

NOW LEASING

Northern Virginia Bioscience Center

Wet Lab Suites Available - Opening December 2021

Expansion and relocation incentives available

Location & Amenities

- 1 mile from the George Mason Science and Technology Campus.
- 4 miles to Downtown City of Manassas.
- 37 miles outside of Washington DC.
- 3 miles to shops & restaurants at the Manassas Mall & Route 234 Business Corridor.
- Innovation Park's tenants also include: ATCC, Corning Mediatech, and the Prince William Science Accelerator.
- Convenient and easy access from I-66 and I-95 to Washington, D.C., the Maryland I-270 Biotech Corridor, and Richmond, VA.

Building Features

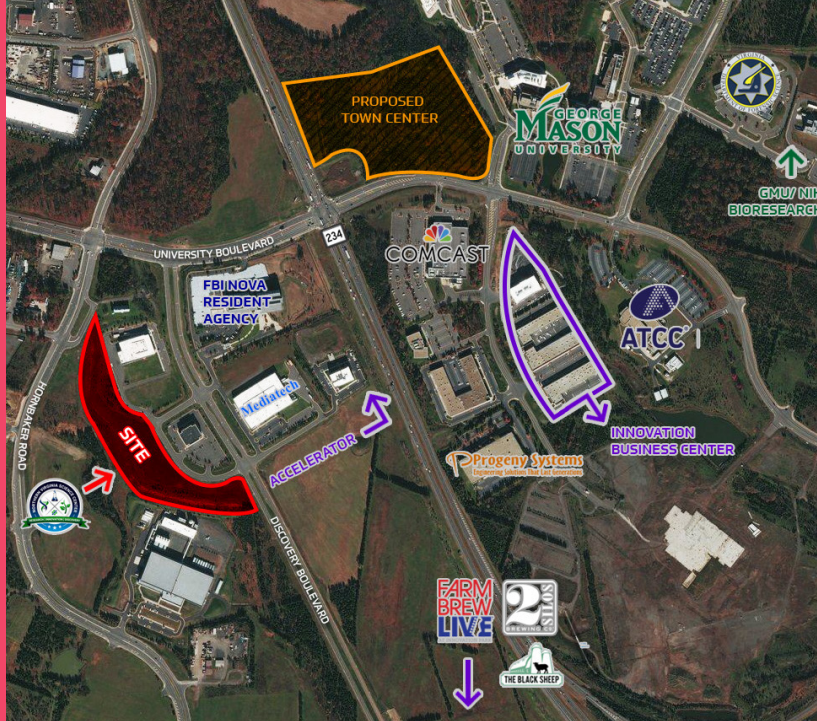
This 30,000 square foot lab building will be located in Innovation Park, near a research university, a brewery, event venues, restaurants, and scenic walking trails.



- ✓ Lab built to BSL - 2 standards.
- ✓ Flexible suite sizes starting at 980 sq/ft. Each suite includes office space.
- ✓ Backup electricity.
- ✓ Class A shared conference rooms.
- ✓ Shared Equipment Includes:
 - Autoclave
 - Ice Machine
 - Glass Wash

Farm Brew Live





Wet Lab Space for Lease

Northern Virginia Bioscience Center

The Northern Virginia Bioscience Center is a 30,000 square-foot commercial wet lab space opening in 2021.

Designed to build and grow promising life science-based companies, the center will offer access to infrastructure, equipment, expertise, workforce and startup support services.

Contact us to get started with your lease today!

703-792-5500

www.novabioscience.org | econdev@pwcgov.org



Floorplan Legend

- | | |
|--------------------------|--|
| 1. Entry Reception | 9. Shared Autoclave, Ice Machine, and Glass Wash |
| 2. Restrooms | 10. Lab Support Space |
| 3. Restrooms | 11. Covered Porch with Seating |
| 4. Small Conference Room | 12. Restrooms |
| 5. Sprinkler Room | 13. Restrooms |
| 6. Building Equipment | 14. Lounge |
| 7. Corridor | 15. Shared Conference Room |
| 8. Office | |

