

NORTHERN VIRGINIA BIOSCIENCE CENTER



11225 ASSETT LOOP, MANASSAS VIRGINIA 20109

**LARGE
WET LAB
FOR LEASE**

NORTHERN VIRGINIA BIOSCIENCE CENTER

LAB BUILDING FOR LEASE

945 - 30,000 SF AVAILABLE

DELIVERING Q3 2021

SMALL LAB SUITES AVAILABLE

BUILDING FEATURES

- This 30,000 SF lab building will join the 1,500 acre Innovation Park that offers a brewery, event venue with a restaurant, and scenic walking trails
- The park's tenants include: ATCC, Corning Mediatech, and the Prince William Science Accelerator
- Located near to the George Mason University SciTech Campus
- Multiple spec plans available to accommodate tenants of all sizes
- Lab built to BSL - 2 standards
- Conveniently located with easy access to Washington, D.C., the Maryland I-270 Biotech Corridor, and Richmond Virginia
- Expansion / relocation incentives available



FLOORPLAN LEGEND

- 1) Entry Reception
- 2 & 3) Restrooms
- 4) Small Conference Room
- 5) Sprinkler Room
- 6) Building Equipment
- 7) Corridor
- 8) Office
- 9) Shared Autoclave, Ice Machine, and Glass Wash
- 10) Lab Support Space
- 11) Covered Porch with Seating
- 12 & 13) Restrooms
- 14) Lounge
- 16 & 17) Shared Conference Rooms

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LOCATION & AMENITIES

- Half of a mile from Route 234
- 1 mile from the George Mason University Campus
- 5 miles to Route 66 which leads to I-270
- 3 miles from the Manassas Regional Airport
- 20 miles to the Dulles International Airport
- Direct access to I-95 via 234 Bypass
- 3 miles from amenities at the Manassas Mall & Route 234 Business Corridor