



Forestwood Professional Village Office Condos
9380 Forestwood Ln Ste C & D, Manassas, VA 20110

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Serafin Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Serafin Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Serafin Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Serafin Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Serafin Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY OVERVIEW	3
MAPS	10
AREA OVERVIEW	15
BROKER INFORMATION	18

Space Available



PROPERTY
OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50 SF/yr (MG)
BUILDING SIZE:	2,640 SF
AVAILABLE SF:	946 - 2,640 SF
YEAR BUILT:	1983
ZONING:	B1
MARKET:	Washington DC Metro
SUBMARKET:	City of Manassas
TRAFFIC COUNT:	27,382

PROPERTY OVERVIEW

This ±2,640 SF space consists of two contiguous units (Suites C & D) being leased together for a single user. The layout is well-suited for medical, therapy, or professional office users, featuring a large central common area, multiple private offices, dedicated kitchen and support rooms, and two ADA-accessible restrooms. The space is vacant and ready for immediate occupancy, allowing a new tenant to customize and open quickly.

Located within Forestwood Professional Village, an established medical and professional park just off Sudley Road, the property benefits from a long-standing concentration of healthcare users and consistently tight vacancy in the Manassas office market. This is functional, efficient space in a submarket where quality medical-oriented inventory is limited and turnover is rare.

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Combined 2,640 SF Offering** – Suites C & D leased together to provide a contiguous, fully self-contained footprint for a single tenant.
- **Medical-Ready Configuration** – Multiple private offices, large central common area, support rooms, kitchen/break area, and two ADA-compliant restrooms.
- **Immediate Occupancy** – Vacant and ready for a new tenant with minimal downtime.
- **Established Medical Park** – Forestwood Professional Village is known for long-term medical and professional ownership and tenancy.
- **Strong Manassas Submarket** – Office vacancy remains extremely tight compared to the broader Northern Virginia market, supporting long-term stability.



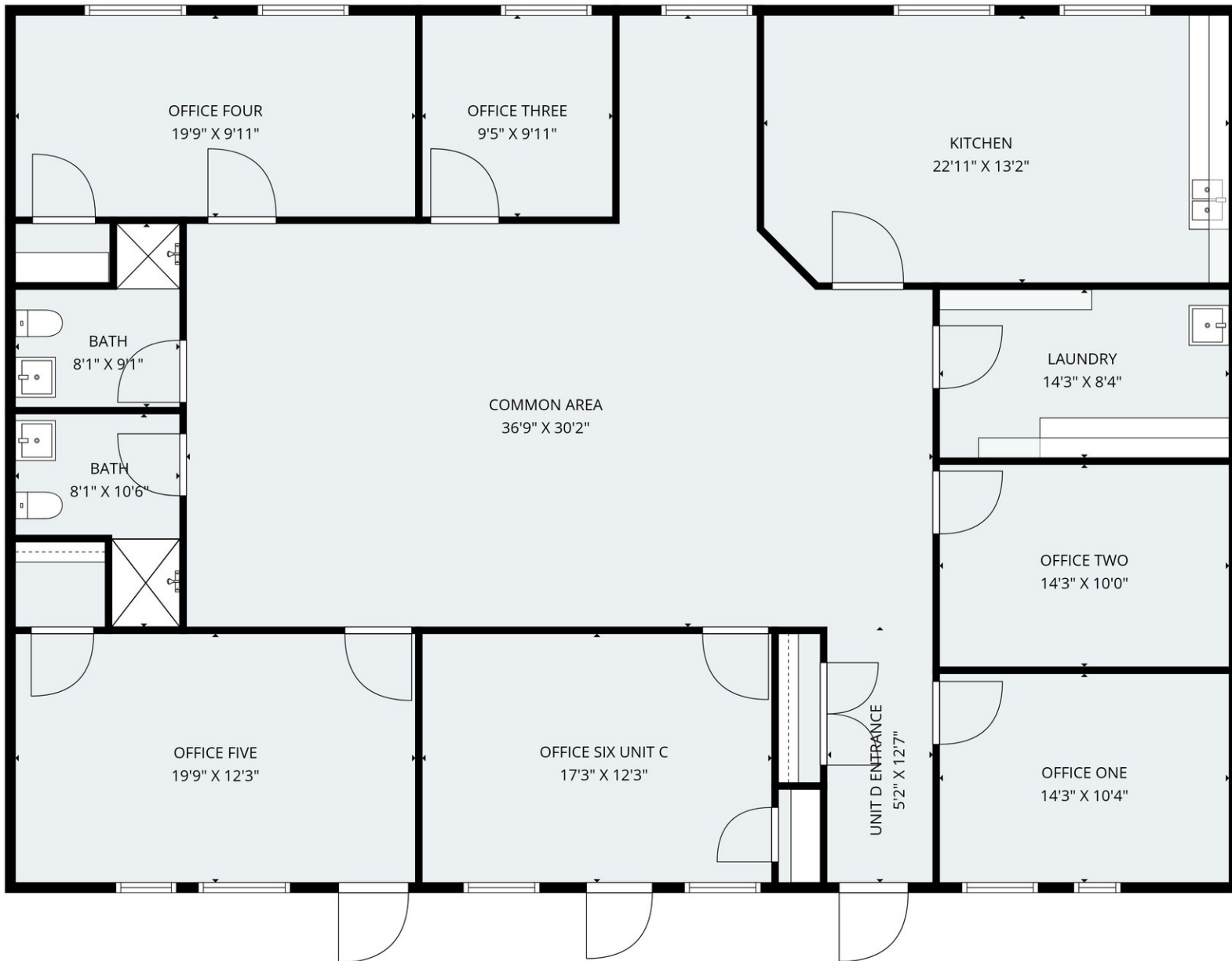
EXTERIOR PHOTOS



INTERIOR PHOTOS



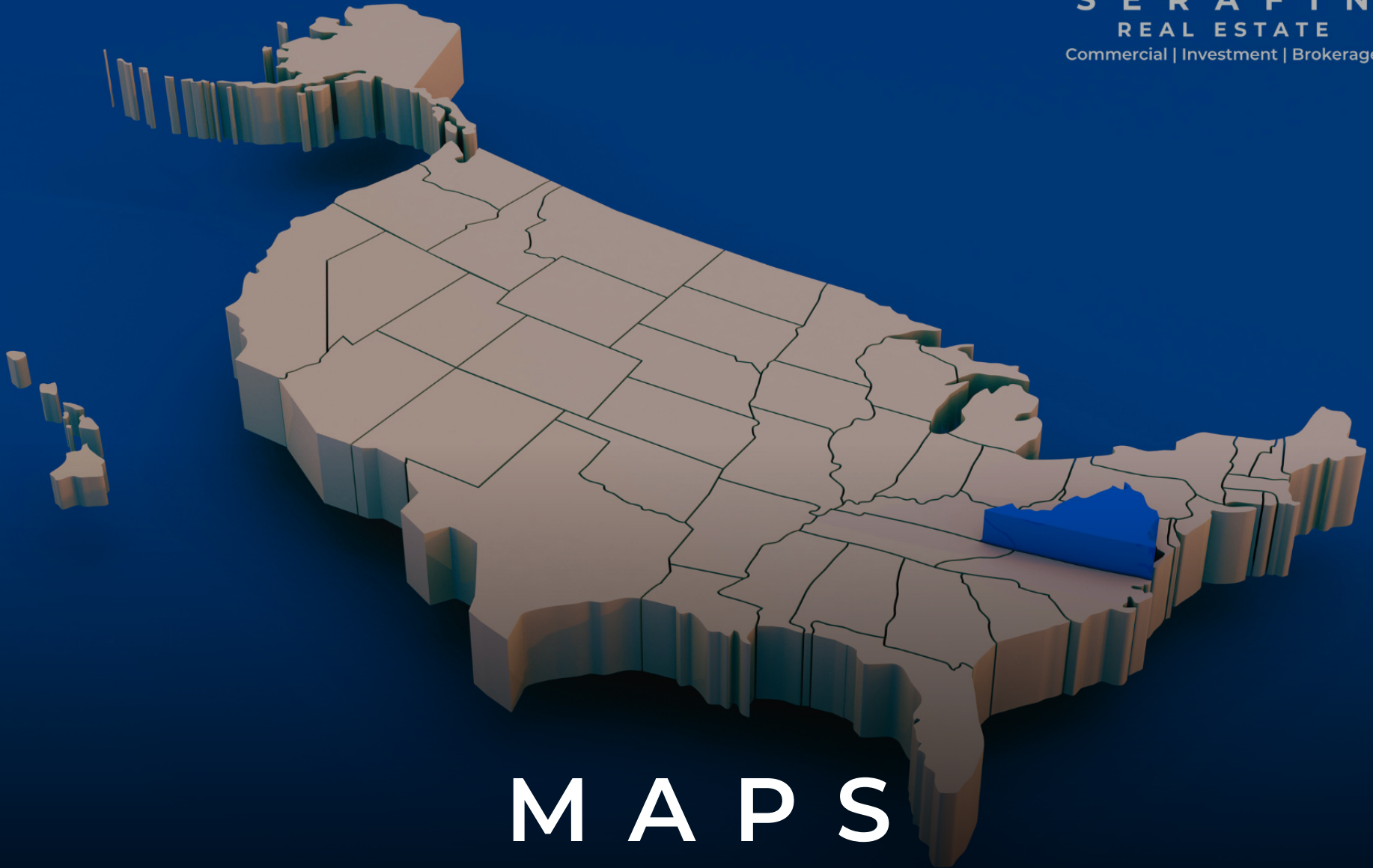
FLOOR PLAN



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

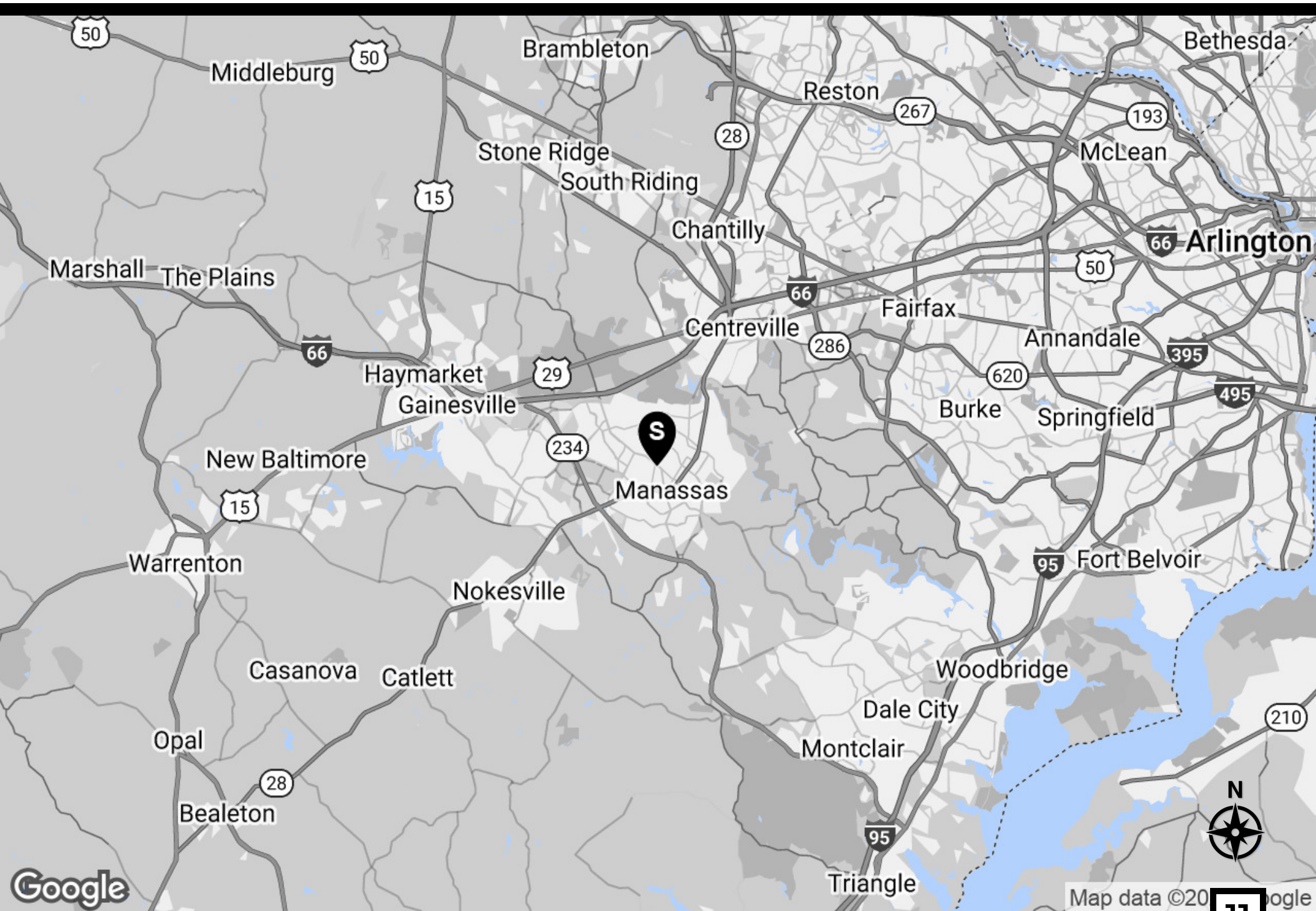
PROPERTY DETAILS

LEASE RATE		\$18.50 SF/YR	
BUILDING INFORMATION			
BUILDING SIZE		2,640 SF	
BUILDING CLASS		B	
NUMBER OF FLOORS		1	
YEAR BUILT		1983	
CONSTRUCTION STATUS		Existing	
CONDITION		Fair	
FREE STANDING		No	
FLOOR COVERINGS		Carpet/Vinyl	
EXTERIOR WALLS		Brick	
LOCATION INFORMATION			
BUILDING NAME		Forestwood Professional Village Office Condos	
STREET ADDRESS		9380 Forestwood Ln Ste C & D	
CITY, STATE, ZIP		Manassas, VA 20110	
COUNTY		Prince William	
MARKET		Washington DC Metro	
SUB-MARKET		City of Manassas	
NEAREST HIGHWAY		I-66 and Sudley Rd (Route 234 Business)	
NEAREST AIRPORT		Manassas Regional Airport & Washington Dulles International Airport (IAD)	
PROPERTY INFORMATION			
PROPERTY TYPE		Office	
PROPERTY SUBTYPE		Medical	
ZONING		B1	
APN #		112/47 00/ B/ 7/ & 112/47 00/ B/ 8/	
LOT DEPTH		0 ft	
TRAFFIC COUNT		27382	
TRAFFIC COUNT STREET		Sudley Road	
POWER		Yes	



M A P S

REGIONAL MAP



Google

SRE
SERAFIN
REAL ESTATE
Commercial | Investment | Brokerage

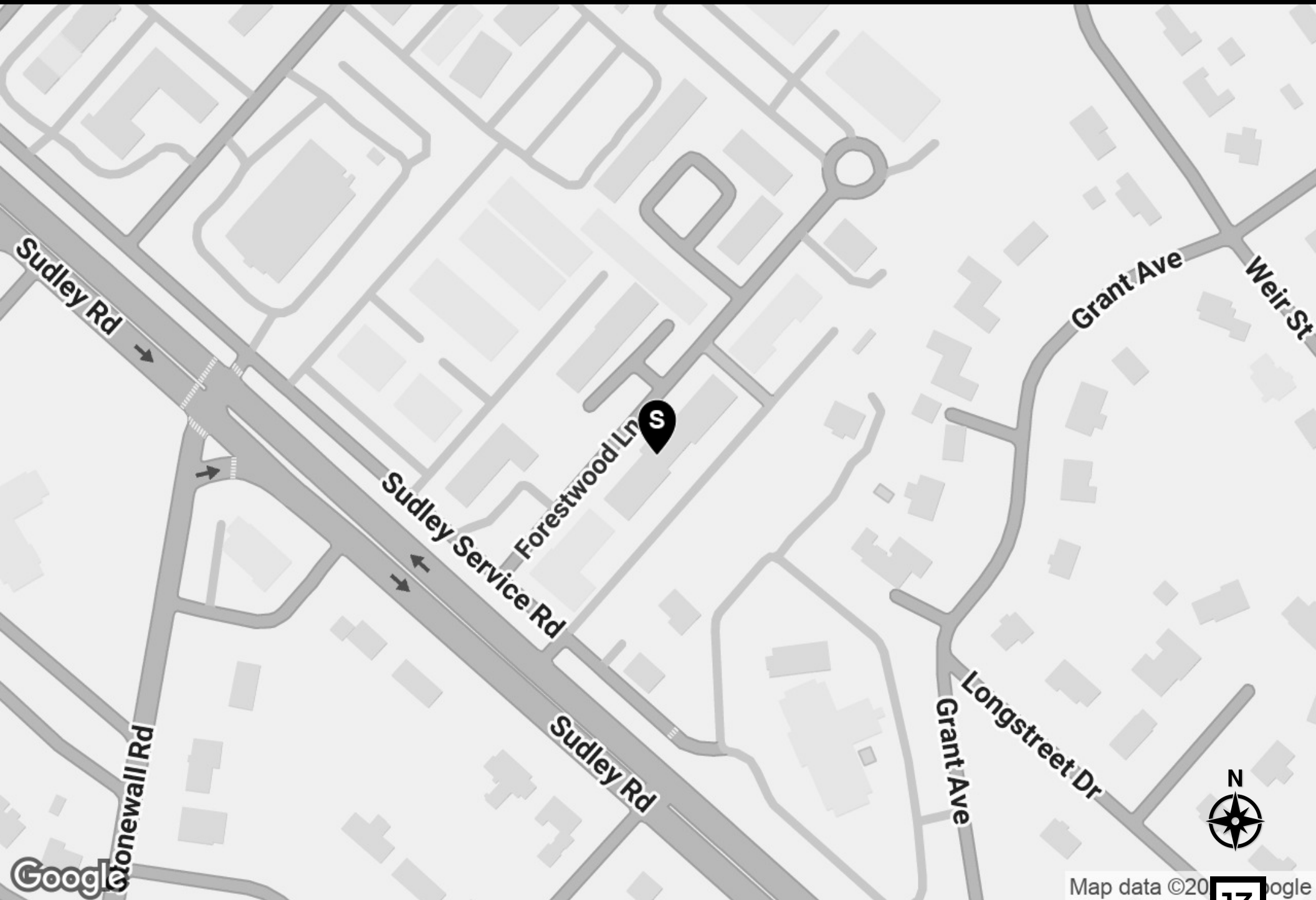
Map data ©2011 Google

703.261.4809 | serafinre.com

11

AERIAL MAP

LOCATION MAP



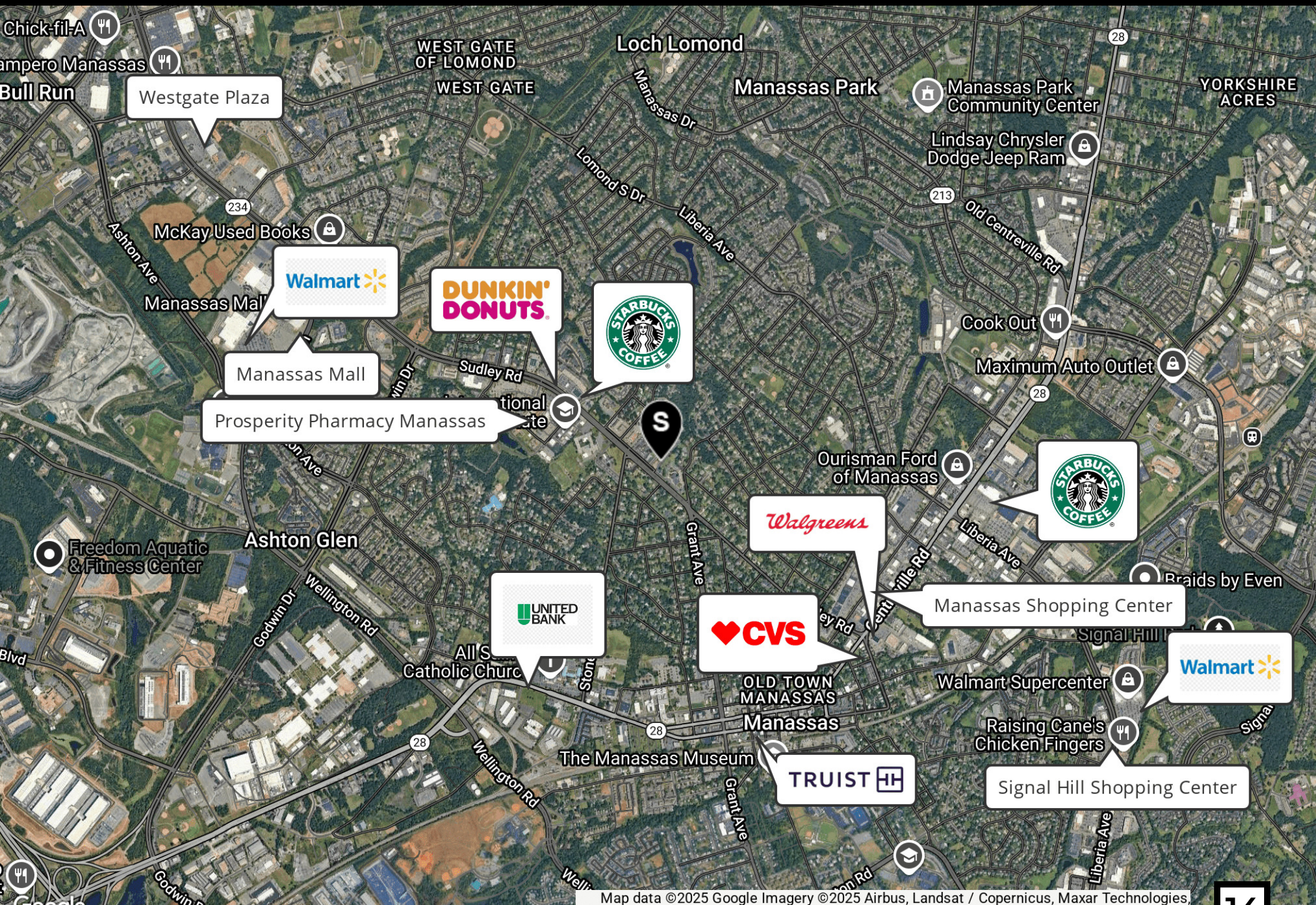
Google

Map data ©2013 Google

SRE
SERAFIN
REAL ESTATE
Commercial | Investment | Brokerage

703.261.4809 | serafinre.com

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies,

703.261.4809 | serafinre.com



AREA OVERVIEW

CITY INFORMATION

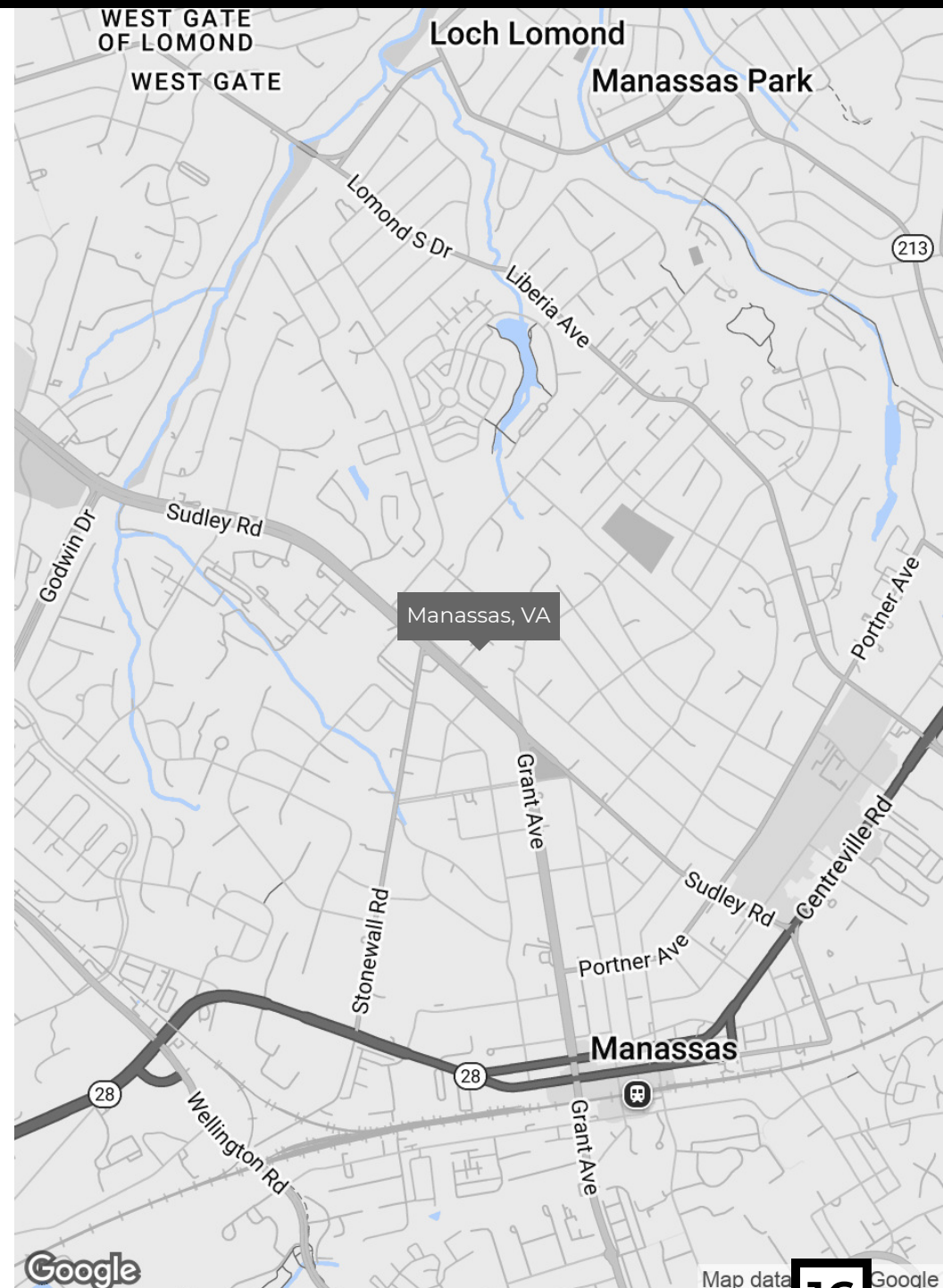
LOCATION DESCRIPTION

9380 Forestwood Lane sits in a prime commercial pocket of Manassas, just off Sudley Road—one of the city's strongest corridors for medical and professional services. The area benefits from excellent regional access, strong traffic patterns, and proximity to major retail, residential neighborhoods, and key arterial routes. Unlike much of Northern Virginia's office market, which is dealing with elevated vacancy, Manassas continues to run extremely tight, with office and commercial vacancies hovering near record lows. That stability attracts owner-users and medical practices looking for predictable occupancy costs and long-term growth.

Forestwood Professional Village itself is one of the most established and well-known professional parks in the area. The complex is made up of 15 brick office-condo units, and the majority of owners have historically been medical and professional users. This long-standing medical presence has created a natural ecosystem within the park—physicians, specialists, dentists, and therapy practices tend to cluster here because the location, visibility, and layout work well for patient-oriented businesses.

Medical office demand in Manassas continues to outperform the general office sector thanks to strong population growth, aging demographics, and the shift toward outpatient care. Forestwood has benefited from these trends for years, which is why units rarely turn over and why medical users consistently show interest when properties become available. It's a park known for stability, consistency, and strong owner-user appeal.

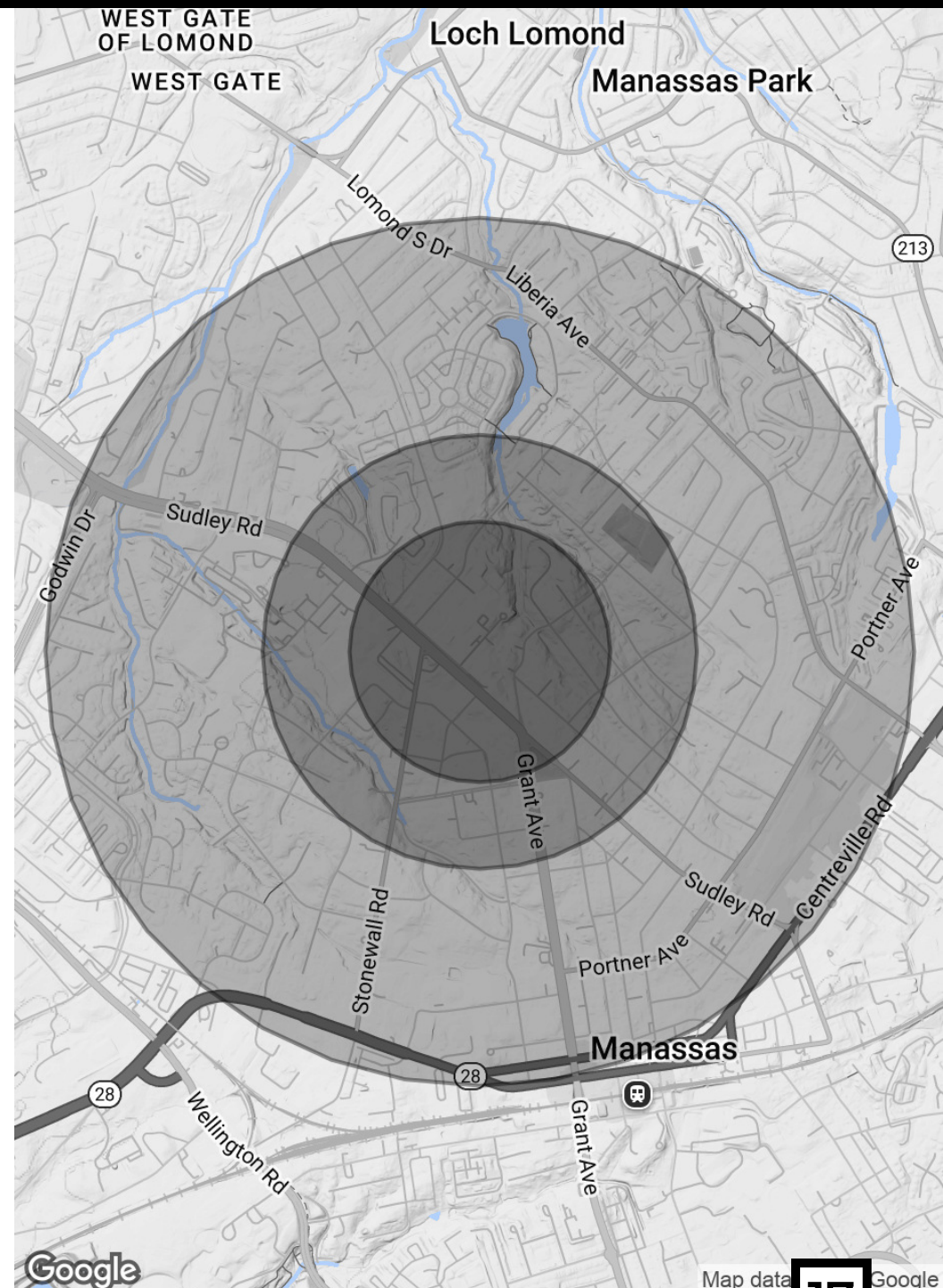
For any medical or professional business tenant, 9380 Forestwood Lane offers a location that combines convenience, credibility, and long-term demand—positioned in a market where quality medical space is limited and highly sought after.



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	969	3,243	17,851
AVERAGE AGE	39	38	37
AVERAGE AGE (MALE)	38	37	37
AVERAGE AGE (FEMALE)	40	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	308	1,022	5,448
# OF PERSONS PER HH	3.1	3.2	3.3
AVERAGE HH INCOME	\$186,788	\$184,003	\$169,806
AVERAGE HOUSE VALUE	\$567,143	\$557,580	\$500,095

Demographics data derived from AlphaMap





SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

2022

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2023

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2024

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2025

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

B R O K E R

I N F O R M A T I O N

SERAFIN REAL ESTATE



\$702M
in Sold Transaction
Volume



1.35M
Total SF Sold



\$130M
in Active Listing
Inventory






#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$700 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

 **40834 Graydon Manor Lane**
Leesburg, VA 20175

 **703.261.4809**
 **info@serafinre.com**
 **www.serafinre.com**

PRIMARY BROKER CONTACT



PETER POKORNY

Regional Vice-President | Alexandria, Arlington, & Eastern Fairfax County

ppokorny@serafinre.com

Direct: **703.261.4809** | Cell: **703.850.9099**

PROFESSIONAL BACKGROUND

Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.

His real estate experience includes practice as a commercial real estate attorney with Real Estate Counselors, a boutique law firm with offices in the DC region. He has been a member of the Mid-Atlantic Real Estate Marketing Association since 2014 and is currently serving as President for 2025. Before joining SRE, Peter was a commercial real estate agent with the Commercial Division of Long and Foster, an affiliate of Berkshire Hathaway.

Prior to his real estate work, Peter was an Assistant General Counsel for the Council of Better Business Bureaus, the network hub for BBBs in the US and Canada.

Serafin Real Estate

40834 Graydon Manor Lane

Leesburg, VA 20175

703.261.4809

serafinre.com

ADDITIONAL BROKER CONTACT



GRANT WETMORE

Regional President | Western Loudoun County, Leesburg, & Clarke County

gwetmore@serafinre.com

Direct: **703.261.4809** | Cell: **703.727.2542**

PROFESSIONAL BACKGROUND

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. He is also the owner of GGWetmore Consulting. Grant has valuable knowledge in commercial real estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties. He takes pride in providing the best consultation to bring sound financial decisions and highest profits to his real estate investors and clients driven by personal relationships.

Grant worked for BCT The Community's Bank as Vice President, Market Executive in Loudoun County, Virginia. Previously, he worked for Middleburg Bank and Guarantee Bank. Grant is a graduate of Marshall University in Business Administration and the Paul W. Barret, Jr. Graduate School of Banking. He currently holds a Virginia Real Estate license.

Grant served as President of the Purcellville Business Association. He previously served as treasurer of Seven Loaves and Vice President of Discover Charles Town.

He resides in Round Hill, Virginia with his wife, Tansy and their three boys.

Serafin Real Estate

40834 Graydon Manor Lane

Leesburg, VA 20175

703.261.4809

serafinre.com