

3,398-6,995 SF OFFICE SUITES FOR LEASE IN INNOVATION

11220 Assett Loop
Manassas, VA 20109



Welcome to Innovation, the premiere technology and office park in Prince William County, home to George Mason University, ATCC, Micron, FBI and 2 Silos Brewery. Two office spaces totaling 6,995 SF available for lease in Innovation near Manassas Airport and FBI Regional Headquarters. Three story building has easy access to Prince William Parkway and I-66. Building is in walking distance to 2 Silos Brewery with new hotel. Plenty of Parking. Comcast Fiber, great window lines, and plenty of parking. Lease rate is full service includes cleaning and utilities. Vacant and available for immediate occupancy. Medical use will be considered.

Suite 202: 3,398 SF suite has 7 private offices, breakroom, and server room. Vacant and ready for immediate occupancy.

Suite 201: 3,557 SF space has 5 private offices, 2 conference rooms, and reception. Available October 1, 2026.

Lease Rate: \$26.50 PSF, Full Service, includes cleaning and utilities

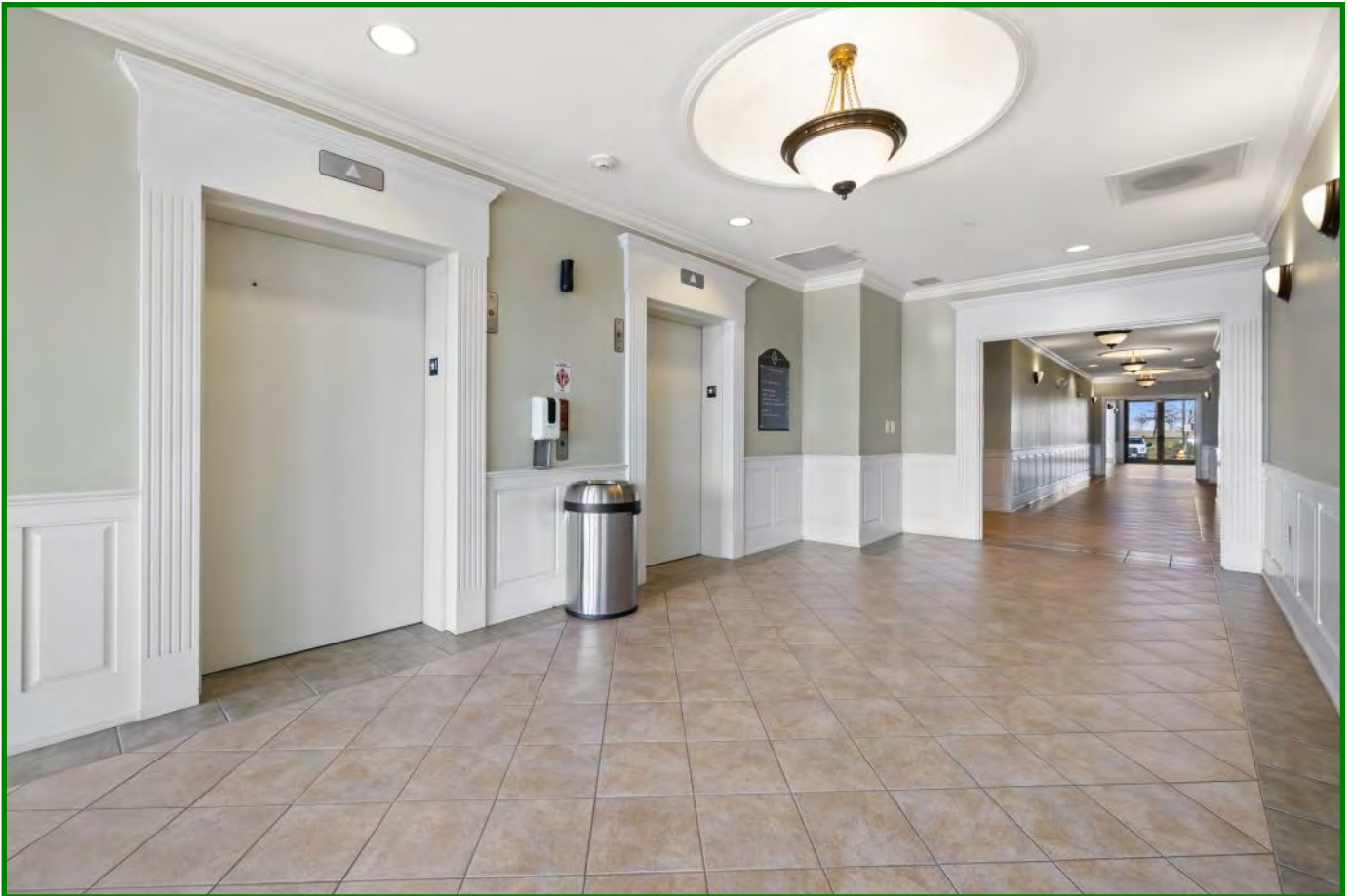


Edward B. Wright, III

9009 Sudley Road
Manassas, Virginia 20110

Phone: 703-368-8136
Fax: 703-368-7238
Email: ebw@wright-realty.com
Website: www.wright-realty.com

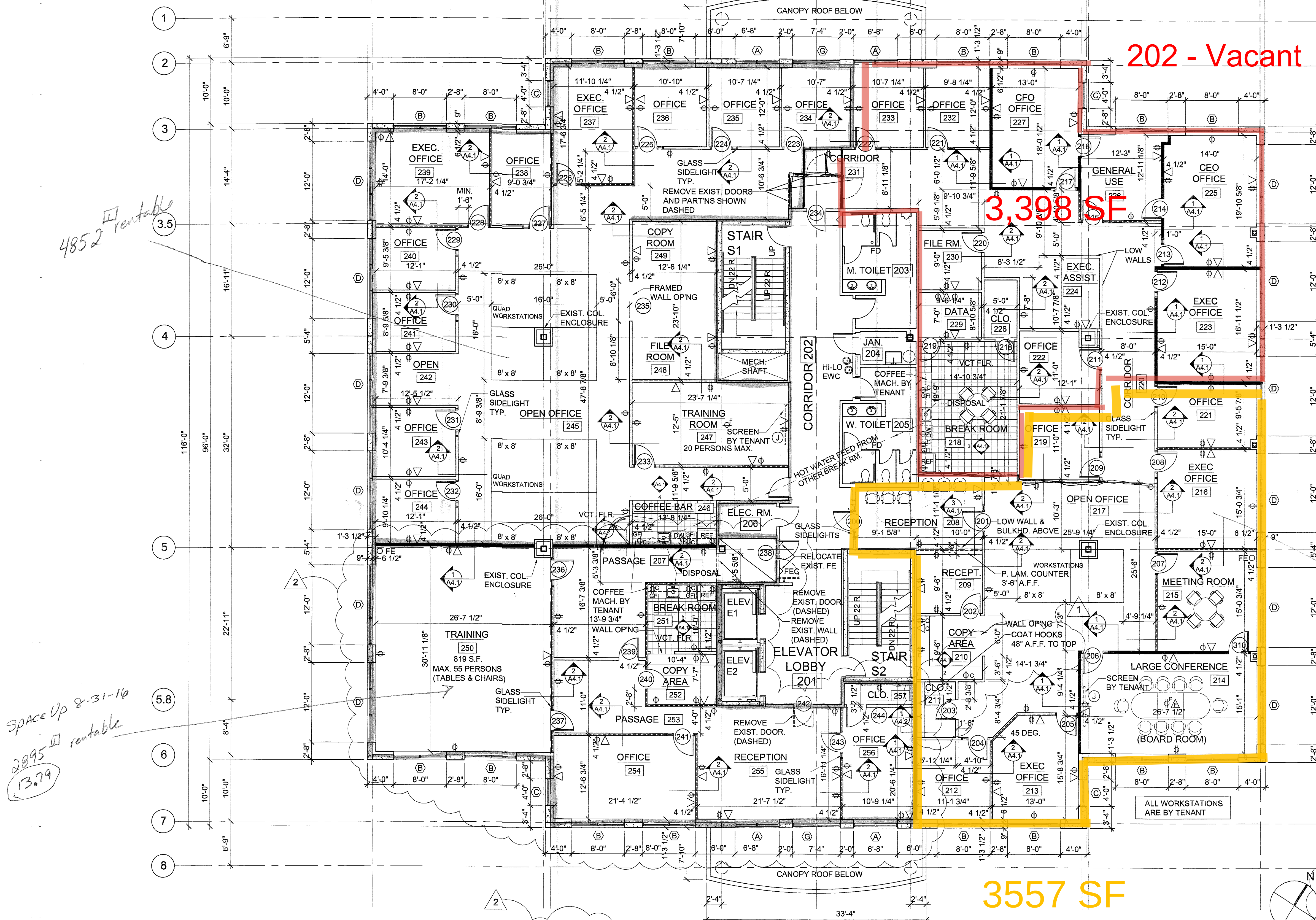
Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.







2nd Floor



WALL AND PARTITION TYPE LEGEND

- NEW PARTITIONS BUILT UP TO UNDERSIDE OF CEILING
- NEW PARTITIONS BUILT UP TO UNDERSIDE OF CEILING WITH SOUND ATTENUATION FIBERGLASS BATT INSULATION
- NEW WALLS BUILT UP TO UNDERSIDE OF DECK ABOVE WITH SOUND ATTENUATION FIBERGLASS BATT INSULATION

EXIST. CORE AREA WALLS ARE BUILT UP TO UNDERSIDE OF DECK

MEANS OF EGRESS ILLUMINATION OF NOT LESS THAN 90 MINUTE EMERGENCY POWER IS PROVIDED AT THE EXTERIOR OF ALL EXITS PER IBC 2000 SECTION 1003.2.11.2

POWER, VOICE, & DATA LEGEND

- DUPLEX RECEPTACLE
 - QUAD RECEPTACLE
 - DUPLEX RECEPTACLE ABOVE COUNTER
 - GROUND FAULT DUPLEX RECEPTACLE
 - FLOOR QUAD RECEPTACLE W/ FLUSH COVER PLATE
 - VOICE AND DATA PORT IN FLUSH FLOOR BOX
 - VOICE AND DATA PORT
 - JUNCTION BOX
- SEE ELECTRICAL DWGS. FOR POWER, VOICE & DATA TO CUBICLES AND COMPLETE INFORMATION

6955 rentable

Total SF: 6955 SF

SEE FLAME SPREAD & SMOKE DEVELOPMENT RATINGS ON DRAWING A1.1

REVISED PERMIT SUBMITTAL

BLD2006-15125

- REVISION 1 - PWC COMMENTS - 6/29/06
ARCHITECTURAL REVIEW CHECKLIST DATED 6/22/06
- REVISION 2 - OWNER REVISIONS
REVISION DATE: 8/25/06

ENVIROSOLUTIONS, INC. NET AREA: 12,469 S.F.

SECOND FLOOR GROSS AREA: 14,696 S.F.

SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

3557 SF

201- Available Oct 1 2026

**ROBERT KEARNEY
ARCHITECT**

11703 NEWBRIDGE COURT
RESTON, VIRGINIA, 20191
703-716-5860 FAX: 703-716-1049
E-MAIL: rjkearney@erols.com

ASSETT BUILDING
PRINCE WILLIAM COUNTY, VIRGINIA

SECOND FLOOR BUILD OUT FOR:
ENVIROSOLUTIONS, INC.

DATE: 6/8/06
REVISED DATE: 8/25/06
DRAWN BY: JEL
CHECKED BY: RJK

A PROJECT OF MIKE GARCIA & ASSOCIATES
4320 PRINCE WILLIAM PARKWAY, SUITE 113
WOODBIDGE, VIRGINIA

SHEET NO.

A2.1

Suite 202



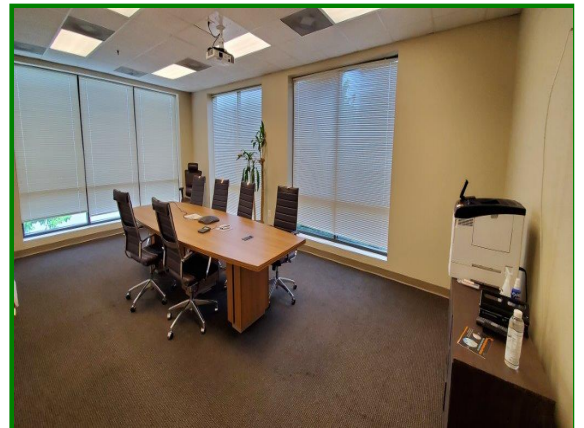
Suite 201



Suite 202



Suite 201



Suite 202



Suite 201

