

OFFICE FOR LEASE

DSI BUILDING OFFICE CONDO

9105 OWENS DRIVE, MANASSAS PARK, VA 20111



FOR LEASE

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109



Each Office Independently Owned and Operated

PRESENTED BY:

ED MARTIN, CCIM

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

ed@martincommercialpartners.com

0225075345, Virginia

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9105 OWENS DRIVE



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

9105 OWENS DRIVE

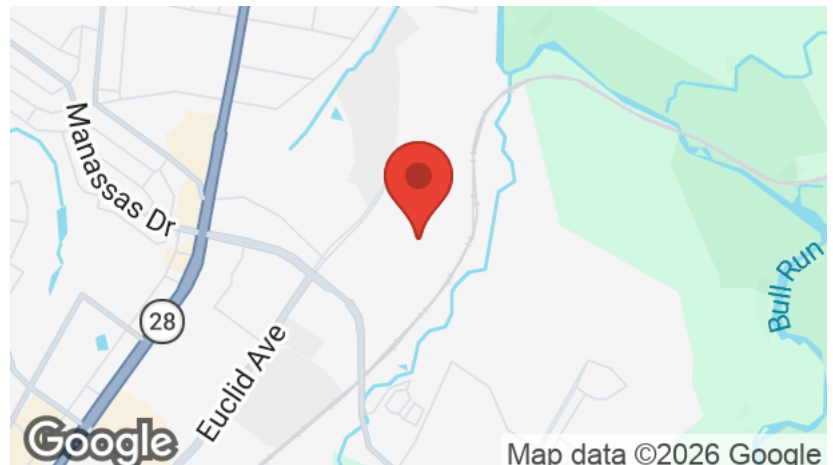


OFFERING SUMMARY

LEASE RATE:	\$19..50
LEASE TERM:	Negotiable
RENTABLE SF:	1200
AVAILABLE SF:	1200
BUILDING CLASS:	B
FLOORS:	2
PARKING RATIO:	3.33:1000
ZONING:	CS

PROPERTY OVERVIEW

Professional office End Unit Condo for Lease Each listed at \$1950/Month Gross. Suite C201 - Second Level Rent Rate is net of Condo Fee (\$150/Month/Suite) and Gas/Electric of \$220/Month/Suite Tenant Pays own Data /Voice and Cleaning. Owner open to new carpet and fresh paint for next tenant.



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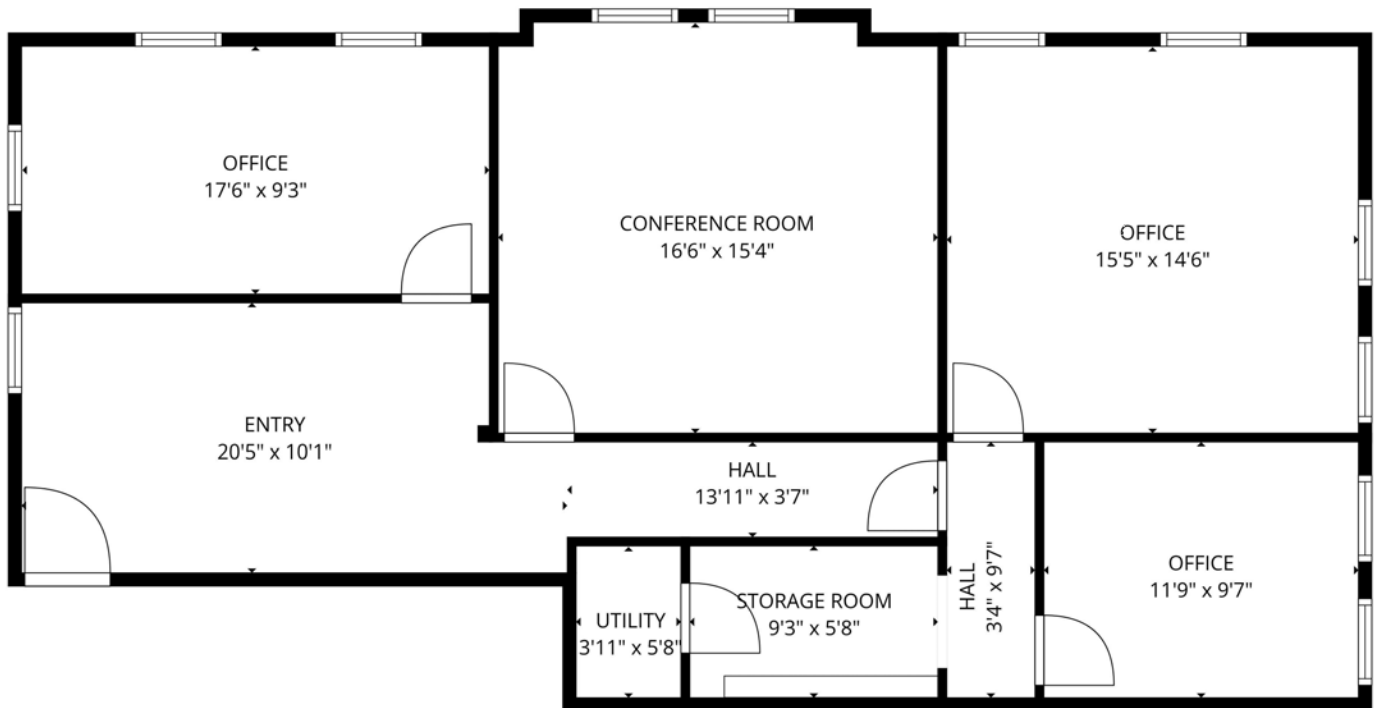
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PROPERTY PHOTOS

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TOTAL: 1114 sq. ft

FLOOR 1: 1114 sq. ft

EXCLUDED AREAS: UTILITY: 22 sq. ft, WALLS: 76 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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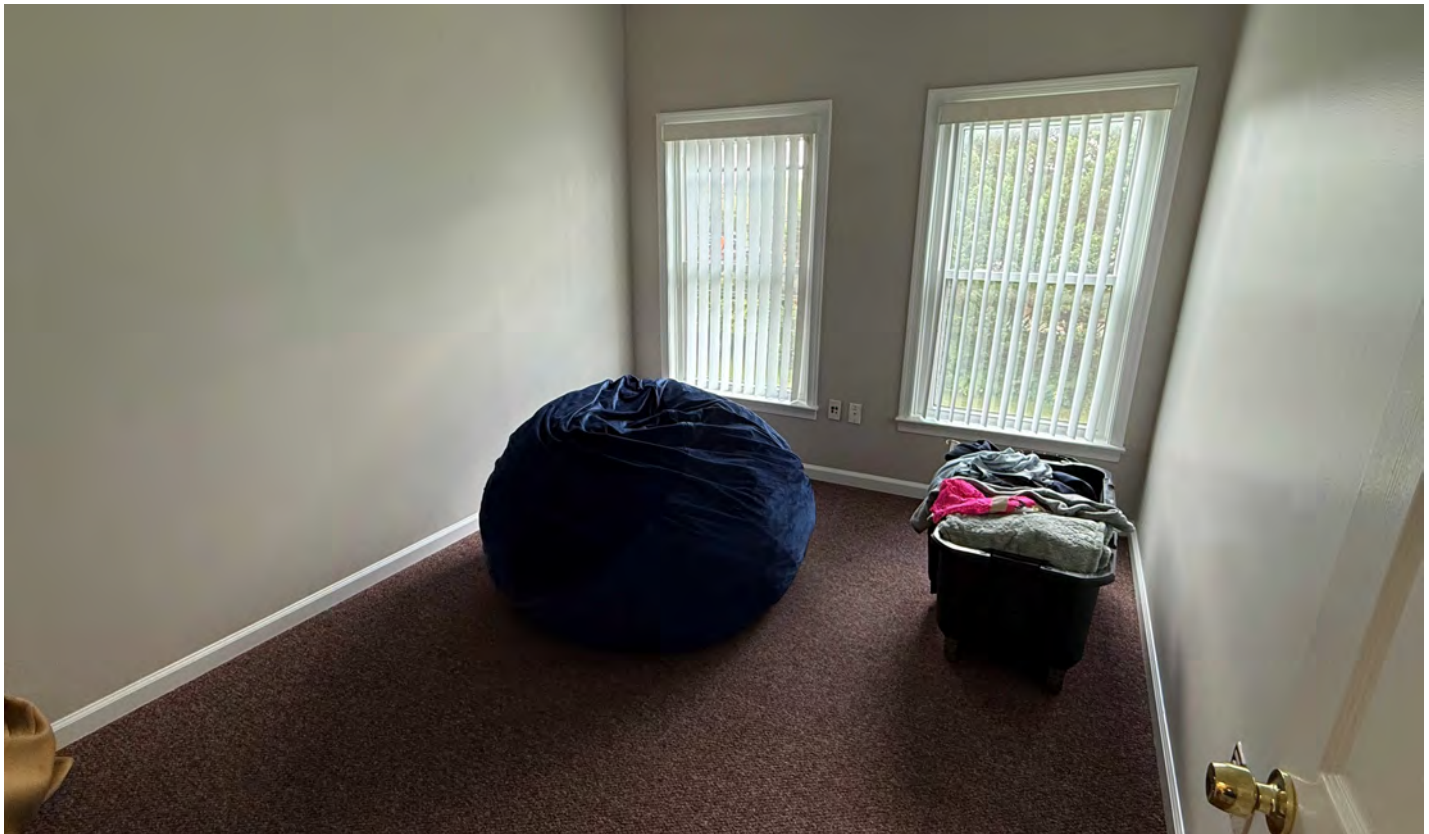
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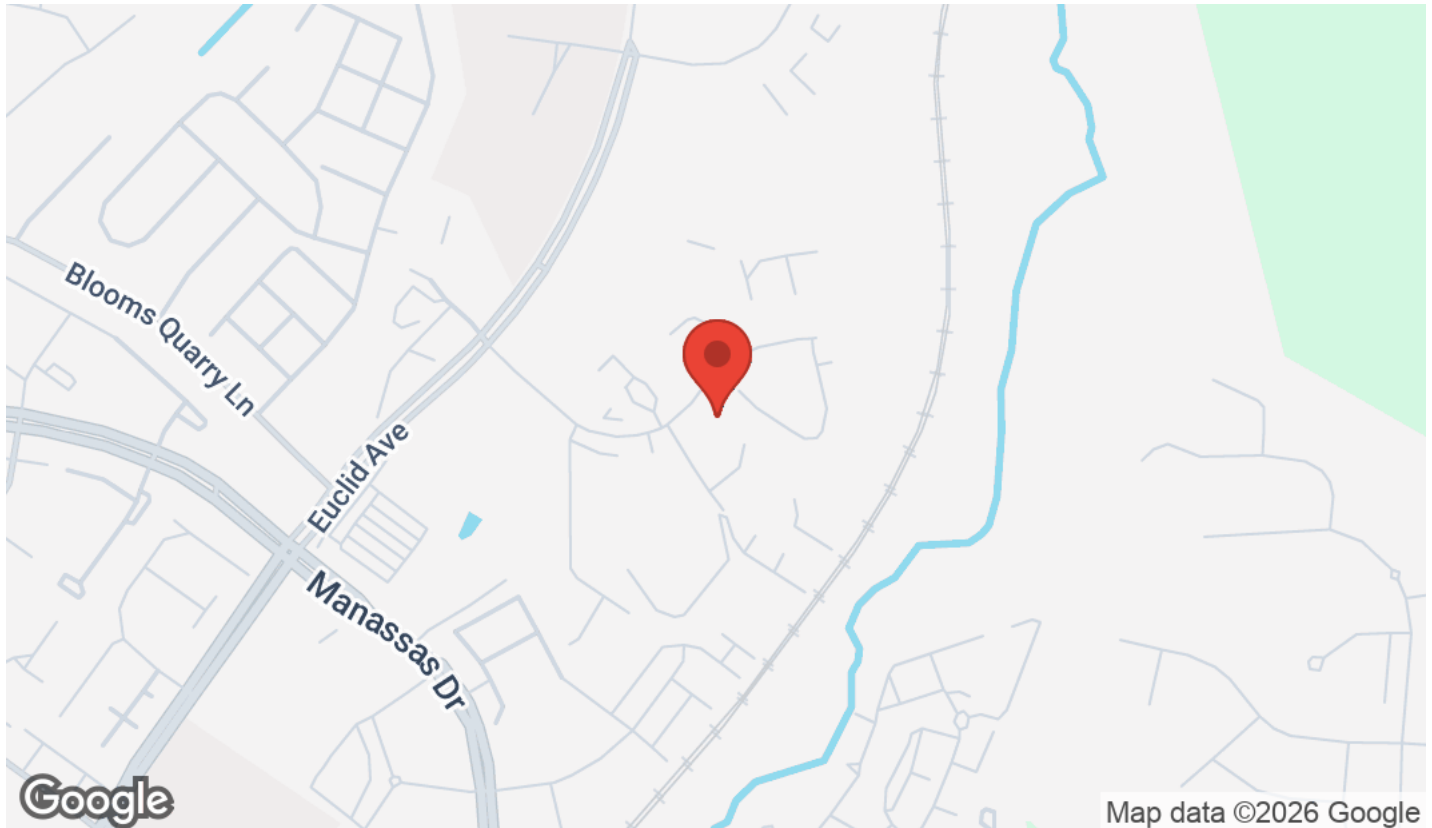
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LOCATION MAPS

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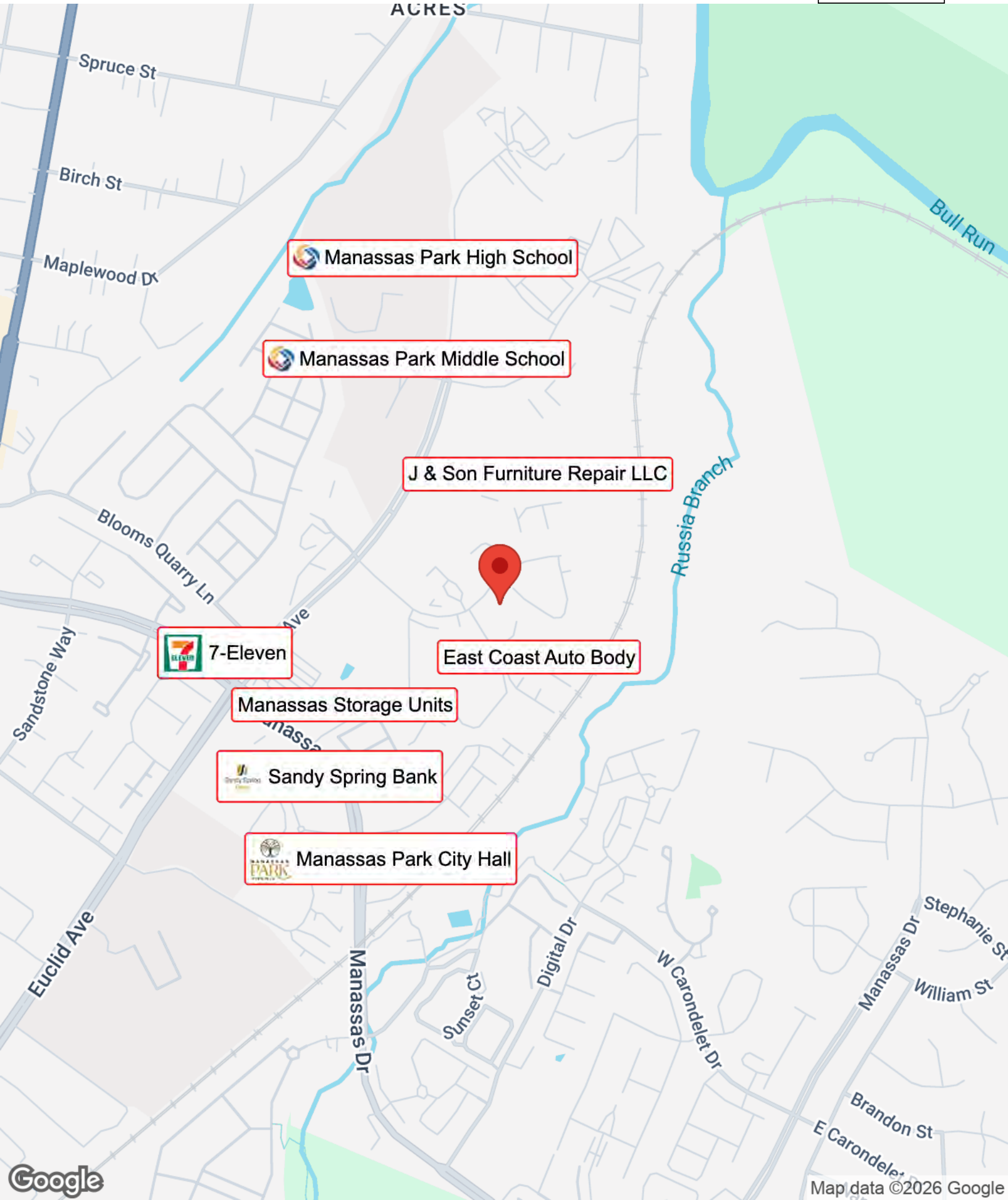
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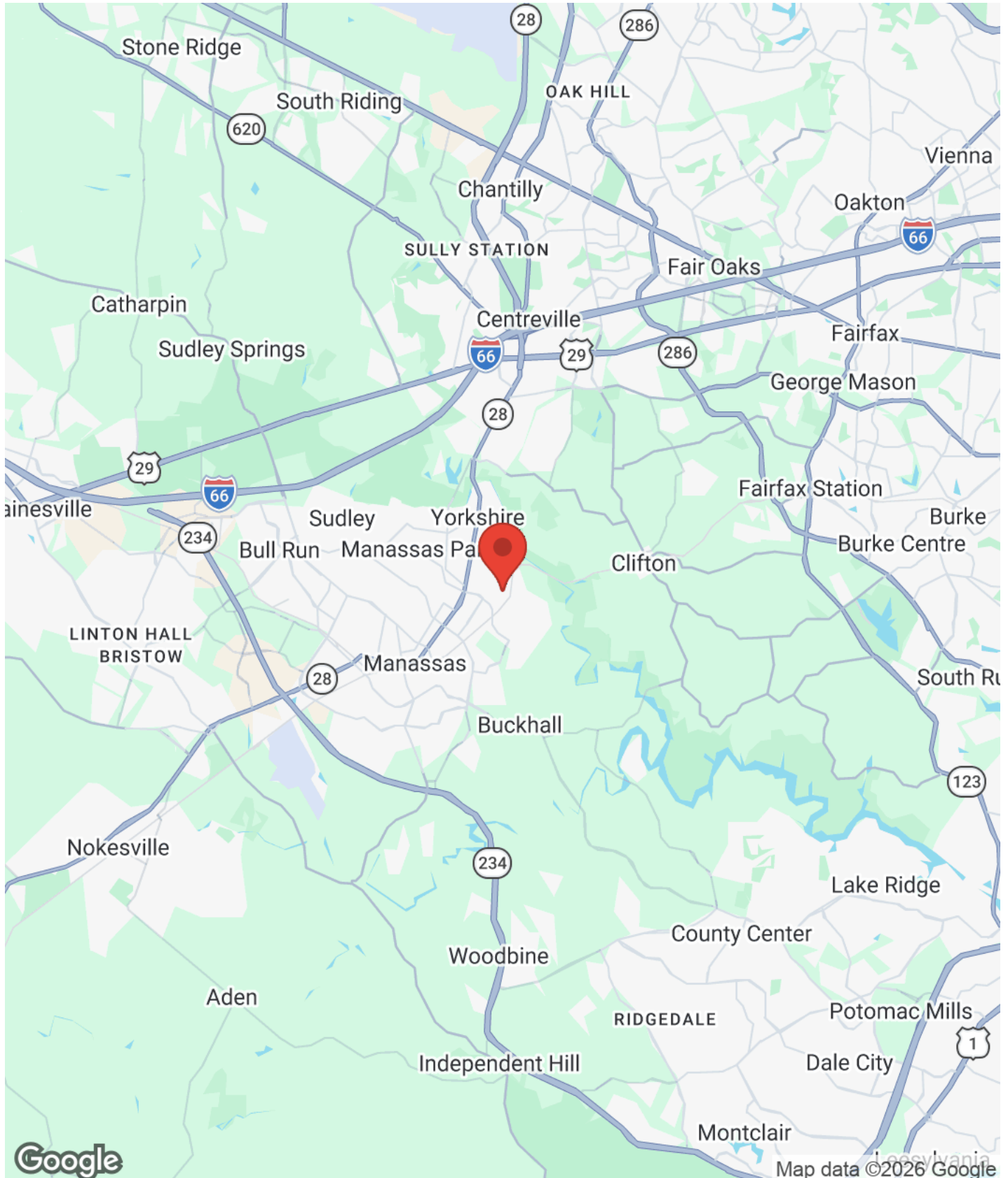
BUSINESS MAP

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REGIONAL MAP

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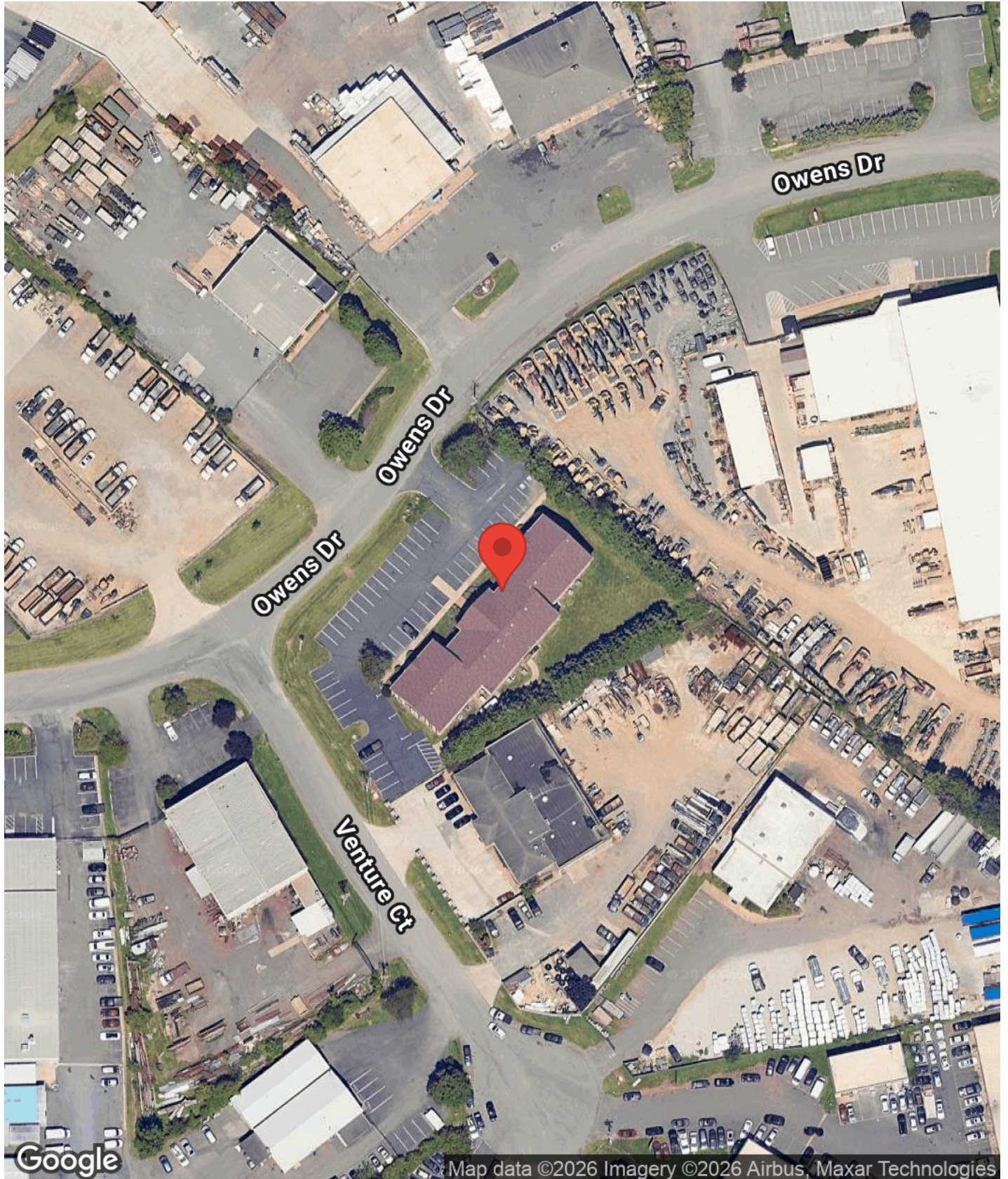
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AERIAL MAP

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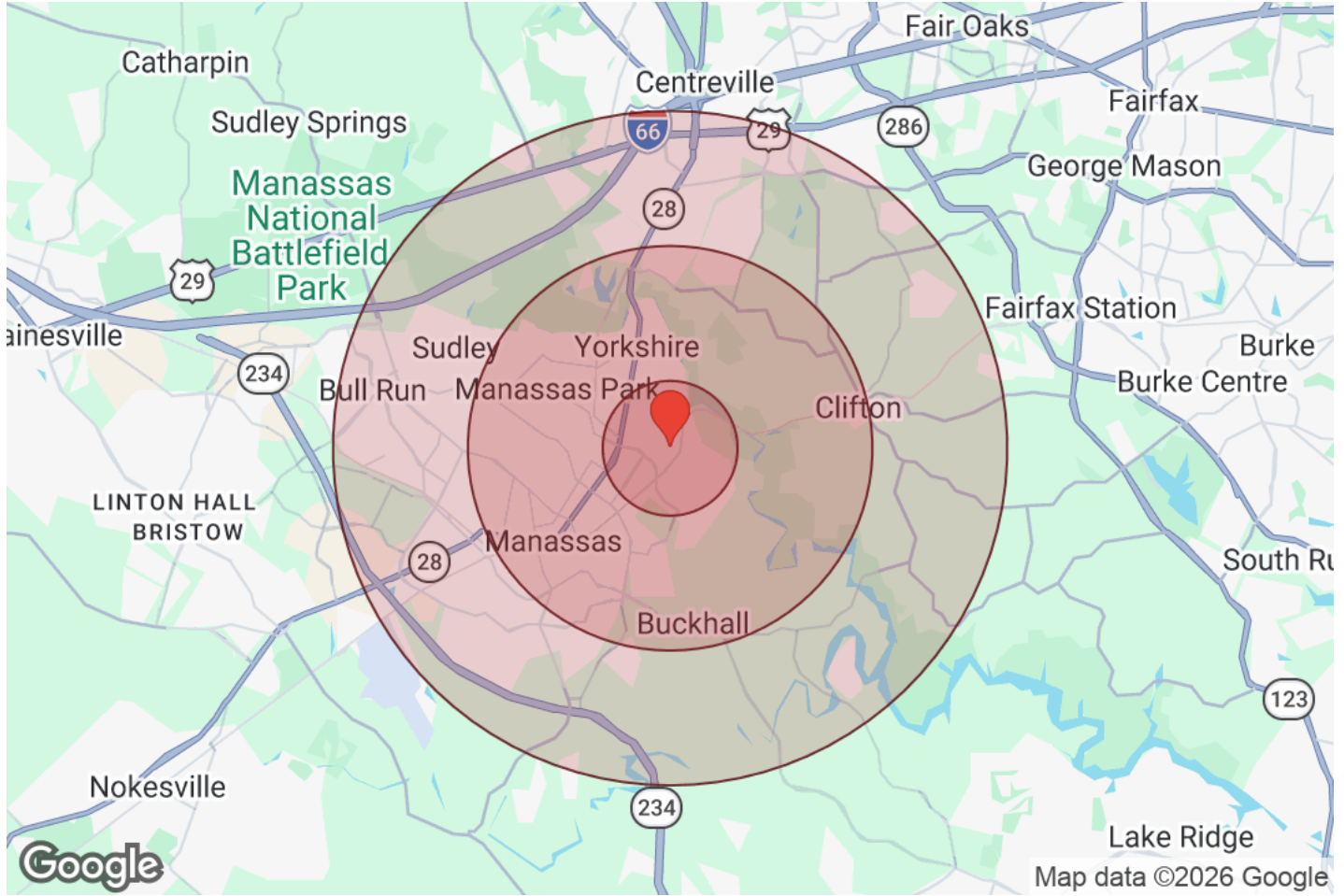
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,033	40,762	94,062
Female	7,265	40,425	94,152
Total Population	14,298	81,187	188,214

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,125	25,704	67,324
Black	2,505	9,783	23,282
Am In/AK Nat	13	81	188
Hawaiian	10	32	94
Hispanic	4,714	34,147	62,431
Asian	2,403	8,825	28,119
Multiracial	448	2,338	6,136
Other	80	276	621

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,291	26,415	63,977
Occupied	5,193	25,834	62,579
Owner Occupied	2,880	16,727	39,776
Renter Occupied	2,313	9,107	22,803
Vacant	99	582	1,398

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,396	16,717	37,542
Ages 15 - 24	1,910	11,339	25,838
Ages 25 - 54	6,530	34,711	80,756
Ages 55 - 64	1,807	9,235	22,135
Ages 65+	1,656	9,187	21,944

Income	1 Mile	3 Miles	5 Miles
Median	\$114,439	\$122,380	\$125,420
Under \$15k	136	863	2,343
\$15k - \$25k	45	537	1,475
\$25k - \$35k	173	893	1,981
\$35k - \$50k	246	1,472	3,552
\$50k - \$75k	1,072	3,436	7,300
\$75k - \$100k	540	2,665	6,696
\$100k - \$150k	1,215	5,756	13,423
\$150k - \$200k	806	3,852	8,619
Over \$200k	961	6,359	17,191

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PROFESSIONAL BIO

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.