

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:	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

Second floor office space available in Class A elevator building. Suite has three formerly accredited SCIF spaces. Abundant surface parking (149 spaces total) and excellent window lines! Full service rental rate with professional property management.

LOCATION OVERVIEW

Well located building in Innovation Technology Park. Visibility from Rt. 234 Bypass/Prince William Pkwy. Located across from the FBI Northern Virginia Resident Agency and George Mason University.

PRESENTED BY:

RYAN ARCHIBALD COMMERCIAL AGENT 703.420.8267 ryan@weber-rector.com	COLEMAN RECTOR PRINCIPAL BROKER 703.366.3189 coleman@weber-rector.com
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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

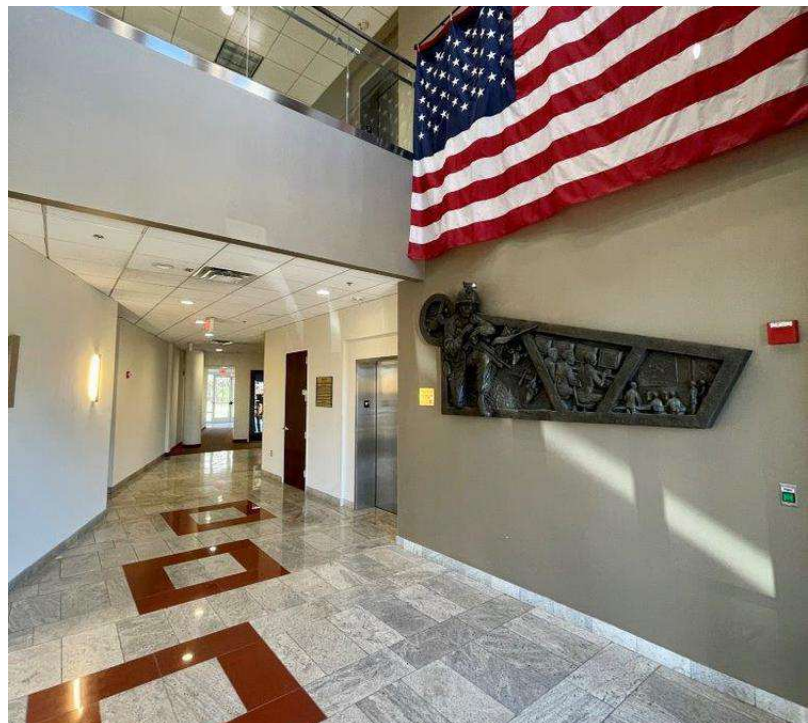
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ADDITIONAL PHOTOS



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RECTOR**

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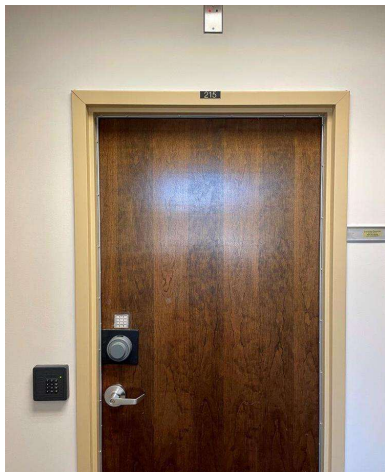
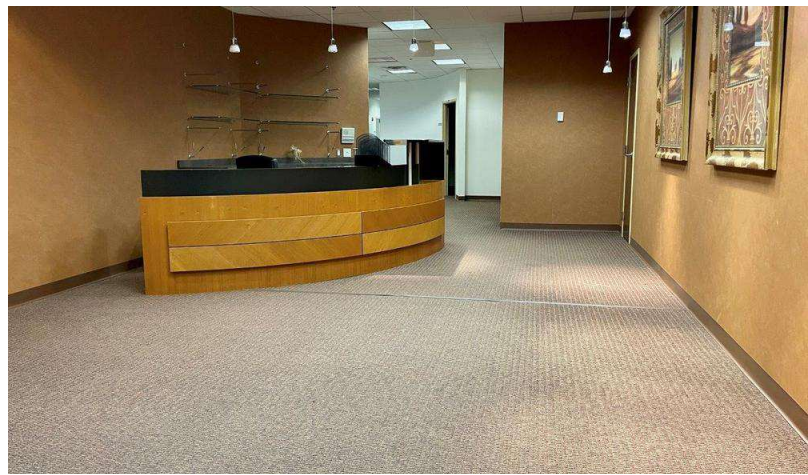
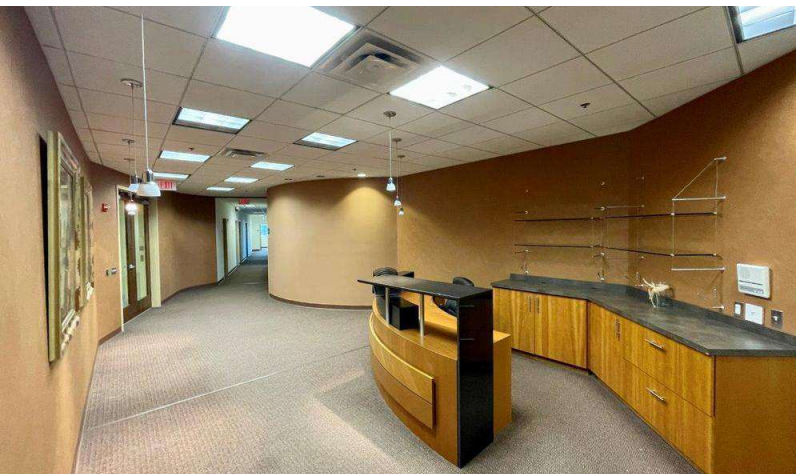
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ADDITIONAL PHOTOS - 2ND FLOOR



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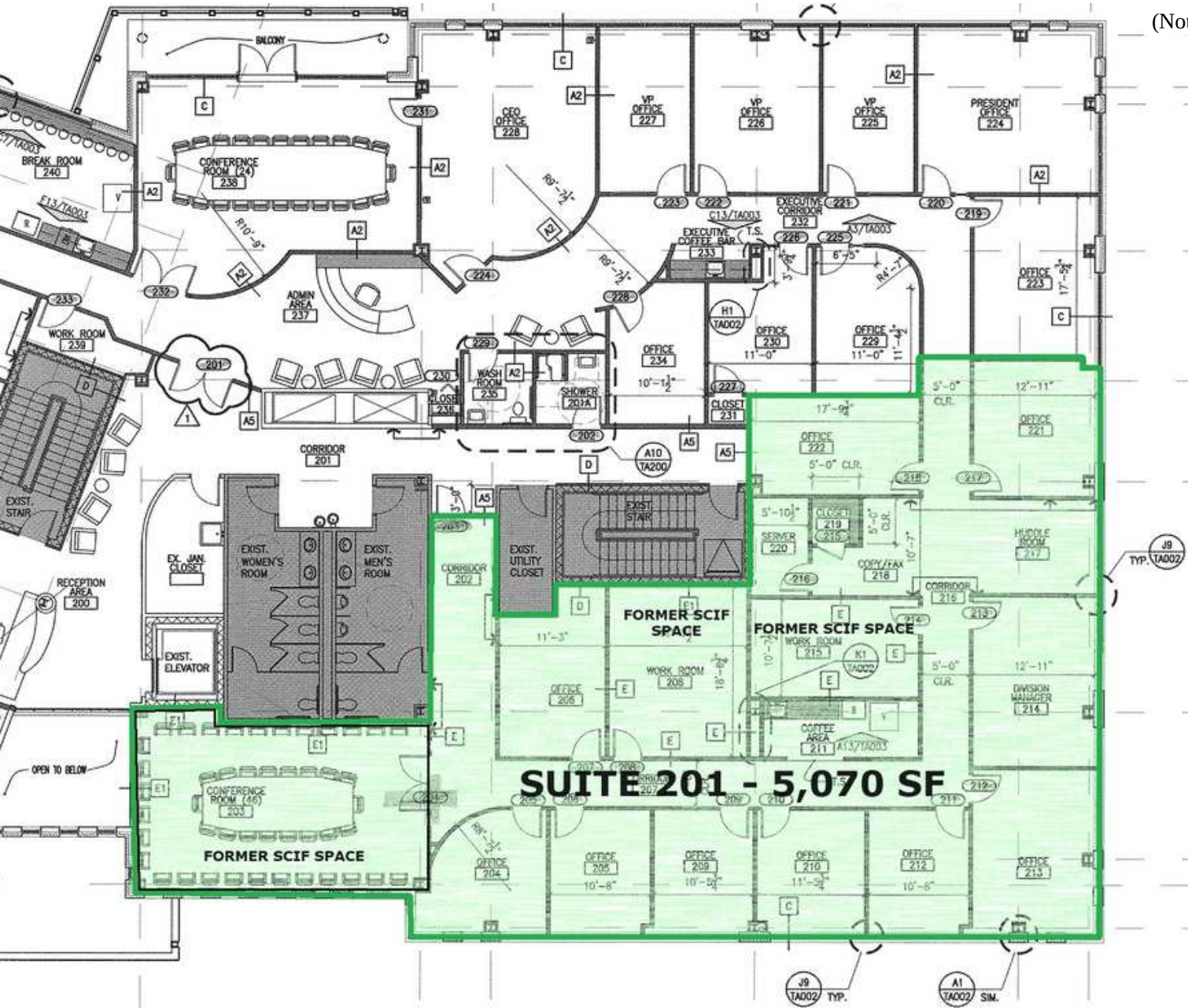
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FLOOR PLAN - 2ND FLOOR SUITE

(Not to Scale)



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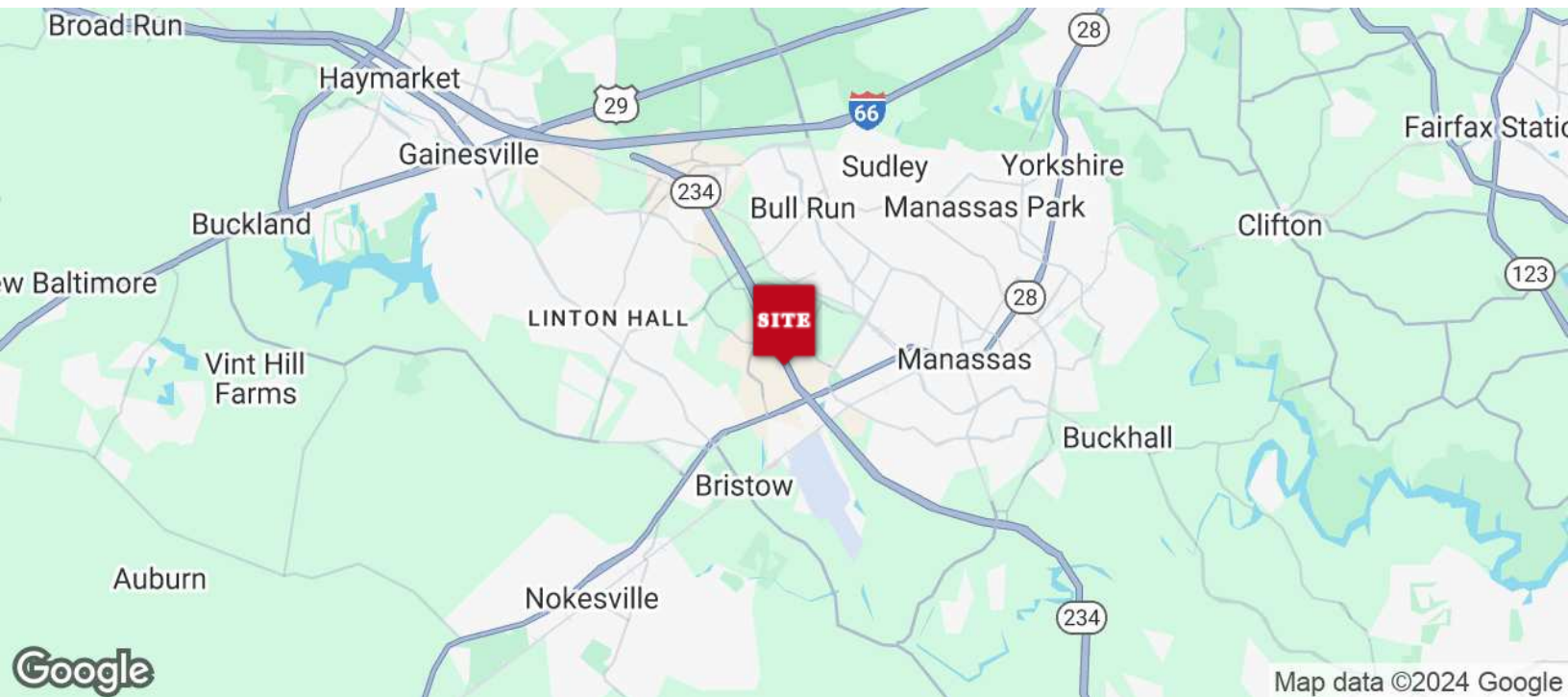
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LOCATION MAP



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