	1,729	\$25.00/+ELEC	Vacant	3 - 5 Yrs
The 4 offices all are on the exterior walls and have large window areas with pleasing visibility. One of the offices has a door opening to an exterior area. A waiting area is at the entry for use by guests and there is a large conference room. The lease rate includes the condominium fee and real estate taxes. The Tenant pays for electric and thus has full control of the heating and air-conditioning in the suite.									
P 4th	404	Office	Direct	100 - 300	300	300	\$72.00/FS	Vacant	3 - 5 Yrs
3 units available, each 100 SF. Rental rate per office unit is \$600 per month including electric and HVAC. Additionally at the entry is a waiting area. Restrooms are conveniently located close by on the same floor.									

SALE

Last Sale: Condo Unit 107 Sold on Apr 16, 2024 for \$518,000 (\$169.95/SF)

Lease Availability Report

9720 Capital Ct - Gateway Professional Building Manassas, VA 20110 - Manassas Submarket



AMENITIES

24 Hour Access

TRANSPORTATION

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

KEY 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

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.

Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

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

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

SALE

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

TRANSPORTATION

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

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		

9309 Center St - Courthouse Station

Manassas, VA 20110 - Manassas Submarket



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 building, 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

8700 Centreville Rd
 Manassas, VA 20110 - Manassas Submarket



BUILDING

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

AVAILABILITY

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

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
P 3rd	300	Office	Direct	6,156	6,156	6,156	\$23.00/FS	Vacant	3 - 10 Yrs

SALE

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

AMENITIES

Air Conditioning

TRANSPORTATION

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

KEY TENANTS

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

8700 Centreville Rd

Manassas, VA 20110 - Manassas Submarket



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.

Lease Availability Report

9113 Church St

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1963
RBA:	4,944 SF
Floors:	2
Typical Floor:	2,472 SF

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	1,000 SF
Total Available:	1,000 SF
Asking Rent:	\$19.80/+CHAR

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Office	Direct	1,000	1,000	1,000	\$19.80/+CHAR	Vacant	Negotiable

\$1,650/Month Approximately 1,000 SF of first floor office space! Space includes reception/waiting area (or large open work area) and two private offices. Access to common area restrooms. Full service rental rate (less janitorial). Located at the corner of Church St. & Battle St. in the heart of Old Town Manassas. Walk to shops, restaurants, VRE/Amtrak & PWC Courthouse. Frontage on/easy access to Rt. 28!

SALE

Last Sale: Sold on Mar 9, 2009 for \$800,000 (\$161.81/SF)

TRANSPORTATION

Commuter Rail:	0 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	35 minute drive to Washington Dulles International
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Some Transit (32)

KEY TENANTS

Automotive Recyclers Association	4,944 SF	Sales Innovation Assoc	450 SF
----------------------------------	----------	------------------------	--------

Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

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
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
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.									

TRANSPORTATION

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

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

AVAILABILITY

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

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

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
-------	-----	---------	--------	-------	-------	-------	------------	--------	------------

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.

TRANSPORTATION

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

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
\$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
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.									

SALE

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

TRANSPORTATION

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

KEY TENANTS

Gupta Properties	3,890 SF	Shimla Medical Center	3,184 SF
------------------	----------	-----------------------	----------

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:	\$20.00/MG

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	\$20.00/MG	Vacant	3 - 15 Yrs

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

SALE

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

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 (Manassas Line - Virginia Railway Express)
Airport:	36 minute drive to Washington Dulles International
Walk Score ®:	Car-Dependent (27)
Transit Score ®:	Some Transit (25)

KEY TENANTS

MVP Tax Group LLC	5,200 SF	Women, Infants and Children Department of Health	3,631 SF
Precision ABA Group of VA	2,614 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:	Class B Office
Year Built:	Proposed
RBA:	72,000 SF
Floors:	4
Typical Floor:	18,000 SF

AVAILABILITY

Min Divisible:	18,000 SF
Max Contig:	72,000 SF
Total Available:	72,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	100	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
Build to suite opportunity									
E 2nd	200	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
Build to suite opportunity									
E 3rd	300	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
Build to suite opportunity									
E 4th	400	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
Build to suite opportunity									

TRANSPORTATION

Commuter Rail:	4 minute drive to Broad Run/Airport (Manassas Line - Virginia Railway Express)
Airport:	37 minute drive to Washington Dulles International
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:	Class A Office
Year Built:	Proposed
RBA:	72,000 SF
Floors:	4
Typical Floor:	18,000 SF

AVAILABILITY

Min Divisible:	18,000 SF
Max Contig:	72,000 SF
Total Available:	72,000 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	100	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
Build to suit opportunity									
E 2nd	200	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
Build to suit opportunity									
E 3rd	300	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
Build to suit opportunity									
E 4th	400	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
Build to suit opportunity									

TRANSPORTATION

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

Lease Availability Report

10621 Gateway Blvd

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2007
RBA:	31,041 SF
Floors:	2
Typical Floor:	15,521 SF

AVAILABILITY

Min Divisible:	2,941 SF
Max Contig:	2,941 SF
Total Available:	2,941 SF
Asking Rent:	\$23.00/FS

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	206	Office	Direct	2,941	2,941	2,941	\$23.00/FS	Vacant	3 - 10 Yrs

This first-class office building in Manassas, VA is located near the Manassas Regional Airport, 2 Silos, and the FBI field office. Suite 206 provides an abundance of natural light as a corner unit directly facing Gateway Boulevard. This unique property is zoned I-1 (light industrial) within the City of Manassas, which offers a multitude of uses, by right. Ample parking surrounds the building for employees, clients and a small commercial fleet.

SALE

Last Sale: Sold on Dec 14, 2023 for \$4,575,000 (\$147.39/SF)

AMENITIES

Balcony

TRANSPORTATION

Parking:	120 Surface Spaces are available; Ratio of 3.87/1,000 SF
Commuter Rail:	3 minute drive to Broad Run/Airport (Manassas Line - Virginia Railway Express)
Airport:	38 minute drive to Washington Dulles International
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Minimal Transit (17)

KEY TENANTS

WDP & Associates Consulting Engineers, Inc.	21,000 SF	Three Saint's Bay	5,175 SF
MP Copiers	2,124 SF	Rolling Bay, LLC	1,743 SF
Evertz USA Inc	1,050 SF		

BUILDING NOTES

*New office building featuring a marble lobby and terraces in the City of Manassas. *Located within walking distance to Manassas Airport.

Lease Availability Report

9408 Grant Ave

Manassas, VA 20110 - Manassas Submarket



BUILDING

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

AVAILABILITY

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

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
\$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
\$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
\$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!									

TRANSPORTATION

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

9408 Grant Ave

Manassas, VA 20110 - Manassas Submarket



KEY TENANTS

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

BUILDING NOTES

Building is located in a HUB Zone.

Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

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	
\$15.00sf/year NNN Looking for a term with a minimum of a year, negotiable! 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 - 5 Yrs
\$15.00sf/year Suitable for financial, legal, medical, real estate, consultants, engineering, computer, insurance or physicians.									

SALE

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

AMENITIES

Air Conditioning

TRANSPORTATION

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

Lease Availability Report

9411 Main St - Trusler Hall

Manassas, VA 20110 - Manassas Submarket



KEY TENANTS

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

BUILDING NOTES

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

Lease Availability Report

9236-9248 Mosby St - Mosby Square Condominiums

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1981
RBA:	8,834 SF
Floors:	2
Typical Floor:	7,756 SF

AVAILABILITY

Min Divisible:	1,100 SF
Max Contig:	1,100 SF
Total Available:	1,100 SF
Asking Rent:	\$26.18/+E&C

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9244 - 5	Office	Direct	1,100	1,100	1,100	\$26.18/+E&C	Vacant	3 - 5 Yrs

SALE

Last Sale: Condo Unit 9238B Sold on Mar 1, 2022 for \$185,000 (\$183.35/SF)

AMENITIES

24 Hour Access, Bus Line, Central Heating, Conferencing Facility, Drop Ceiling, Natural Light, Signage

TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 4.81/1,000 SF
Commuter Rail:	2 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	36 minute drive to Washington Dulles International
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (32)

KEY TENANTS

Colonial Commercial Cleaning LLC	2,250 SF	Vitality Vibe Wellness	1,043 SF
Kline Engineering & Consultants	800 SF	Level One Property Solutions	500 SF
Rickie Simpson, PHD, LLC	200 SF		

BUILDING NOTES

Condo Building

Lease Availability Report

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



BUILDING

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

AVAILABILITY

Min Divisible:	144 SF
Max Contig:	144 SF
Total Available:	144 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Coworki	144	144	144	Withheld	TBD	

Suite 102 - \$500/Month Individual office for lease. Move in condition. Rental rate is 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.

TRANSPORTATION

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

KEY TENANTS

Yes Beauty Spa & Wellness	500 SF
---------------------------	--------

Lease Availability Report

8751 Sudley Rd
 Manassas, VA 20110 - Manassas Submarket



BUILDING

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

AVAILABILITY

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

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

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.

SALE

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

TRANSPORTATION

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

KEY TENANTS

Eye Center	750 SF
------------	--------

BUILDING NOTES

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

Lease Availability Report

8809 Sudley Rd
 Manassas, VA 20110 - Manassas Submarket



BUILDING

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

AVAILABILITY

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

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

Lease Rate: \$1,200/Month Full Service Gross

SALE

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

AMENITIES

Property Manager on Site

TRANSPORTATION

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

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:	Class C Office
Tenancy:	Multiple
Year Built:	1954
RBA:	3,430 SF
Floors:	1
Typical Floor:	3,430 SF

AVAILABILITY

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

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
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
90 SF Single office. Owner/Agent. Lease Rate: \$425 per month									

TRANSPORTATION

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

KEY TENANTS

Wright Realty, Inc.	500 SF	Pamac Corp	300 SF
---------------------	--------	------------	--------

Lease Availability Report

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



BUILDING

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

AVAILABILITY

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

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

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 (Manassas Line - Virginia Railway Express)
Airport:	34 minute drive to Washington Dulles International
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (25)

KEY TENANTS

Virginia Spine Specialists	2,871 SF	Alpaca Audiology	1,988 SF
Virginia Home Based Counseling	1,367 SF	Battlefield Family Practice	600 SF
ConservativeHQ	500 SF	Manassas Family Dentistry	500 SF

9625 Surveyor Ct - Monroe Bldg

Manassas, VA 20110 - Manassas Submarket



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

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



BUILDING

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

AVAILABILITY

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

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
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
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
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
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.								

SALE

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

Lease Availability Report

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



TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 2.31/1,000 SF
Commuter Rail:	1 minute drive to Manassas (Manassas Line - Virginia Railway Express)
Airport:	35 minute drive to Washington Dulles International
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