

For Lease | Office Space

2,200 SF- 5600 SF Suites Near FBI in Innovation in Manassas

11220 Assett Loop • Manassas, VA

Welcome to Innovation, the Premiere
Technology & Office Park in Prince William Co.



**FOR
LEASE**
2,198-8,491 SF

THE FACILITY

Suite #202 \$25 PSF or \$7,079.16/mo

3,398 SF suite has 7 private offices, breakroom and server room. Vacant & available for immediate occupancy.

Suite #203 \$25 PSF or \$4,579.16/mo

2,198 SF suite is plug and play, with 7 private offices, and copy/file room. Vacant & available
For immediate occupancy.

Suite #204 \$25 PSF or \$6,031.25/mo

2,895 SF suite has 3 private offices, 55 person training room, reception and breakroom. Vacant and available
for immediate occupancy



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

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PHOTOS – BUILDING AMENITIES



AMENITIES

- Three office suites totaling 8,491 SF available for lease in Innovation near Manassas Airport and FBI Regional Headquarters
- Comcast Fiber, great window lines,
- Great parking
- Lease rate is full service includes cleaning and utilities
- Vacant and available for immediate occupancy
- Medical use will be considered
- Easy access to PW Parkway and I-66
- Walking distance to 2 Silos Brewery & hotel



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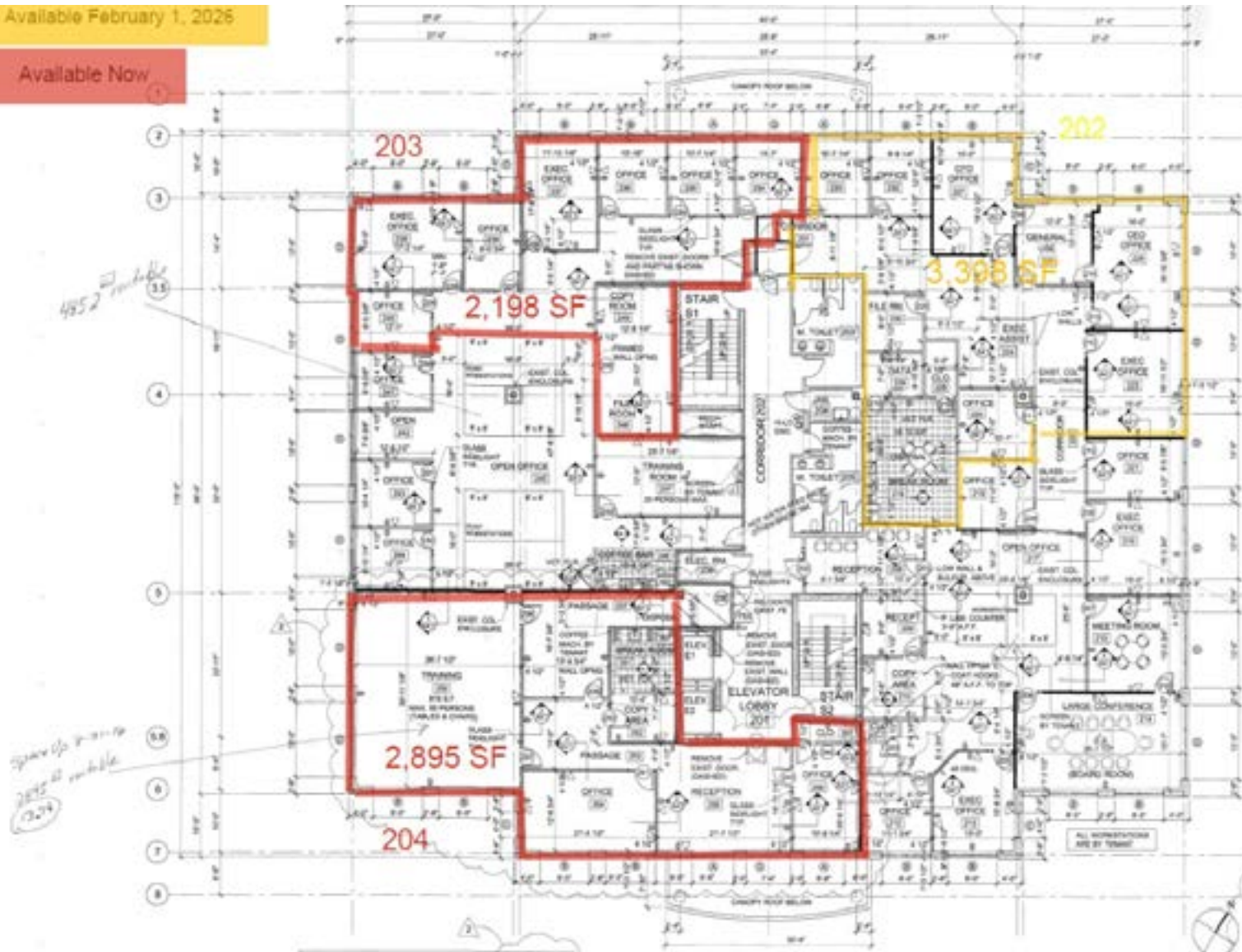
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FLOOR PLANS

Available February 1, 2026

Available Now



[Click for Property Website](#)

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[Click for Suite 203 Virtual Tour](#)

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