

# 9450 INNOVATION DRIVE

Manassas, Virginia 20110



## FOR LEASE

### Available Space:

13,009 SF of office space

- 5,182 SF
- 3,886 SF
- 3,941 SF

### Lease Terms:

3 - 10 year lease

### Property Snapshot:

- \$13.95 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



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:

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

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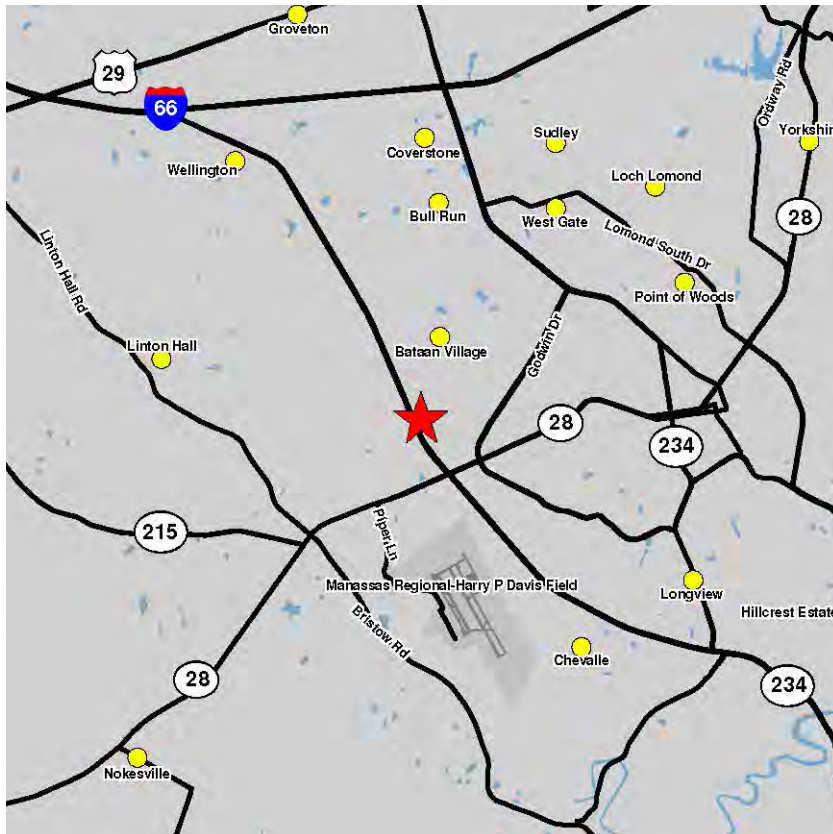
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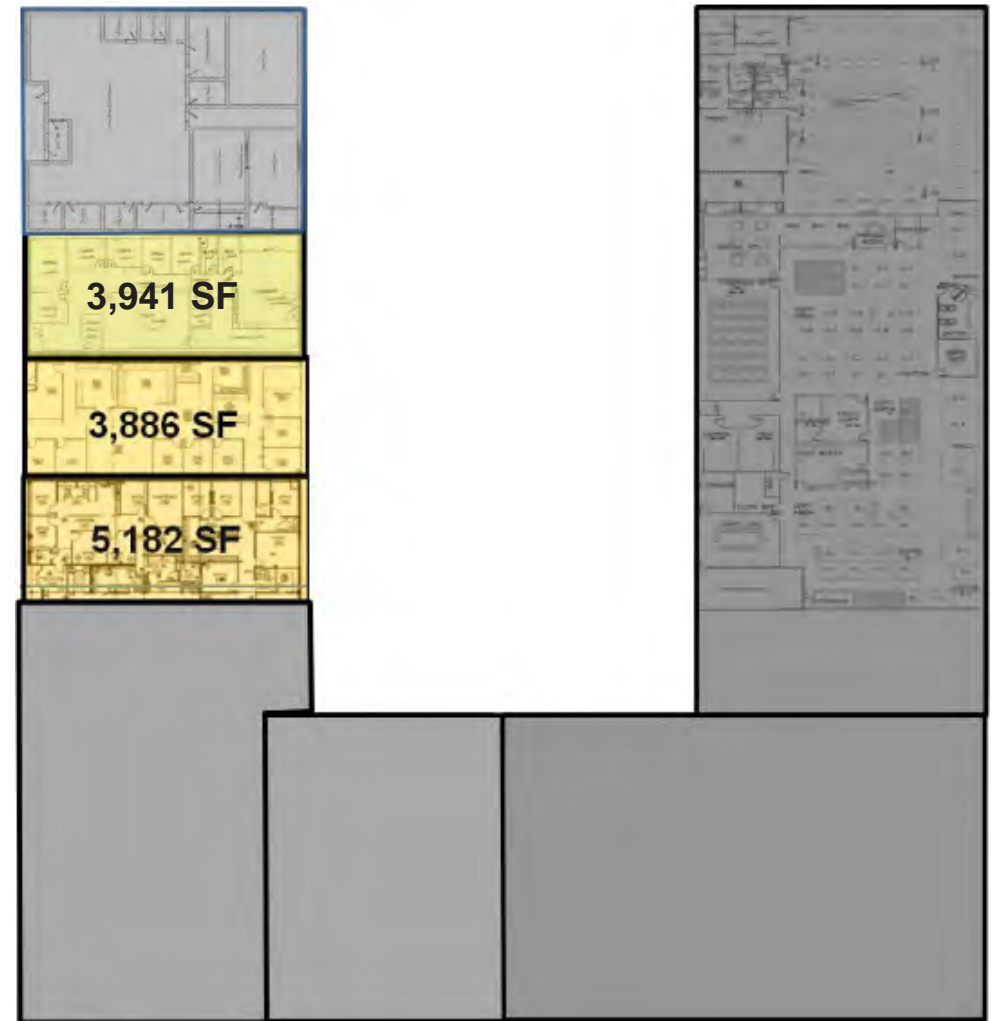
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4.5 miles to I-66 / 1.5 miles to Route 28



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