

## THREE OFFICE SUITES 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. Three Office Suites totaling 8,491 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. 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 204: 2,895 SF suite has 3 private offices, 55 person training room, reception and breakroom.

Suite 203: 2,198 SF suite is plug and play, with 7 private offices, and copy/file room. Can be combined with suite 202 to create a 5,596 SF suite.

Suite 202: 3,398 SF suite has 7 private offices, breakroom, and server room. Can be combined with suite 203 to create a 5,596 SF suite. Available February 1, 2026.

Lease Rate: \$25.00 PSF, Full Service, includes cleaning and utilities

Edward B. Wright, III



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Manassas, Virginia 20110

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



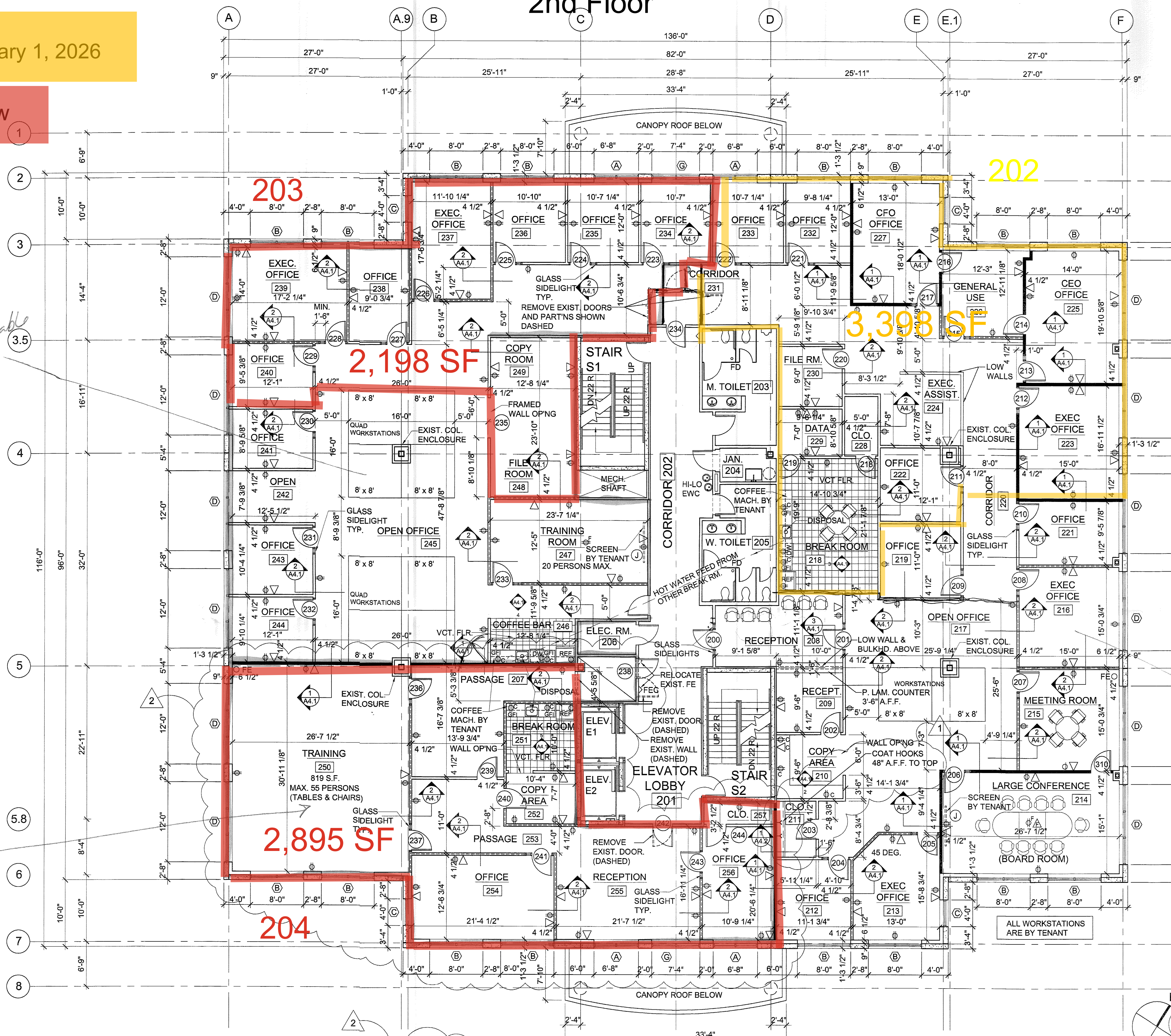




Available February 1, 2026

Available Now

## 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 SF rentable

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"

**ROBERT KEARNEY  
ARCHITECT**

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**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 203



Suite 203



Suite 203



Suite 204



Suite 204



Suite 204



