

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	13,111 SF
Max Contiguous	5,425 SF		
# of Spaces	7		
Vacant	15,756 SF		
% Leased	78.1%		
Rent	\$23.00 - 26.00		
CAM	\$2.74/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	107	Office	Direct	3,048	3,048	3,048	\$26.00/MG	Vacant	Negotiable
P 2nd	204	Office	Direct	2,970	5,425	5,425	\$25.00/+ELEC	Vacant	3 - 5 Years
P 2nd	203	Office	Direct	2,455	5,425	5,425	\$25.00/+ELEC	Vacant	Negotiable
P 4th	402	Office	Direct	1,492	1,492	1,492	\$23.00/+ELEC	Vacant	2 - 5 Years
P 4th	401	Office	Direct	2,743	2,743	2,743	\$23.00/+ELEC	Vacant	2 - 5 Years
P 4th	Office 8	Office	Coworking	228	228	228	Withheld	TBD	
P 4th	Office 4	Office	Coworking	175	175	175	\$41.14/FS	TBD	

Property Summary Report

9720 Capital Ct - Gateway Professional Building



Manassas, VA 20110 - Manassas Submarket

SALE

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

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
Prince William Chamber Of Commerce	4,746 SF
AKT3 Company	3,000 SF
Sonalysts	2,542 SF
JTC Media Productions Jewell	2,250 SF
Loudoun Insurance Group	1,946 SF
Breakthru Autism Services	1,800 SF
Federal Caregivers Home Care, LLC	1,800 SF
JPI Technology	1,500 SF
Pinnacle Accounting Solutions	1,080 SF
Farmers Insurance	900 SF
Com Pac Inc	500 SF
Otaigbe & Olumese, CPAs	245 SF

Realtor Association of Prince William	6,123 SF
Applied Materials, Inc.	3,149 SF
Computer System Group	3,000 SF
Convergent IT Solutions	2,354 SF
A 2 Z Driving Academy, LLC	2,000 SF
Impact Innovations	1,872 SF
Empowerment Therapy Center	1,800 SF
Leadership Price Williams	1,800 SF
Comfort Keepers	1,260 SF
Broadleaf Inc	1,000 SF
Amrit Home Healthcare	540 SF
Sigmasoft, LLC	500 SF

PROPERTY CONTACTS

Sales Company	Weber Rector Commercial Real Estate Services 9401 Battle St Manassas, VA 20110 (703) 330-1224 (p) (703) 330-5282 (f)
Recorded Owner	Gateway Professional Condominium Association 9720 Capital Ct Manassas, VA 20110 (540) 664-1120 (p)
Previous True Owner	T.J. Hassan (703) 906-8655 (p)
Property Manager	EMSI Engineering Inc. 9720 Capital Ct Manassas, VA 20110 (703) 257-0877 (p) (703) 361-3798 (f)

True Owner	Pell Investment Properties, LLC 1370 Merimans Ln Winchester, VA 22602 (540) 542-1915 (p)
Previous True Owner	EPI Holdings, LLC 6997 Gateway Ct Manassas, VA 20109 (703) 257-0877 (p)
Architect	EMSI Engineering Inc. 9720 Capital Ct Manassas, VA 20110 (703) 257-0877 (p) (703) 361-3798 (f)



Property Summary Report

9720 Capital Ct - Gateway Professional Building



Manassas, VA 20110 - Manassas Submarket

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

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	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Office	Direct	1,667	1,667	1,667	\$13.82/NNN	Vacant	Negotiable
P 2nd	203	Office	Direct	1,667	1,667	1,667	\$19.00/NNN	Vacant	Negotiable

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	6 min drive to Manassas Commuter Rail (Manassas Line)
Airport	41 min drive to Washington Dulles International Airport
Walk Score	Somewhat Walkable (63)
Transit Score	Minimal Transit (20)

Property Summary Report

9161 Liberia Ave - Signal Hill Professional Center




Manassas, VA 20110 - Manassas Submarket

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

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

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)

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

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)

BUILDING NOTES

Three story, 17,595 gross square foot, Class "A" building. Common area restrooms, elevator, exterior walls of suite, building sprinklers, suite electrical box and meter, all common area amenities are provided with the shell building.

Prince William County Parcel Number: 12850

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	

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 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

9401 Battle St
Manassas, VA 20110 - Manassas Submarket



BUILDING	
Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	2008
RBA:	6,200 SF
Floors:	2
Typical Floor:	3,100 SF
AVAILABILITY	
Min Divisible:	132 SF
Max Contig:	132 SF
Total Available:	264 SF
Asking Rent:	Withheld

SPACES									
Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	201	Office	Coworki	132	132	132	Withheld	TBD	
P 2nd	200	Office	Coworki	132	132	132	Withheld	TBD	

AMENITIES	
Air Conditioning	

TRANSPORTATION	
Parking:	420 Surface Spaces are available; Ratio of 67.74/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	42 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Some Transit (32)

KEY TENANTS	
Weber Rector Commercial Real Estate Services	500 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:	11,674 SF
Total Available:	19,259 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	30 Days	Negotiable
E 2nd		Office	Direct	11,674	11,674	11,674	\$24.00/+CHAR	Vacant	Negotiable
P 3rd		Office	Direct	5,860	5,860	5,860	\$24.00/+CHAR	30 Days	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:	6 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport:	48 minute drive to Washington Dulles International Airport
Walk Score ®:	Car-Dependent (25)
Transit Score ®:	Minimal Transit (15)

KEY TENANTS

Apex Co LLC	6,000 SF	REM Investments LLC	500 SF
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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

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)

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		

Lease Availability Report

9510 Center St
Manassas, VA 20110 - Manassas Submarket



BUILDING	
Type:	Class C Office
Tenancy:	Multiple
Year Built:	1960
RBA:	1,437 SF
Floors:	1
Typical Floor:	1,437 SF

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

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

AMENITIES

Signage

TRANSPORTATION	
Parking:	8 Surface Spaces are available; Ratio of 5.57/1,000 SF
Commuter Rail:	3 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	44 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:	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:	10,335 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 1st	102	Office	Direct	2,462	2,462	2,462	\$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:	5 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	39 minute drive to Washington Dulles International Airport
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		

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
P 1st	105	Off/Med	Direct	2,694	6,254	6,254	\$28.00/FS	Vacant	Negotiable

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)

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	Bennett Atkinson & Associates, PC	3,503 SF

Lease Availability Report

9351 EAST St
MANASSAS, VA 20110 - Downtown Manassas Submarket



BUILDING	
Type:	Low-Rise Apartme...
Year Built:	1960
Units:	6
GBA:	7,840 SF
Floors:	2
Rent Type:	Market
Market Segment:	All
AVAILABILITY	
Min Divisible:	3,920 SF
Max Contig:	7,840 SF
Total Available:	7,840 SF
Asking Rent:	\$24.00/NNN

SPACES									
Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term	
P 1st	Office	Direct	3,920 - 7,840	7,840	7,840	\$24.00/NNN	Vacant	Negotiable	

TRANSPORTATION	
Parking:	5 Surface Spaces are available; 0.8 per Unit
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	42 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Some Transit (31)

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
P 1st	9306b	Off/Med	Direct	110	220	220	\$54.54/MG	Vacant	Negotiable

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:	\$25.68/FS

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	2,533	2,533	2,533	\$25.68/FS	Vacant	Negotiable

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:	6 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	44 minute drive to Washington Dulles International Airport
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		

Lease Availability Report

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	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
P 2nd	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
P 3rd	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
P 4th	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable

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)

Lease Availability Report

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	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
P 2nd	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
P 3rd	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable
P 4th	Office	Direct	18,000	18,000	72,000	Withheld	Dec 2024	Negotiable

TRANSPORTATION

Parking:	Ratio of 4.00/1,000 SF
Commuter Rail:	4 minute drive to Broad Run/Airport Commuter Rail (Manassas Line)
Airport:	48 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:	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:	1,183 SF
Total Available:	2,245 SF
Asking Rent:	\$26.37 - \$26.55/+...

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
P 2nd	204	Office	Direct	1,062	1,062	1,062	\$26.55/+CHAR	Vacant	Negotiable

TRANSPORTATION

Parking:	15 Surface Spaces are available; Ratio of 0.47/1,000 SF
Commuter Rail:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	44 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Some Transit (32)

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

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:	3,845 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	
P 2nd	210	Office	Direct	1,100	1,100	1,100	\$15.00/NNN	Vacant	1 - 3 Yrs
P 2nd	201	Office	Direct	612	612	612	\$15.00/NNN	Vacant	1 - 3 Yrs

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 Commuter Rail (Manassas Line)

Airport: 34 minute drive to Washington Dulles International Airport

Walk Score ®: Very Walkable (89)

Transit Score ®: Some Transit (31)

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		

Lease Availability Report

8759 Mathis Ave
Manassas, VA 20110 - Manassas Submarket



BUILDING	
Type:	Retail Condo
Tenancy:	Multiple
Year Built:	1990
GLA:	1,549 SF
Floors:	1
Typical Floor:	1,549 SF

AVAILABILITY	
Min Divisible:	1,549 SF
Max Contig:	1,549 SF
Total Available:	1,549 SF
Asking Rent:	\$24.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,549	1,549	1,549	\$24.00/NNN	30 Days	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume:	41,001 on Centreville Rd & Kincheloe Dr (0)
	37,228 on Liberia Ave & Centreville Rd (0)

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TRANSPORTATION

Commuter Rail:	4 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	31 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (23)

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:	1,096 SF
Max Contig:	1,096 SF
Total Available:	1,096 SF
Asking Rent:	\$17.80/MG

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	9242 B	Office	Direct	1,096	1,096	1,096	\$17.80/MG	Vacant	3 - 7 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 Commuter Rail (Manassas Line)
Airport:	36 minute drive to Washington Dulles International Airport
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		

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:	99 SF
Max Contig:	144 SF
Total Available:	386 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	
P 2nd	202	Office	Coworki	99	99	99	Withheld	TBD	
P 2nd	203	Office	Coworki	143	143	143	Withheld	TBD	

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	3 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	44 minute drive to Washington Dulles International Airport
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (32)

KEY TENANTS

Yes Beauty Spa & Wellness	500 SF
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Lease Availability Report

8644 Sudley Rd
Manassas, VA 20110 - Manassas Submarket



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

AVAILABILITY	
Min Divisible:	1,900 SF
Max Contig:	4,179 SF
Total Available:	6,079 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	118	Off/Med	Direct	1,900	1,900	1,900	Withheld	Vacant	Negotiable

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

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

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 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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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:	668 SF
Total Available:	668 SF
Asking Rent:	\$52.42 - \$56.67/TBD

SPACES									
Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	266	668	668	Withheld	Vacant	Negotiable
P 1st	B	Office	Direct	130	668	668	\$54.92/TBD	Vacant	Negotiable
P 1st	C	Office	Direct	182	668	668	\$52.42/TBD	Vacant	Negotiable
P 1st	D	Office	Direct	90	668	668	\$56.67/TBD	Vacant	Negotiable

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 Commuter Rail (Manassas Line)
Airport:	35 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (55)
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	Fir 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 Commuter Rail (Manassas Line)
Airport:	34 minute drive to Washington Dulles International Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (25)

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

Lease Availability Report

9321 West St
Manassas, VA 20110 - Manassas Submarket



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

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

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

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
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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
P 1st	Office	Direct	1,500 - 7,018	7,018	21,675	\$24.00/FS	Oct 2024	Negotiable
P 2nd	Office	Direct	1,500 - 6,678	6,678	21,675	\$24.00/FS	Oct 2024	Negotiable
P 3rd	Office	Direct	1,500 - 3,988	3,988	21,675	\$24.00/FS	Oct 2024	Negotiable
P 4th	Office	Direct	1,500 - 3,991	3,991	21,675	\$24.00/FS	Oct 2024	Negotiable

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:	2 minute drive to Manassas Commuter Rail (Manassas Line)
Airport:	43 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		

Lease Availability Report

9411-9417 West St

Manassas, VA 20110 - Manassas Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1982
RBA:	5,479 SF
Floors:	2
Typical Floor:	2,739 SF

AVAILABILITY

Min Divisible:	1,375 SF
Max Contig:	1,375 SF
Total Available:	1,375 SF
Asking Rent:	\$17.24/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	9415	Office	Direct	1,375	1,375	1,375	\$17.24/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Dec 21, 2001 for \$725,000 (\$132.32/SF)

TRANSPORTATION

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

Airport: 43 minute drive to Washington Dulles International Airport

Walk Score ®: Walker's Paradise (90)

Transit Score ®: Some Transit (32)

KEY TENANTS

CJ Finz Raw Bar & Grille	900 SF	Cardinal Newman Society	300 SF
Imagine Design	300 SF		