



1100 ENDEAVOR

MANASSAS, VIRGINIA

EXECUTIVE SUMMARY

234

40,000+ DAILY DRIVERS

2.58 ACRES

100% Leased, 43,000 SF Class A Office Asset Plus 2.58-Acre Parcel



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for the Owner, is pleased to present this offering for **11100 Endeavor Court** (“**11100 Endeavor**” or the “**Property**”), a 42,668 RSF Class A office building with an additional 2.58-acre parcel of development-ready land located in Manassas, Virginia. This 2012-vintage product contains 9,126 SF of purpose-built wet lab space occupied by the Prince William County Virginia Science Accelerator (Prince William County: AAA S&P), a biotech incubator space operated by the County’s Department of Economic Development. **With no competing office under construction and significant land constraints, 11100 Endeavor is optimally positioned with durable cash flow in one of the fastest growing submarkets in Northern Virginia.**

The Property is strategically located in one of Northern Virginia’s most accessible areas by car, rail, and air. The Property is seven minutes from Manassas Regional Airport (MNZ), which is currently expanding to commercial service, and 25 and 40 minutes from Dulles International Airport (IAD) and Reagan National Airport (DCA), respectively. All the major vehicular thoroughfares in the region are easily accessible due to the Property’s direct frontage on Prince William Parkway and location five miles from I-66 and 20 miles from I-95. The Manassas Rail Station is also less than five miles from the Property, making commuter rail transit to downtown DC on the Virginia Railway Express Manassas Line and intercity travel on Amtrak’s Northeast Regional service (Amtrak’s busiest route, with more than seven million in annual ridership) extremely convenient. **With all these multimodal transit options in close proximity, the Property boasts local, regional, and international connectivity.**

This transit-oriented location is in the heart of Prince William County, one of the DC metro’s largest data center and life sciences clusters. As such, the County has invested significant resources to capitalize on its unique STEM capabilities and promote economic development. The 1,500-acre Innovation Park, where the Property is located, is a mixed-use science and technology-oriented employment hub immediately adjacent to George Mason University’s Science and Technology Campus. The county supports development of Innovation Park as a pedestrian-oriented research district, estimated to create between 20,000 and 40,000 jobs in the area by the County Small Area Plan. Innovation Park complements GMU’s \$83.6 million research facility currently under construction and its plans for a potential new medical school. Prince William County’s investment to grow Manassas into a premier biotechnology hub includes maintaining the Prince William County Virginia Science Accelerator at the Property. This life sciences incubation facility fosters early-stage research companies by providing them high-quality wet lab space and amenities in an unbeatable location among federal, university, and corporate research facilities and institutions. Startups who grow out of their space in the Accelerator also have access to larger wet lab facilities in the 2022-delivered 30,000 SF Northern Virginia Bioscience Center across the street from the Property. This commercial wet lab space offers larger suite sizes for accelerated companies, creating an organic pipeline for bioeconomy growth in Manassas. **In this vibrant and expanding research hub, the Property fulfills a critical niche.**

11100 Endeavor represents a rare opportunity to acquire an asset with credit-rated tenancy and durable in-place cash flow with additional development potential in a rapidly growing biotech and data center cluster.

INVESTMENT HIGHLIGHTS



100% Leased to Three Tenants with 5.9 Years of WALT; Durable and Diverse Cash Flow; Additional 2.58 Acres of Shovel-Ready Land



Class A Finishes on a 2012 Vintage, One-of-a-Kind Office including Purpose-Built Lab Space Maintained by the Prince William County Department of Economic Development



Proximity to Northern Virginia Demand Drivers, FBI Field Office, Innovation Tech Park, National Reconnaissance Office, and CIA



Innovation Park: Fastest Growing Tech Cluster in Northern Virginia



Unmatched Visibility and Accessibility along Prince William Parkway (40,000+ Daily Drivers)



Infill Location in Manassas, VA, Just Five Miles from I-66 and Within Seven Minutes of the Manassas Regional Airport



Adjacent George Mason Science and Technology Campus Drives an Emerging Biotechnology Research Cluster Unique in the Northern Virginia Market



Land-Constrained Market with Depleting Office Inventory; Data Center Revolution Limits Future Office Development Competition



PROPERTY SUMMARY

Address	11100 & 11090 Endeavor Court Manassas, VA 20109
Built	2012
Rentable Area	42,668 RSF
Acreage	11100 Endeavor Court (Improved Building) - 2.42 Acres 11090 Endeavor Court (Vacant Land) - 2.58 Acres
	<hr/> Total - 5.00 Acres
% Leased	100%
# of Tenants	3
WALT	5.9 Years (As of 6/1/2024)
Stories	3 Above-Grade
Typical Floor Plate	+/- 15,000 RSF
Typical Column Spacing	North to South: 40' – 20' – 40' East to West: 25' – 30' – 30' – 30' – 35'
Typical Ceiling Heights	Slab-to-Slab: Floors 1 and 3 = 14'-6", Floor 2 = 13'-6" Finished: Lobby varies from 12' to 9' at wood veneer ceiling panels. Core areas 10' in corridors and 9' in Restrooms. Office areas 10'
Zoning	PBD (Planned Business District)

OUTSTANDING TENANCY & TERM

100%

leased to three first-generation tenants
with 5.9 years of WALT

100%

of tenants recently renewed
with no rollover until 2028

21%

of RBA is backed by investment-grade
credit from Prince William County

79%

of RBA serves as headquarters
space for existing tenancy

35%

of RBA is leased to a provider of data center solutions





PRINCE WILLIAM COUNTY SCIENCE ACCELERATOR

(21% of RBA, May-33 LXD)

Credit tenancy from Prince William County (S&P: AAA) Department of Economic Development

An incubator facility operated by the County to support biotech industry growth

The only public-private commercially available wet lab space in NoVA

Top-of-the-line biotech equipment in labs built to BSL-2 standards

Proximity to robust fiber networks supports the need of the growing bioinformatics industry

Source: PWC Department of Economic Development



 **DULLES INTERNATIONAL AIRPORT (IAD)**
25-MIN DRIVE

**NORTHERN VIRGINIA
BIOSCIENCE CENTER**




CloudHQ
DATA CENTER


**1110
ENDEAVOR**

**INSTITUTE FOR ADVANCED
BIOMEDICAL RESEARCH**



**SCIENCE AND
TECHNOLOGY CAMPUS**

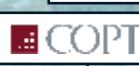



**CERES
NANO**


ATCC


STACK
INFRASTRUCTURE
DATA CENTER


Mediatech, Inc.
A Corning Specialty


COPT


HIE **HELIX ELECTRIC**
COT'S, ELEC OPS, ENO NEEDS


Progeny Systems
Engineering Solutions That Last. Forever.


TARGET




2SILOS
BREWING CO.
THE BLACK SHEEP
whiskey • wine • noshery

INNOVATION PARK
A 1,500-ACRE UNIVERSITY-ANCHORED
CORPORATE RESEARCH PARK WITH A
THRIVING LIFE SCIENCE COMMUNITY


VDOT
Virginia Department of Transportation

LOCATED IN THE HEART OF PRINCE WILLIAM COUNTY'S
INNOVATION PARK WITH UNRIVALED ACCESSIBILITY



**Broad Run
Train Station**



PRINCE WILLIAM COUNTY – HOME TO ONE OF THE FASTEST-GROWING BIOTECHNOLOGY AND DATA CENTER CLUSTERS IN THE DC AREA

**VIRGINIA'S
2ND LARGEST
AND
4TH FASTEST-
GROWING COUNTY**

**THE LARGEST
DATA CENTER
MARKET IN
THE WORLD**

16,000
EMPLOYEES

550+
SUPPLY CHAIN
ORGANIZATIONS

170+
DEFENSE
CONTRACTORS

100+
LIFE SCIENCE
COMPANIES

33+
DATA CENTER
BUILDINGS, TOTALING
5.4 MILLION SF

31%
JOB GROWTH SINCE
2012

16%
PROJECTED JOB
GROWTH

3
MAJOR AIRPORTS

2
OF THE LARGEST
RAILWAY SYSTEMS

2
MAJOR INTERSTATE
HIGHWAYS

Source: PWC Department of Economic Development

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