

9400 INNOVATION DRIVE
MANASSAS, VA 20110

FOR LEASE



FEATURES:

- Excellent visibility on Route 234 Bypass
- Class A quality office building
- Located across the street from the FBI Northern Virginia Resident Agency and George Mason University in Innovation Technology Park
- Abundant surface parking
- Good window line
- Lobby exposure
- 2,475 SF available immediately
- 16,459 SF (divisible) available June 2020

Term: 3 - 10 years

Rate: \$23.00 FS

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For more information, please contact:

Cole Spalding
cspalding@ngkf.com
703.918.0230

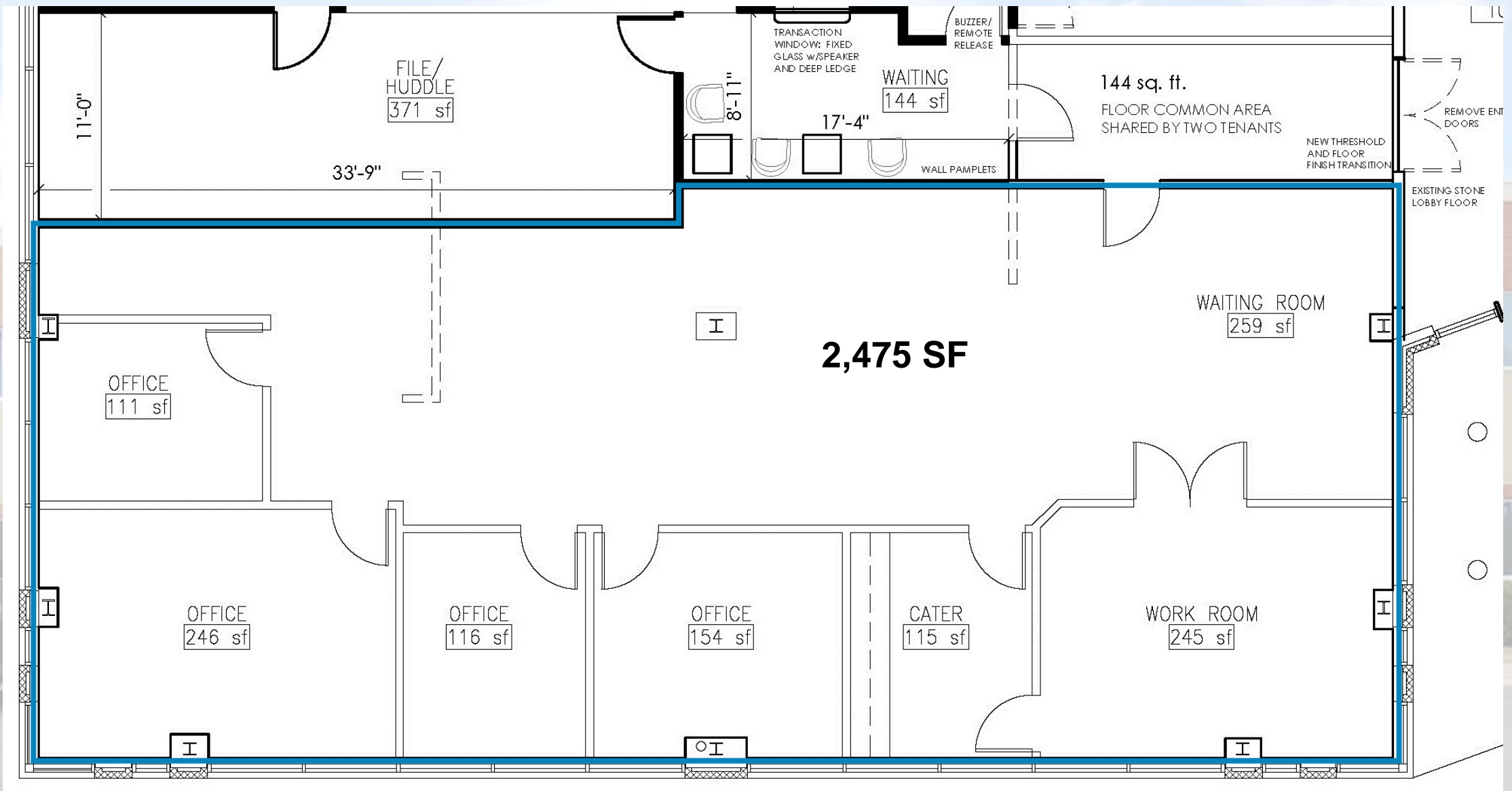
Larry FitzGerald
lfitzgerald@ngkf.com
703.918.0221



1410 Spring Hill Road, Suite 600, McLean, VA 22102

9400 INNOVATION DRIVE
MANASSAS, VA 20110

FOR LEASE



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For more information, please contact:

Cole Spalding
cspalding@ngkf.com
703.918.0230

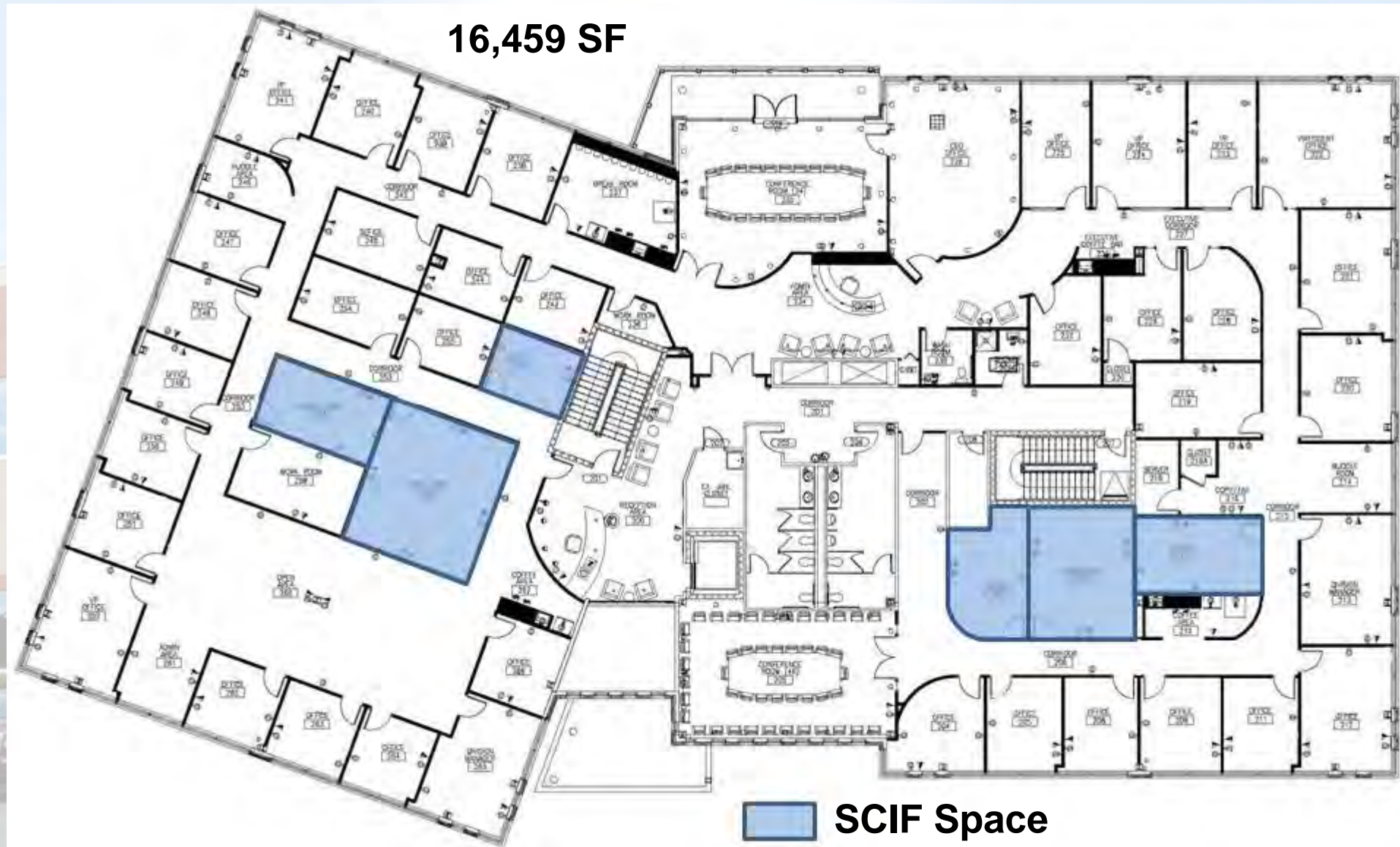
Larry FitzGerald
lfitzgerald@ngkf.com
703.918.0221



1410 Spring Hill Road, Suite 600, McLean, VA 22102

9400 INNOVATION DRIVE
MANASSAS, VA 20110

FOR LEASE



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For more information, please contact:

Cole Spalding
cspalding@ngkf.com
703.918.0230

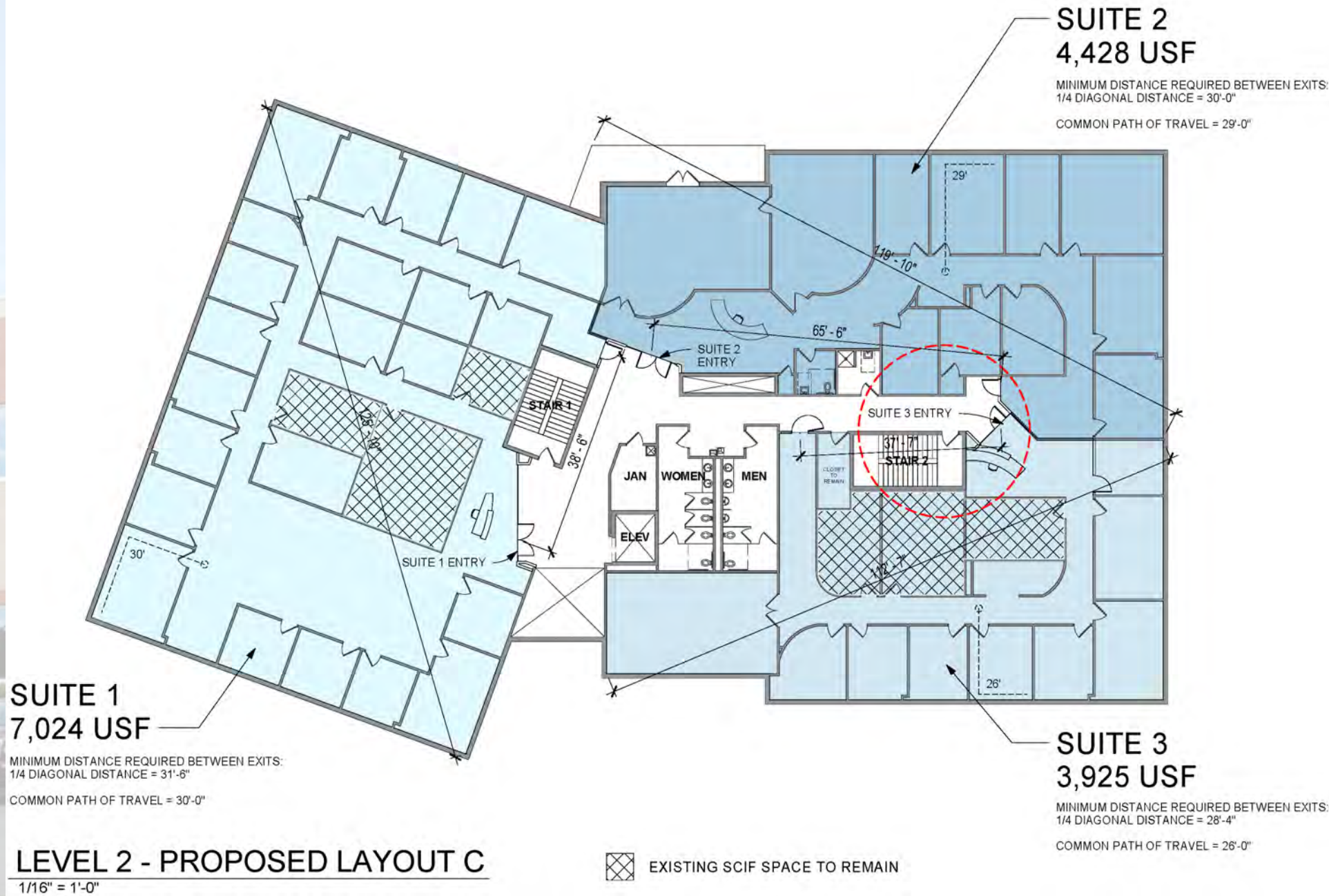
Larry FitzGerald
lfitzgerald@ngkf.com
703.918.0221



1410 Spring Hill Road, Suite 600, McLean, VA 22102

9400 INNOVATION DRIVE
MANASSAS, VA 20110

FOR LEASE



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For more information, please contact:

Cole Spalding
cspalding@ngkf.com
703.918.0230

Larry FitzGerald
lfitzgerald@ngkf.com
703.918.0221



1410 Spring Hill Road, Suite 600, McLean, VA 22102