

FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110



LEASE RATE \$26.00 SF/YR

OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	4,177 - 5,070 SF
Building Size:	35,600 SF
Parking:	4 spaces/1,000 SF
Zoning:	PBD
Market:	Washington DC
Submarket:	Rt 29/I-66 Corridor
Parcel ID:	7695-08-9341

PROPERTY OVERVIEW

Premier Class A office building offering flexible suites in a secure, professional setting. Features include a modern elevator-served layout, abundant natural light, and 149 surface parking spaces. The second-floor suite includes three rooms previously configured to meet SCIF (Sensitive Compartmented Information Facility) standards, suitable for tenants with high-security or classified information needs. While no longer accredited, these rooms offer a valuable foundation for potential secure use, subject to tenant modifications and approval. Full-service lease includes janitorial, utilities, and common area maintenance—providing a turnkey solution for professional tenants.

LOCATION OVERVIEW

Strategically located within Innovation Technology Park, this high-visibility building offers exceptional exposure along Rt. 234 Bypass/Prince William Parkway and convenient access to I-66, Rt. 29, and key Northern Virginia corridors. The property is directly across from George Mason University's Science & Technology Campus and the FBI Northern Virginia Resident Agency, surrounded by a growing community of research, tech, and professional office users. An ideal setting for companies seeking a well-connected, professional environment in a thriving innovation corridor.

PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

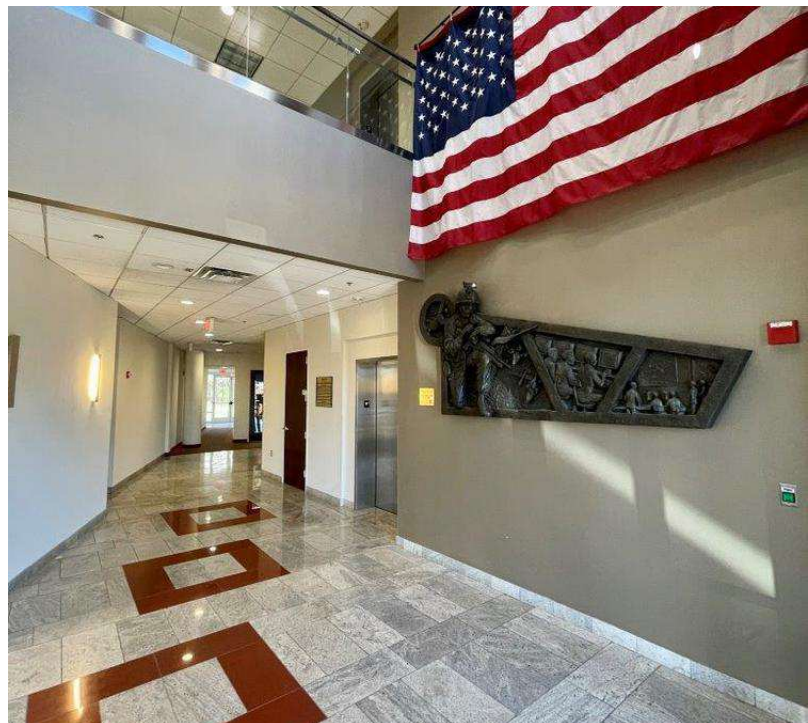
www.Weber-Rector.com

FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110

ADDITIONAL PHOTOS



PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



**WEBER
RECTOR**

COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110

LEASE SPACES

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	4,177 - 5,070 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	4,177 SF	Full Service	\$26.00 SF/yr	-
Suite 201	Available	5,070 SF	Full Service	\$26.00 SF/yr	3 formerly accredited SCIF Spaces

PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

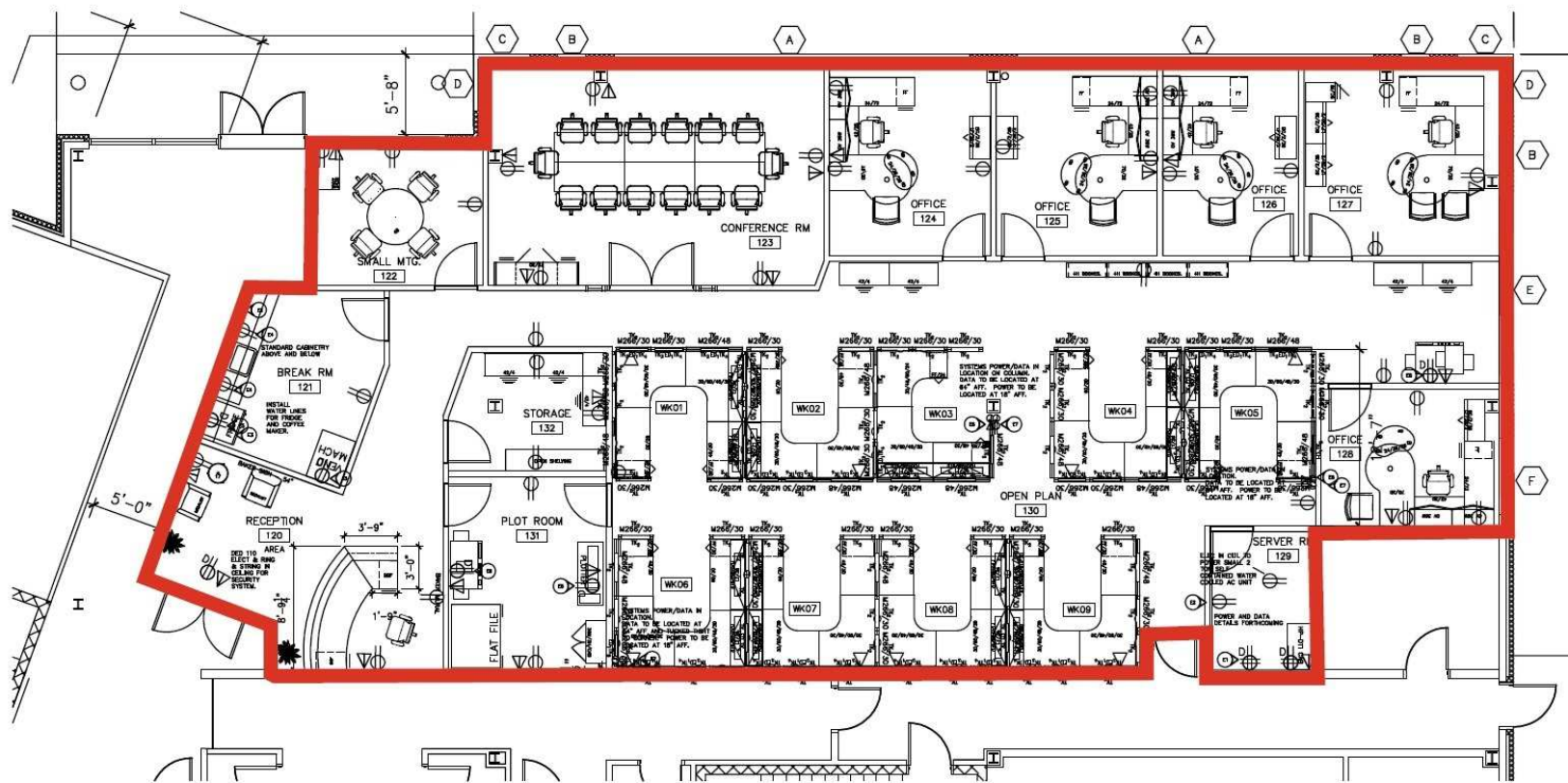
FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110

FLOOR PLAN - SUITE 110

(Not to Scale)



PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

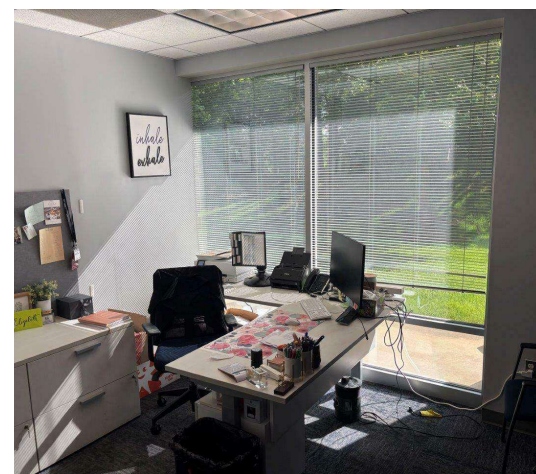
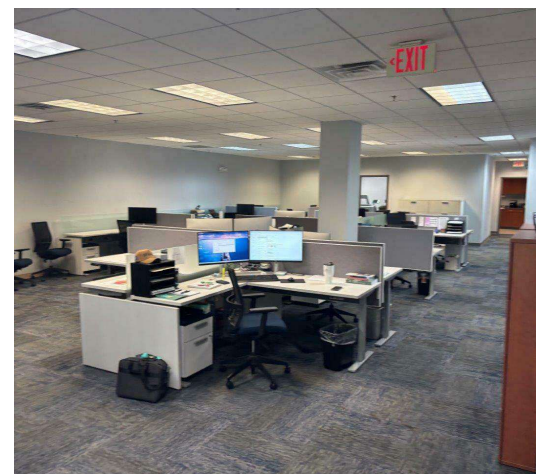
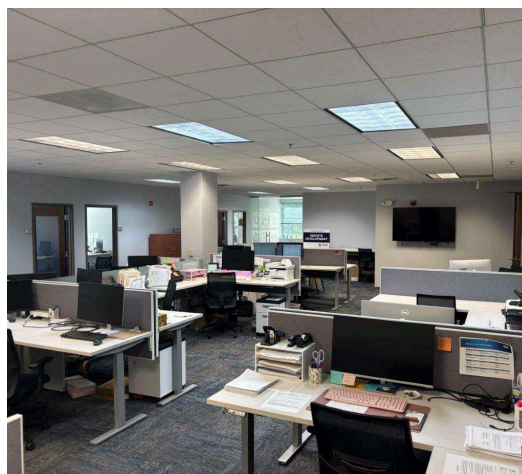
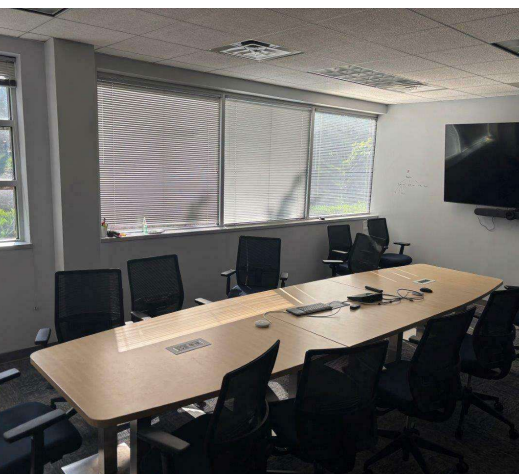
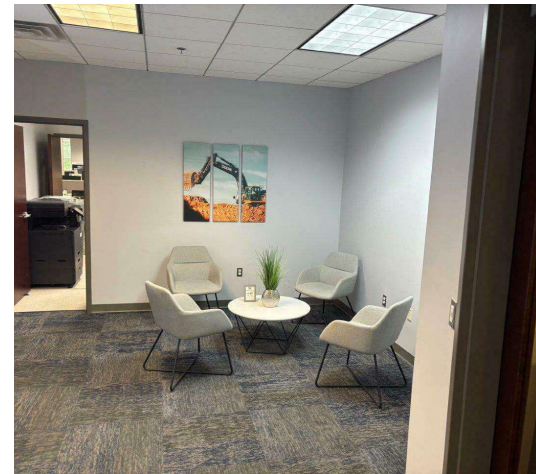
www.Weber-Rector.com

FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110

ADDITIONAL PHOTOS - SUITE 110



PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

COLEMAN RECTOR

PRINCIPAL BROKER

703.366.3189

coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

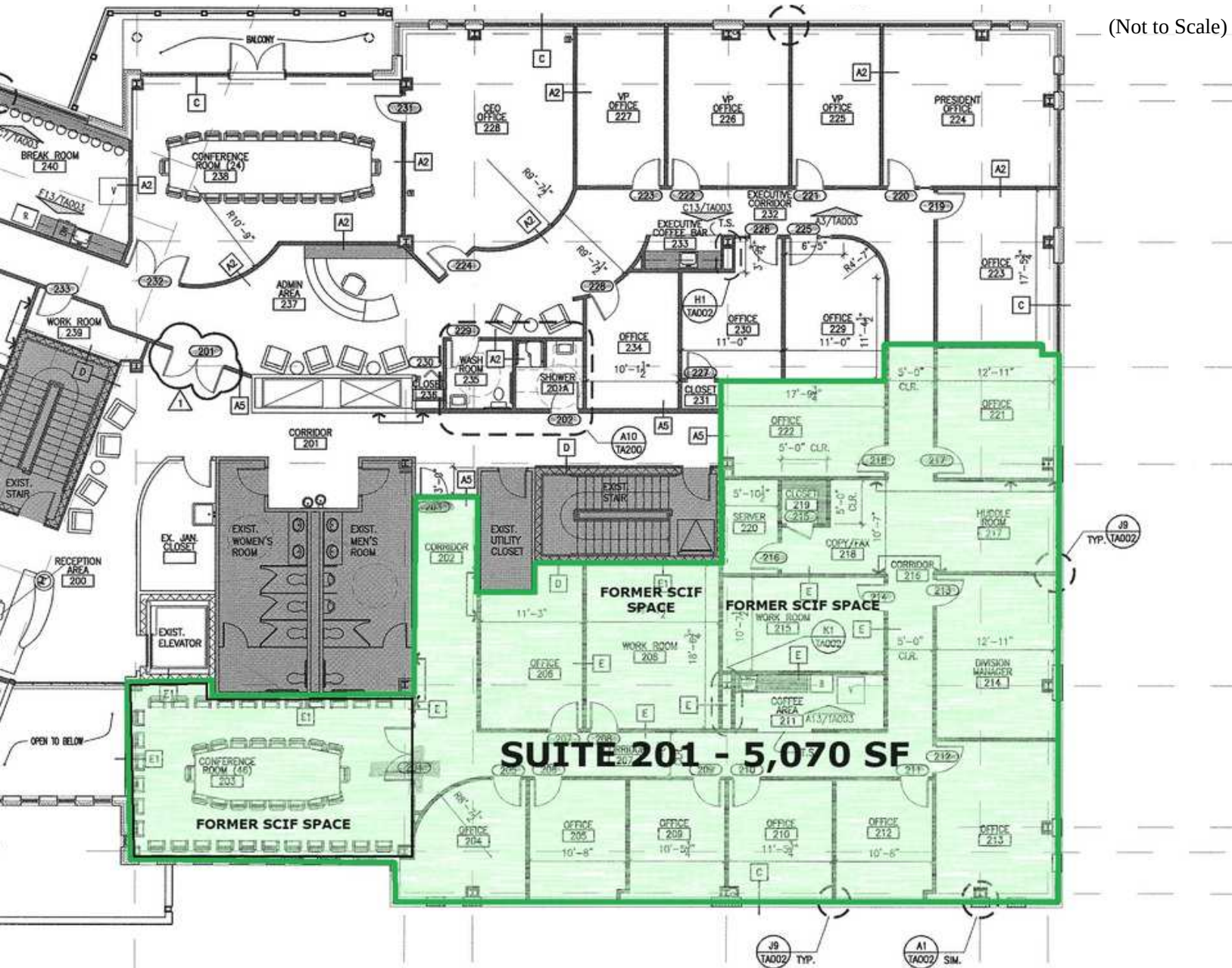
www.Weber-Rector.com

FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110

FLOOR PLAN - 2ND FLOOR SUITE



PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

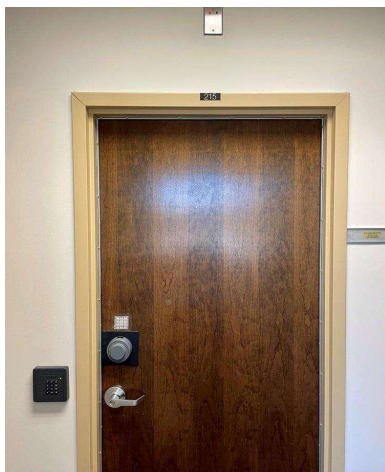
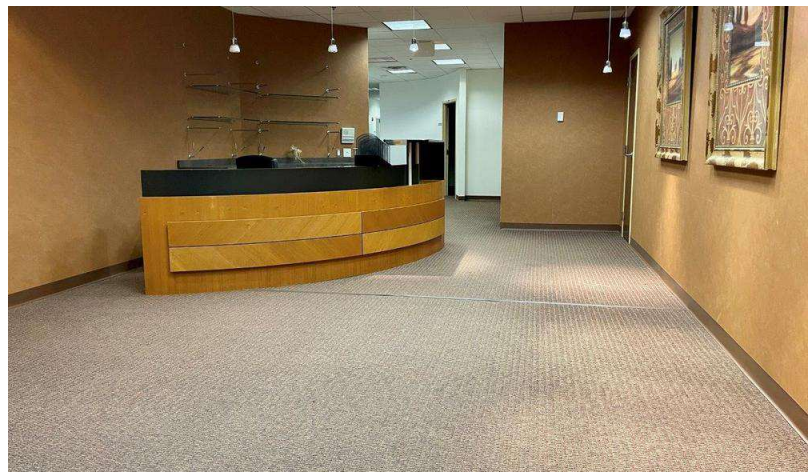
www.Weber-Rector.com

FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110

ADDITIONAL PHOTOS - 2ND FLOOR



PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110

ADDITIONAL PHOTOS - 2ND FLOOR



PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

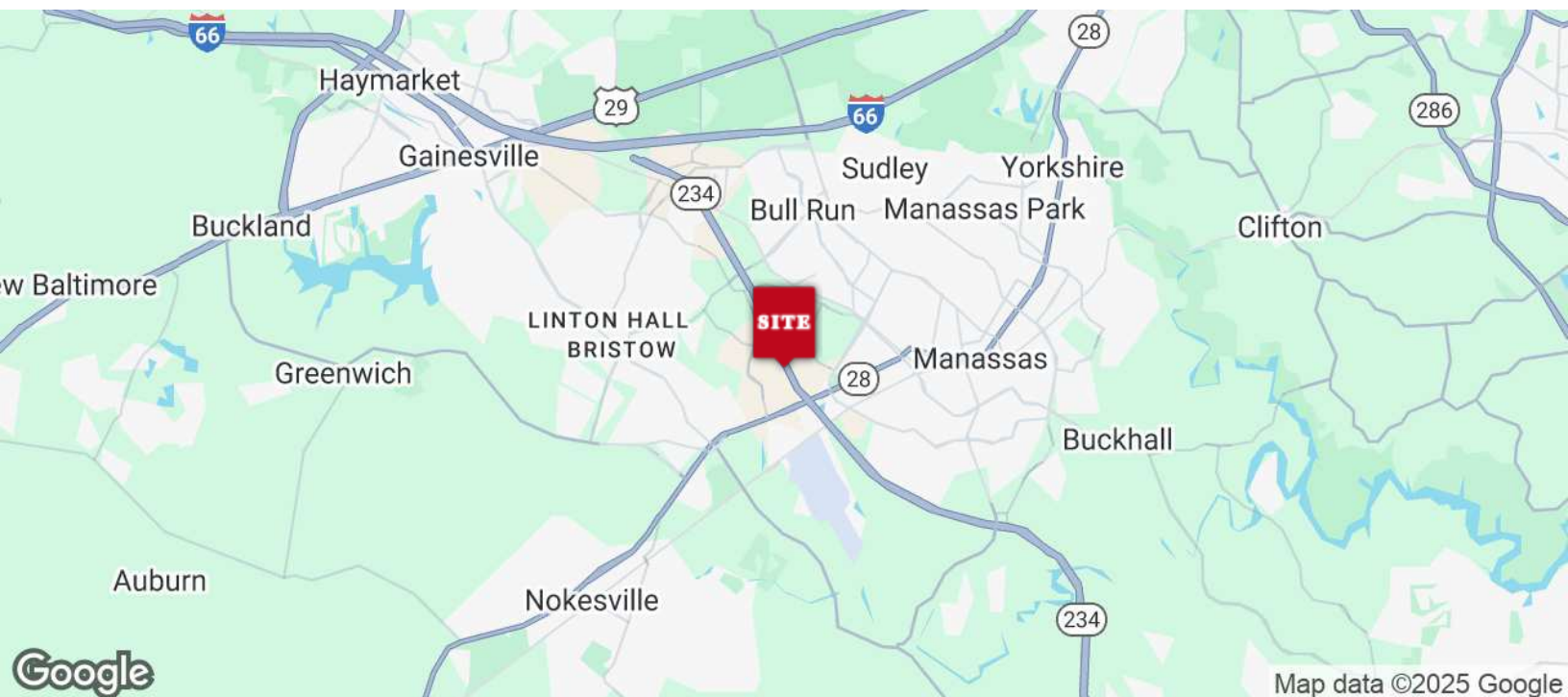
www.Weber-Rector.com

FOR LEASE

CLASS A OFFICE SPACE

9400 INNOVATION DR. MANASSAS, VA 20110

LOCATION MAP



PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

COLEMAN RECTOR
PRINCIPAL BROKER
703.366.3189
coleman@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

WR WEBER RECTOR
COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com