

2021 Q2 MARKET REPORT



The Manassas economy continues to pick up speed as we finish the 2^d quarter of 2021. Each commercial real estate sector - industrial, office, and retail - have all seen significant leasing and sale activity as the region bounces back from the impacts of COVID-19. In fact, vacancy levels across the commercial real estate industry all fell well below their 10-year averages and nearly to pre-pandemic levels within City limits.

Industrial activity led all sectors with 5.3% annual rent growth and a vacancy rate of 3.9%, providing further evidence of Manassas reputation as a desirable location for manufacturers, e-commerce business, and other industrial users.

The Manassas office sector remained largely insulated from the pandemic-related slowdown in leasing and large-block vacancy affecting much of Northern Virginia. As businesses now consider their 'Return to Office' strategies and vaccine rollout continues, we are optimistic about office-related activity in Manassas' key business locations of Historic Downtown, Godwin Technology corridor, Sudley Medical area, and other commercial districts.

One major highlight of the quarter was **UVA Health's expansion in Manassas** through the acquisition of sole ownership of the UVA Health-Novant Health system - including the 200,000+ sq. ft. Prince William Medical Center campus on Sudley Road. The hospital is currently the second largest employer in the City and contributes to Manassas having one of the highest weekly wage rates for

healthcare in Virginia.

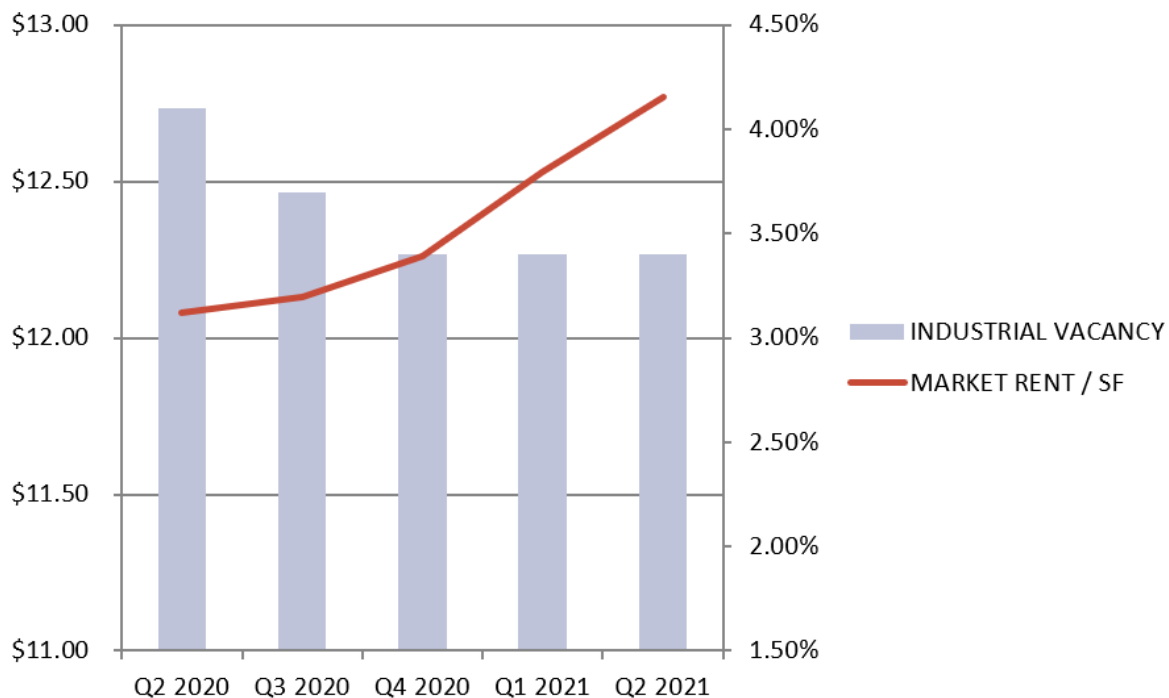
Retail, the hardest hit sector during the pandemic, also performed well during the 2nd quarter. We anticipate the number of commercial vacancies to continue to decrease and re-investment in some of the City's older properties as they are repositioned for new retail use.

The City recognizes that starting, expanding and relocating your business comes with unique costs. We have designed the following programs to help, because our success is tied to yours.

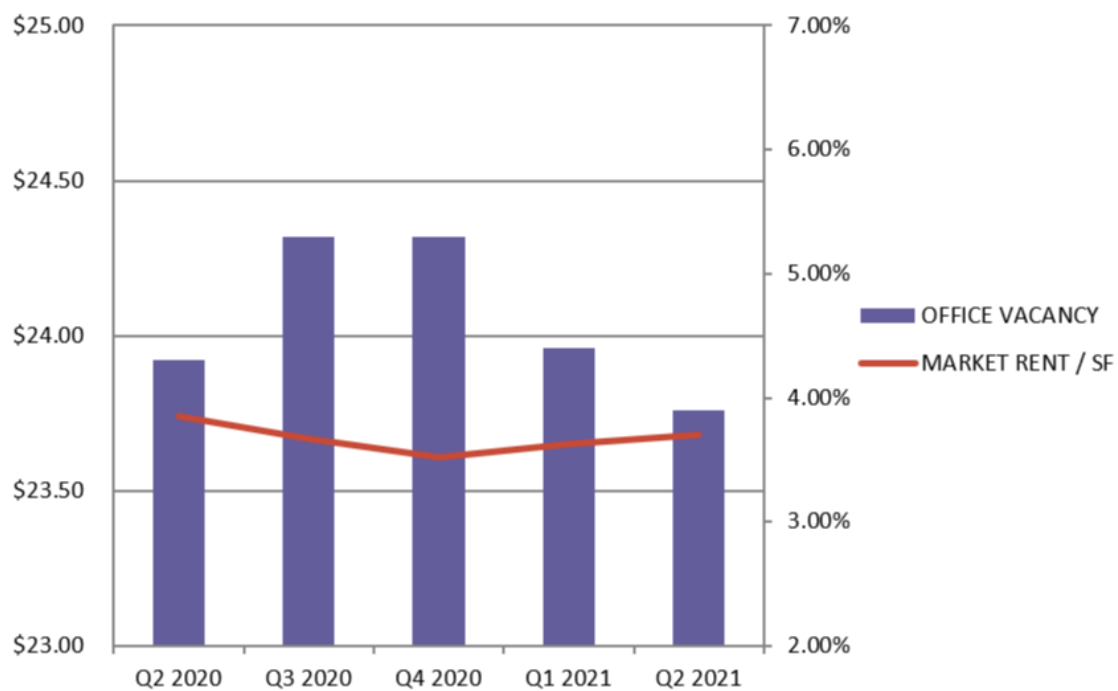
- **Façade and Landscape Improvement Grants**
- Fast Track Permitting
- **Citywide Technology Zone**
- Opportunity Zone and HUBZone
- Tax Abatements for Rehabilitated Real Estate

For more information about how you or your business can take advantage of these programs please call: 703-257-8881.

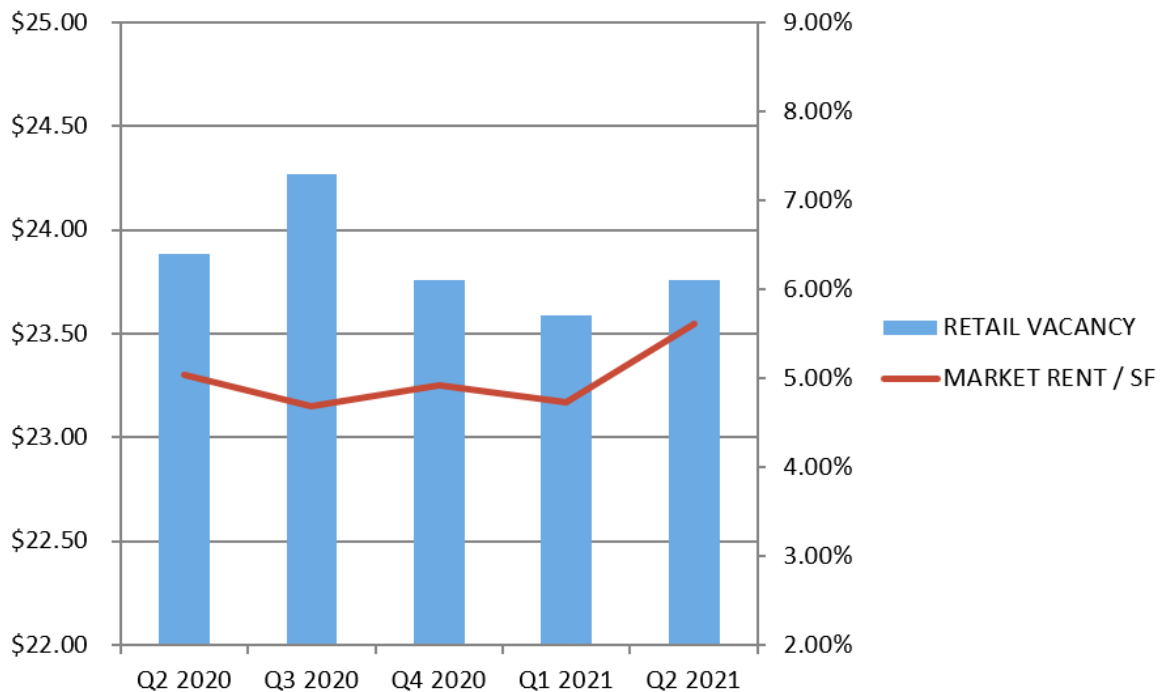
INDUSTRIAL & FLEX MARKET



OFFICE MARKET



RETAIL MARKET



Who We Are

Here, at the Department of Economic Development, our team is driven by a commitment to help businesses like yours thrive and grow. Please consider us as your personal concierge for any business-related needs. From permitting and licensing assistance, to access to capital or finding solutions to workforce demands, we are here for you.

We understand that location is one of the most significant factors in whether a business succeeds and we thank you for choosing Manassas.

We also encourage your feedback. Please share ideas and information directly with us about anything that would be helpful to our local businesses. Also, don't forget to follow us on [Facebook](#) and [Instagram](#) for updates on Manassas happenings.

CONTACT US



INNOVATE

INSPIRE

GROW

SUCCEED

City of Manassas Economic Development Department
9027 Center Street, Suite 401, Manassas, VA 20110
[Visit us online](#) or call 703-257-8881

