

9450 INNOVATION DRIVE

Manassas, Virginia 20110

FOR LEASE

NEWMARK

Available Space:

Suite 9438 -- 3,956 SF
Suite 9480 -- 6,534 SF
Suite 9480-A -- 1,541 SF Warehouse

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
nicholas.kuhn@nmrk.com
571.215.9213

Larry FitzGerald
larry.fitzgerald@nmrk.com
703.918.0221

Cole Spalding
cole.spalding@nmrk.com
703.918.0230

1420 Spring Hill Road, Suite 600, McLean, VA 22102

9450 INNOVATION DRIVE

Manassas, Virginia 20110

NEWMARK

FOR LEASE



For more information please contact:

Nick Kuhn
nicholas.kuhn@nmrk.com
571.215.9213

Larry FitzGerald
larry.fitzgerald@nmrk.com
703.918.0221

Cole Spalding
cole.spalding@nmrk.com
703.918.0230

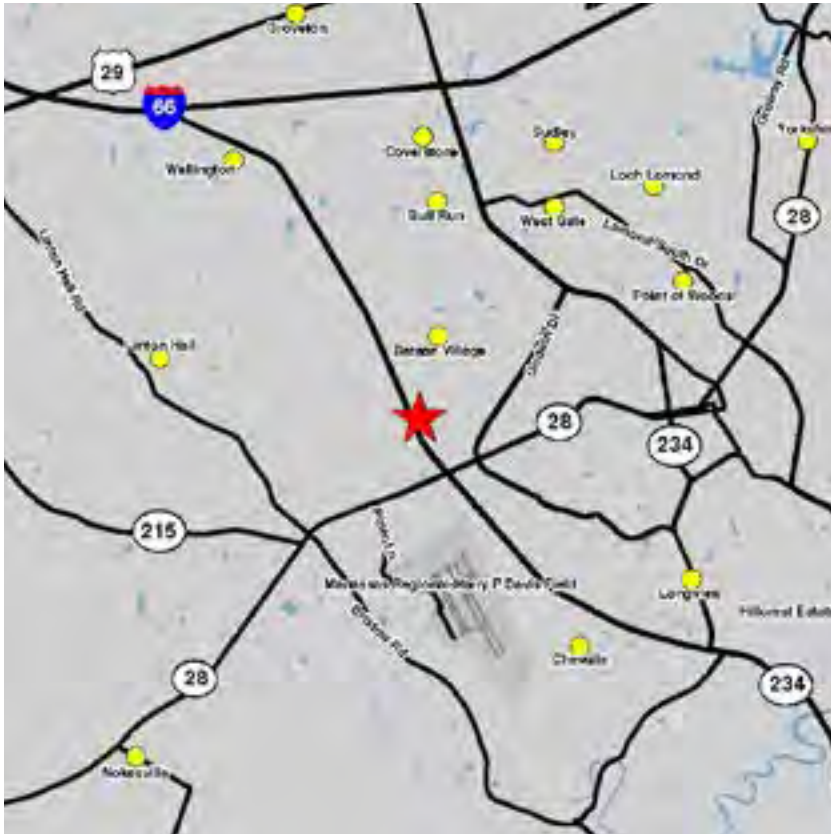
1420 Spring Hill Road, Suite 600, McLean, VA 22102

9450 INNOVATION DRIVE

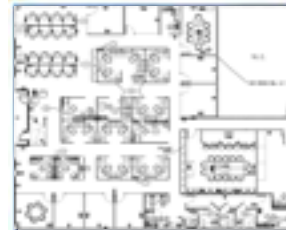
Manassas, Virginia 20110

NEWMARK

FOR LEASE

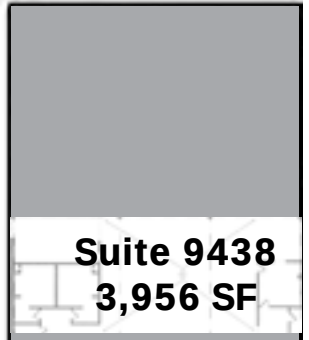


4.5 miles to I-66 / 1.5 miles to Route 28



Suite 9480-A
1,541 SF
Warehouse

Suite 9480
6,534 SF



Suite 9438
3,956 SF



For more information please contact:

Nick Kuhn
nicholas.kuhn@nmrk.com
571.215.9213

Larry FitzGerald
larry.fitzgerald@nmrk.com
703.918.0221

Cole Spalding
cole.spalding@nmrk.com
703.918.0230

1420 Spring Hill Road, Suite 600, McLean, VA 22102

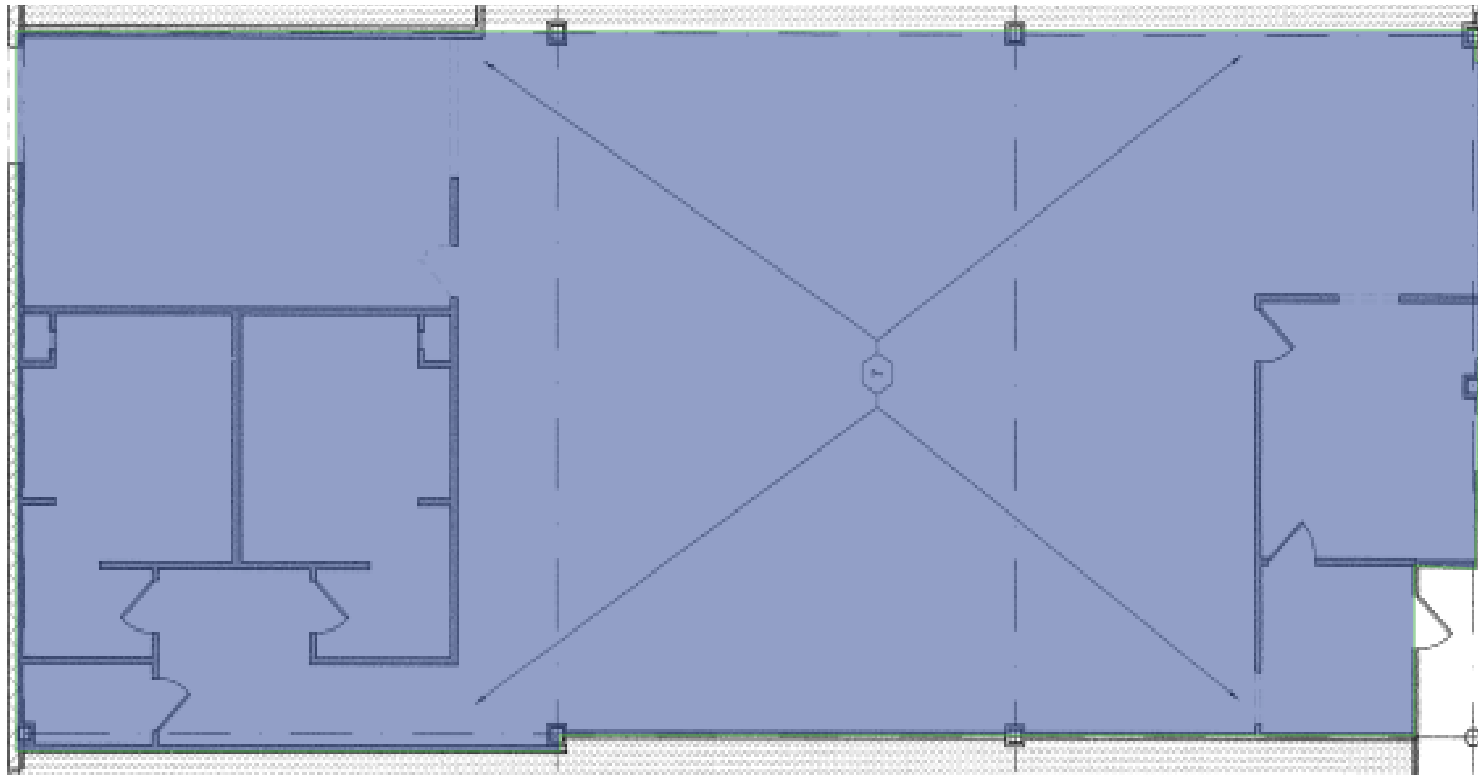
9450 INNOVATION DRIVE

Manassas, Virginia 20110

NEWMARK

FOR LEASE

3,956 SF



For more information please contact:

Nick Kuhn
nicholas.kuhn@nmrk.com
571.215.9213

Larry FitzGerald
larry.fitzgerald@nmrk.com
703.918.0221

Cole Spalding
cole.spalding@nmrk.com
703.918.0230

1420 Spring Hill Road, Suite 600, McLean, VA 22102

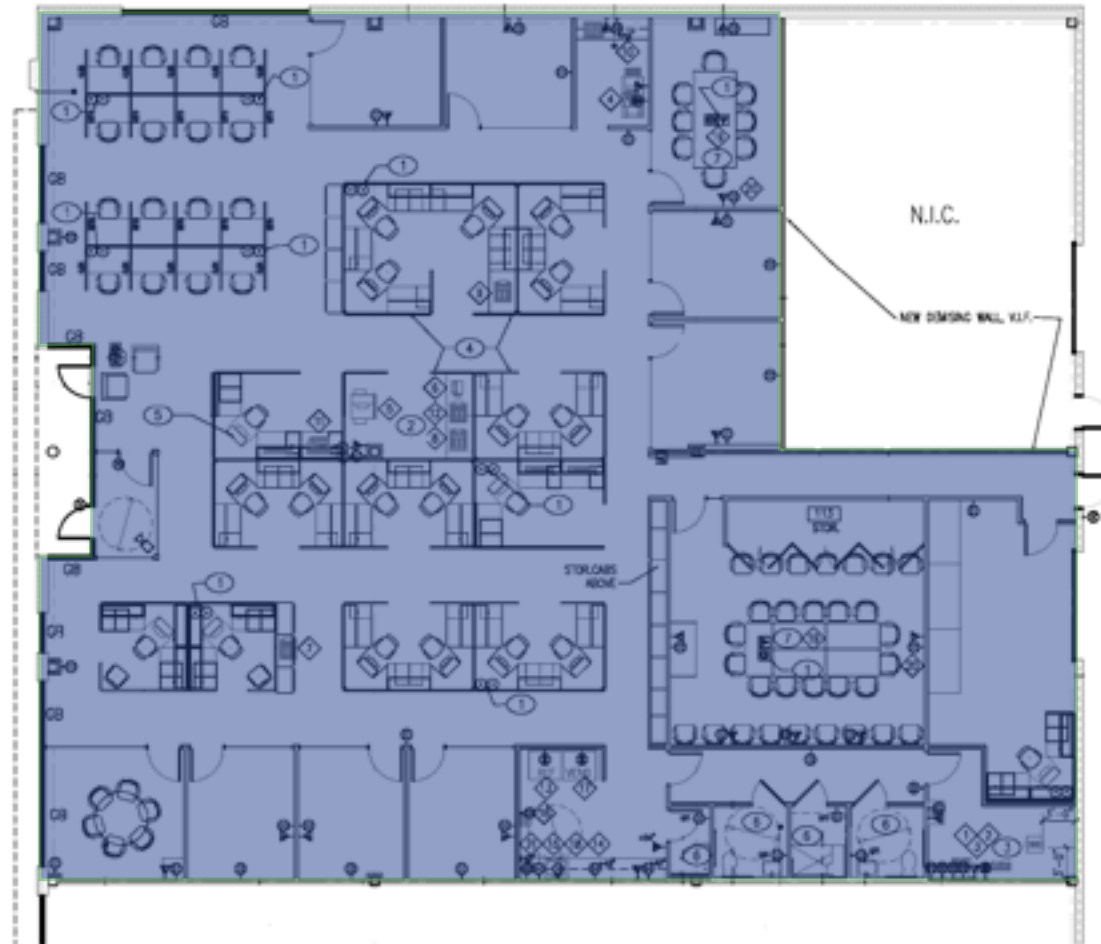
9450 INNOVATION DRIVE

Manassas, Virginia 20110

NEWMARK

FOR LEASE

6,534 SF



For more information please contact:

Nick Kuhn
nicholas.kuhn@nmrk.com
571.215.9213

Larry FitzGerald
larry.fitzgerald@nmrk.com
703.918.0221

Cole Spalding
cole.spalding@nmrk.com
703.918.0230

1420 Spring Hill Road, Suite 600, McLean, VA 22102

9450 INNOVATION DRIVE

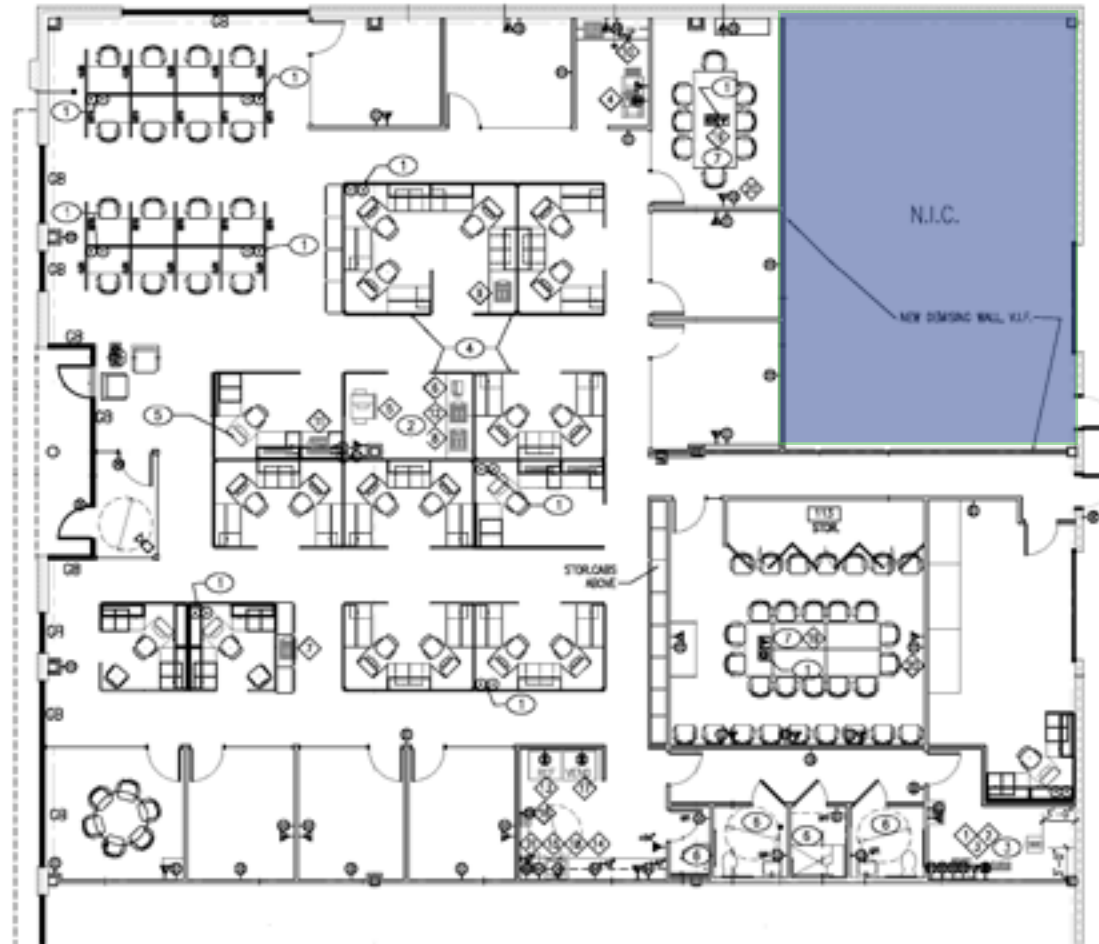
Manassas, Virginia 20110

NEWMARK

FOR LEASE

1,541 SF

**Warehouse
space**



For more information please contact:

Nick Kuhn
nicholas.kuhn@nmrk.com
571.215.9213

Larry FitzGerald
larry.fitzgerald@nmrk.com
703.918.0221

Cole Spalding
cole.spalding@nmrk.com
703.918.0230

1420 Spring Hill Road, Suite 600, McLean, VA 22102