

TWO 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. Two Office Suites totaling 6,293 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. Can be combined with suite 203 to create a 5,596 SF suite. Vacant and ready for immediate occupancy.

Suite 204: 2,895 SF suite has 3 private offices, 55 person training room, reception and breakroom. Vacant and ready for immediate occupancy.

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



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

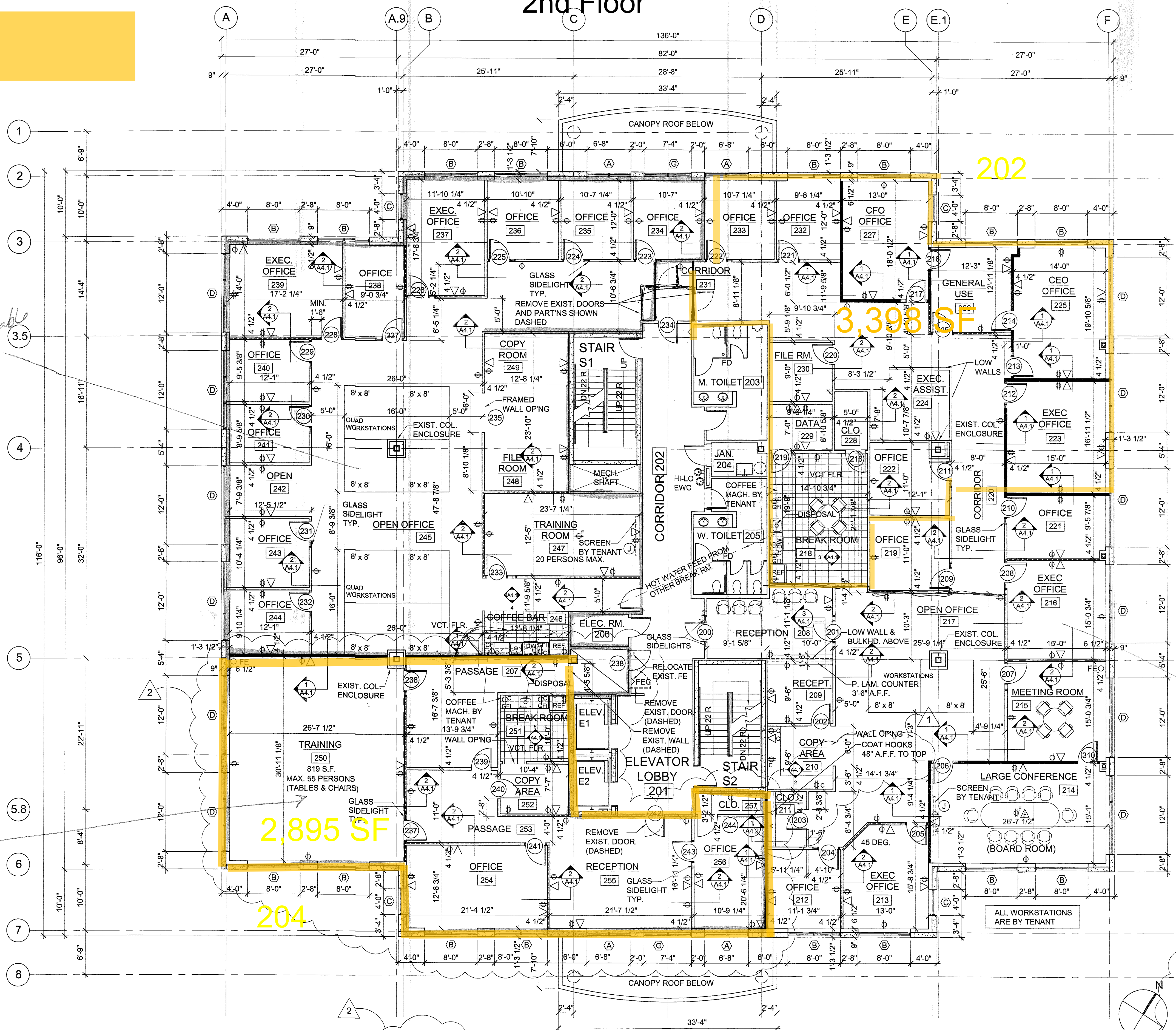






Available Now

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

POWER, VOICE, & DATA LEGEND

- DUPLEX RECEPTACLE
 - QUAD RECEPTACLE
 - DUPLEX RECEPTACLE ABOVE COUNTER
 - GFI
 - 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

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"

4852 rentable

SPACE UP 8-31-16
2895 rentable
13.79

6955 rentable

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
WOODBRIDGE, VIRGINIA

SHEET NO.

A2.1

Suite 203



Suite 203



Suite 203



Suite 204



Suite 204



Suite 204



