

9450 INNOVATION DRIVE

Manassas, Virginia 20110

NEWMARK

FOR LEASE

Available Space:

Suite 9438 -- 3,956 SF Nov 2025
Suite 9476 -- 5,182 SF
Suite 9480 -- 6,534 SF

Lease Terms:

5 - 10 year lease

Property Snapshot:

- \$17.50 PSF, Triple Net (NNN)
- Located within Innovation Business Park with Route 234 Bypass (Prince William Parkway) frontage
- Adjacent to George Mason University, Micron Semiconductor, and the FBI Field Office
- Freedom Center Recreation Facility within Park
- NAIOP Award Winning Building



For more information please contact:

Nick Kuhn
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703.918.0221

Cole Spalding
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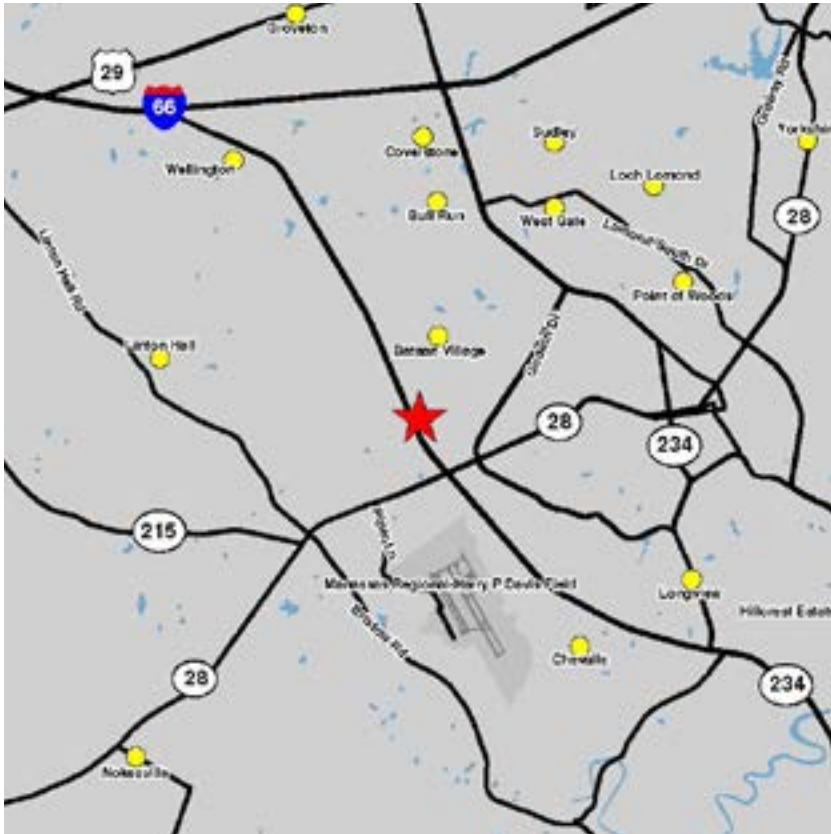
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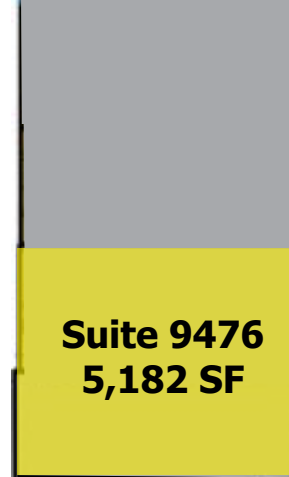
4.5 miles to I-66 / 1.5 miles to Route 28



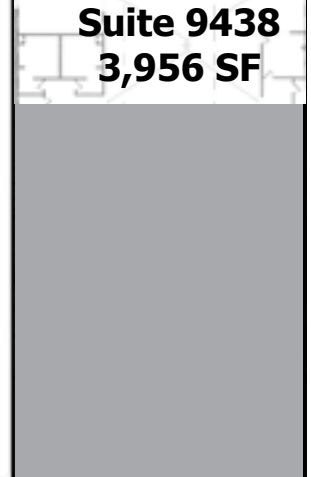
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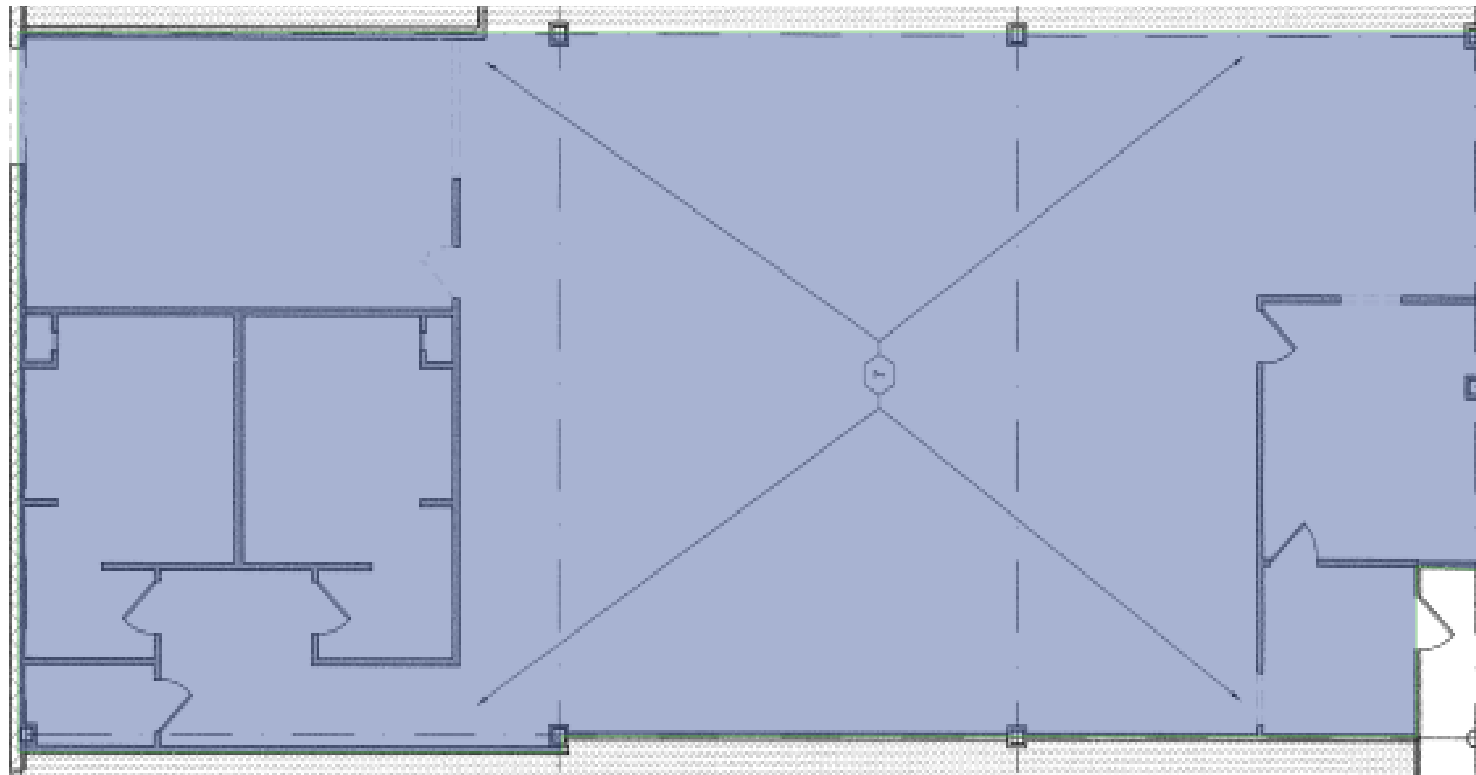
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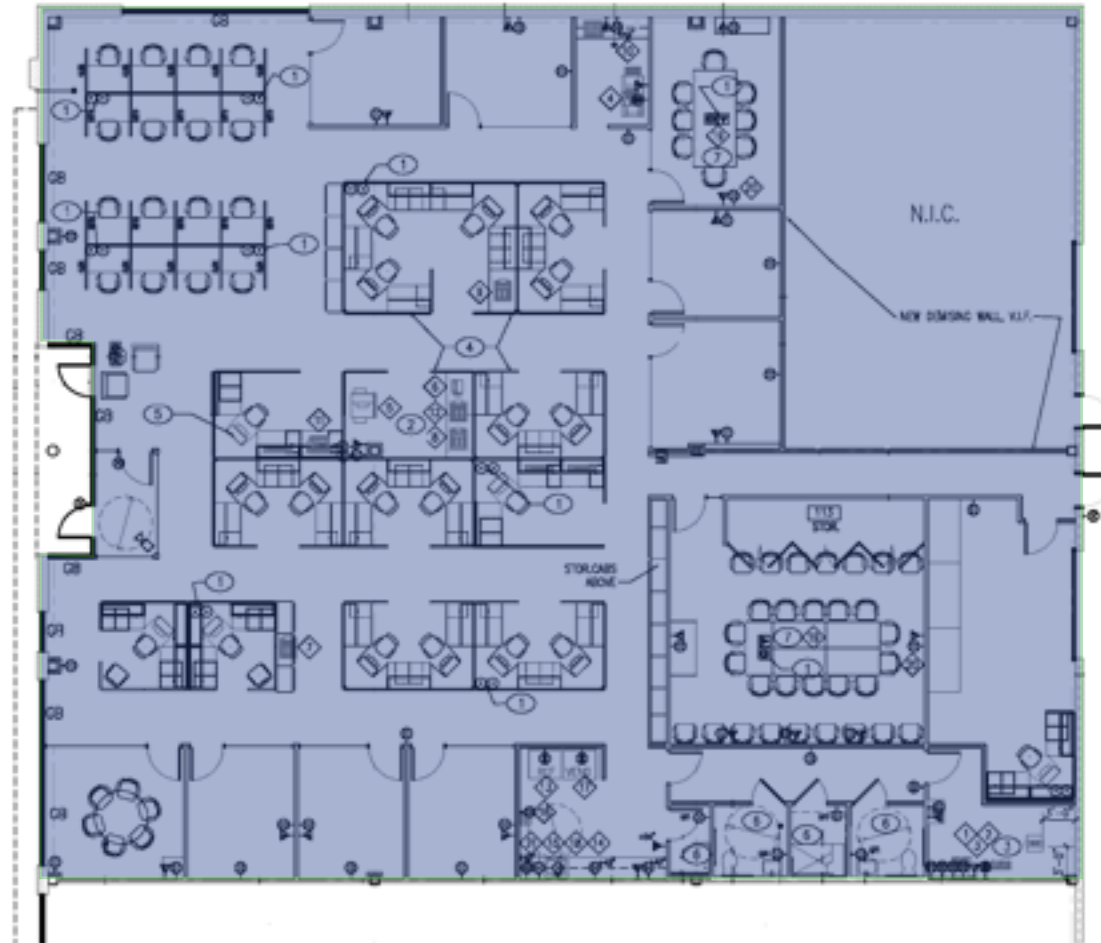
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