

# NAIOP Northern Virginia

*What is driving business to  
Prince William County?*

**Jeff Kaczmarek**  
*Prince William County*  
*Department of Economic Development*

446,094  
Residents

43% POPULATION GROWTH  
over the last decade

**75%**

NOVA's 1.1M workers live within a

**30min**  
one-way commute

**33** Median Age

**"100 Best Communities for Young People"**

- Americas Promise Alliance

**"Top 20 Counties to Work In"**

- NerdWallet

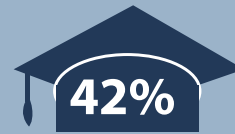
**\$98,071**

Median Household Income

At-place employment

**24% increase**

past  
10 years



Workforce  
w/College Degrees

**PRINCE WILLIAM**  
**DEMOGRAPHICS**  
**COUNTY, VIRGINIA**



2nd largest  
school district in  
Virginia

91% on-time graduation rate

office rates

**38% lower**

than neighboring jurisdictions

LOW HOUSING COSTS

**36%**

lower than  
neighboring  
jurisdictions

**\$321,400**

average cost of  
owning a home

LOW UNEMPLOYMENT

**3.9%**  
as of  
Aug. 2015



64 county parks, 1 state and 1 national park  
11 public golf courses

# **Annie Hunt Burriss**

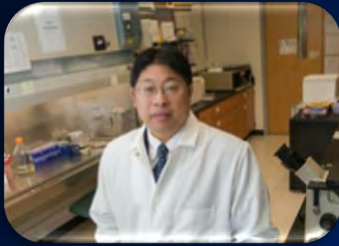
## ***George Mason University***

# George Mason University Science and Technology Campus

*“Making Discoveries, Changing Lives”*

October 2015





Dr. Yuntao Wu, Professor,  
Molecular & Microbiology



Dr. Nelson Cortes, Assistant Professor,  
School of Recreation, Health & Tourism



Dr. Kyrene Kehn-Hall,  
Associate Professor, Biology



Dr. Charles Bailey, Executive Director  
National Center for Biodefense &  
Infectious Diseases



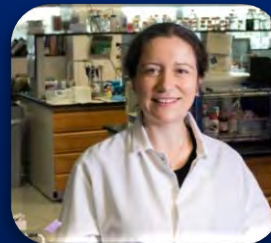
Dr. Chip Petricoin and Dr. Lance Liotta,  
Co-Directors, CAPMM  
(pictured with Senator Kaine)



Dr. Shane Caswell, Professor  
and Co-Director, SMART Lab



Dr. Barney Bishop, Associate Professor,  
Chemistry & Biochemistry



Dr. Alessandra Luchini, Assistant Professor  
Proteomics-Biochemistry



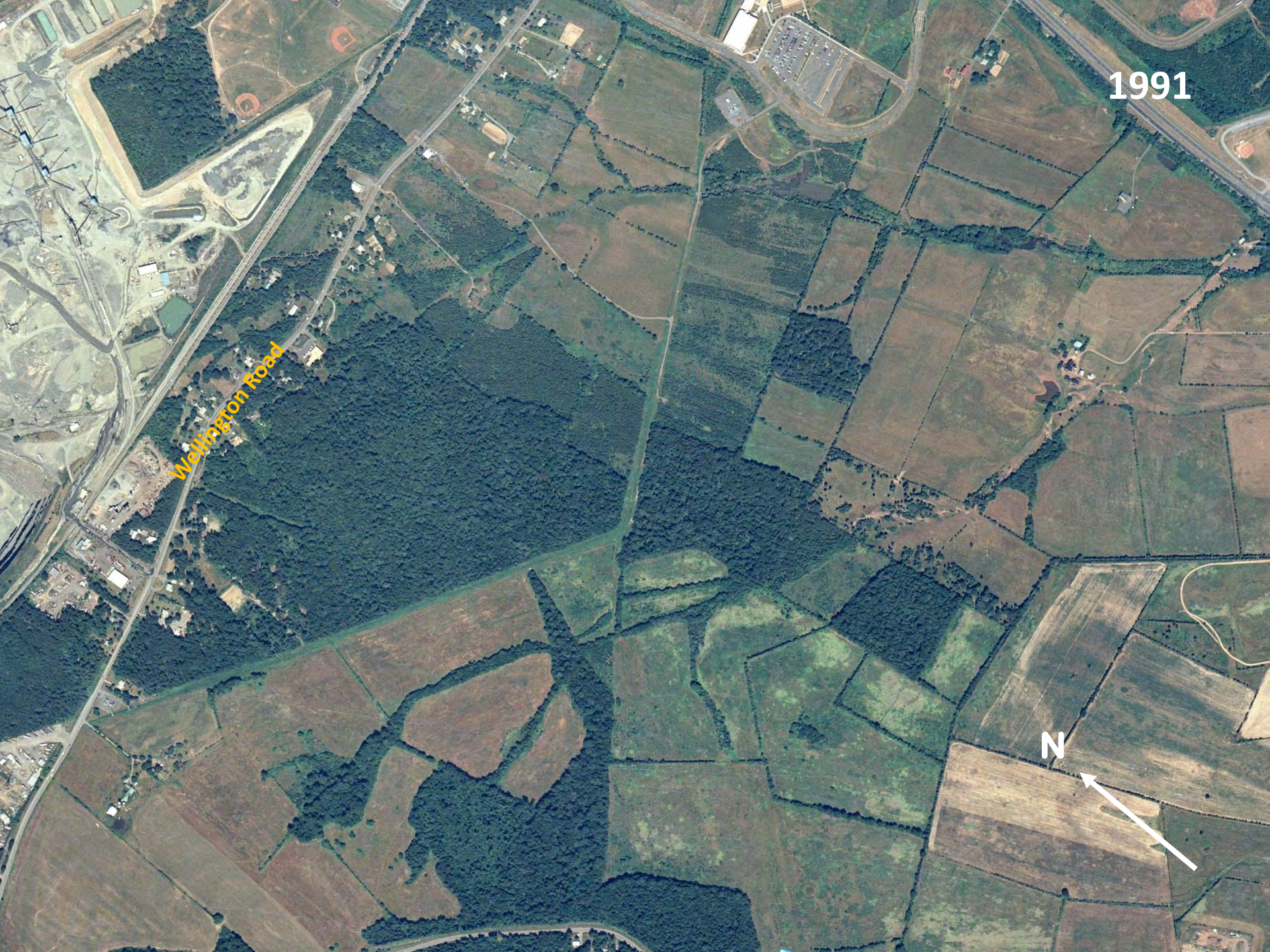
Dr. Robin Couch, Associate Professor,  
Chemistry & Biochemistry



1991

Wilmington Road

N





1996

Wellington Road

Freedom Center Boulevard

Occoquan

University Boulevard

Route 234 Bypass

N





1997

Wellington Road

Freedom Center Boulevard

Occoquan  
Discovery

University Boulevard

Route 234 ByPass





1999

Wellington Road

Freedom  
Aquatic &  
Fitness  
Center

Freedom Center Boulevard

Occoquan  
Discovery

University Boulevard

Route 234 Bypass

N





2000

Wellington Road

Freedom Aquatic & Fitness Center

Freedom Center Boulevard

Oceanian

Discovery

University Boulevard

Route 234 Bypass

N





2004

Prince William  
County Police

Wellington Road

Freedom  
Aquatic &  
Fitness  
Center

Freedom Center Boulevard

Occonquan

Discovery

University Boulevard

Route 234 Bypass

N





2008

Wellington Road

Prince William  
County Police

Freedom Center Boulevard

Biomedical  
Research  
Laboratory

Freedom  
Aquatic &  
Fitness  
Center

Forensics Lab

Ball Run  
Hall

Oceonuan

Discovery

Hylton  
Performing  
Arts Center

University Boulevard

Route 234 Bypass

N





2012

Wellington Road

Prince William  
County Police

Biomedical  
Research  
Laboratory

Freedom Center Boulevard

Freedom  
Aquatic &  
Fitness  
Center

Forensics Lab

Bull Run  
Hall

Occoquan

Discovery

Hylton  
Performing  
Arts Center

Beacon Hall

University Boulevard

Route 234 Bypass

N





2014

Prince William  
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Biomedical  
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Freedom  
Aquatic &  
Fitness  
Center

Forensics Lab

Bull Run  
Hall

Ocoquan

Discovery

Hylton  
Performing  
Arts Center

IABR

University Boulevard

Beacon Hall

Route 234 Bypass

N





# George Mason University Science and Technology Campus

Questions?



# Brian Benninghoff

*Buchanan Partners, LLC*





George Mason University

FBI

Prince William Pkwy. (Rt. 234)

Innovation Dr.

Innovation Business Center

University Blvd.























# Traci Morris-Cole

*I-95 Business Parks Management LLC*



# i95 Business Parks



## **Gunston Commerce Center**

*Lorton, VA*

8 Buildings with a Premiere Tenant Roster



## **Prince William Commons**

*Woodbridge, VA*

5 Buildings housing Secure Agencies, Medical, Office, largest mobile device providers (distribution) and a brewery



## **Interstate Drive**

*Dumfries, VA*

123,068 SF with premiere signage along I-95



## **Port Royal Road**

*Springfield, VA*

9.12 Acres with direct access to Braddock Road/I-495  
(Sample Rendering, Delivery Fall 2016)



# Live. Work. Play.



**Stonebridge at  
Potomac Town Center**  
*Woodbridge, VA*  
Fantastic Restaurants,  
Shopping, Apartments

**Potomac Shores  
Community**  
*Potomac Shores, VA*  
Luxury Planned Community

**Luxury Senior/Assisted  
Living Community**  
*Northern VA*  
State of the Art Community  
Coming Soon!





Route 1



Prince William County



Quantico



# Transportation







The Regional Center for Workforce Education and Training (RCWET) is a 55,000 square-foot, state-of-the-art building that will be the epicenter of high-quality training and continuing education delivery, creating a workforce to meet the technological demands of Northern Virginia businesses, government and the military.

Training programs provided will include:

- Cybersecurity
- Healthcare
- Information Technology
- Program Management
- More

**SAVE THE  
DATE!**

Grand Opening and  
Ribbon Cutting

March 2, 2016  
2:00 p.m. - 5:00 p.m.



# NAIOP

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COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

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NORTHERN VIRGINIA CHAPTER