

I-95 Business Parks Management's PWC Quarterly Update

I-95 Business Parks Management - 703/690-7234

Special Interest Articles:

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Questions?

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www.i95businessparks.com

Upcoming Repairs and Maintenance

After all the snow, ice and high winds this past winter season, portions of our parking lots have become damaged and distressed.

Within the next few weeks, we expect to begin repairs in the parking lots – to include some patchwork, crack filling and sealing, curb repairs, and re-striping. We will be sure to notify you if these repairs will have an effect on your parking or receiving deliveries.

Also, due to the extreme weather this winter, some of the building soffits (or,

exterior entrance overhang/ceiling) have begun to deteriorate.

We will begin replacing the deteriorating drywall, installing new LED light fixtures, and putting up a new stucco finish. This should begin within the next 3 weeks or so.

Summer is upon us – Management would like to remind Tenants that all HVAC units should be serviced, if not already done.

Each Tenant is required to have its units under a maintenance contract,

although, some Tenants have opted to have Management handle its maintenance for a fee.

For those who contract directly for your maintenance, please insure that your contractor is making quarterly maintenance visits.

With each quarterly visit, all components should be checked for proper operation. Filters should be changed (write date of installation of new filter-directly on the new filter), all belts should be checked and where necessary, replaced.

Sprucing Things Up

Sometime within the next month or so, you will see some exterior and interior changes at some of the buildings at Prince William Commons.

At 14000 Crown Ct (Bldg 1), 3310 Noble Pond Way (Bldg 10) and 3320 Noble Pond Way (Bldg 11), we expect to shift some of the parking islands that are located in front of, or near the lobbies of those buildings. This will include some concrete and asphalt work.

We will also relocate the mail box unit at Building 1 and intend to install an awning at the lobby entrance.

We will be sprucing up the interior lobby of Building 1 as well as the 2nd floor conference rooms for the Small Suites Tenants. The intent is to create a more inviting, professional atmosphere for the Tenants and their clients.

We will begin building out additional Small Suites at 3310 Noble Pond Way –

following the same **Ready To Go/Stress Free** concept we used in 14000 Crown Court.

We expect to begin the construction on these suites within the next month and hope to have them ready for occupancy by sometime in August. We will keep you updated!

With the addition of the Small Suites at Building 10, we will be adding a mailbox unit to accommodate those future Tenants.

Tenant Spotlight: DirectBuy

*Ah, summer, what power
you have to make us
suffer and like it.
~Russell Baker*

DirectBuy of Woodbridge is a private, members-only club where members can purchase goods at direct insider prices – the same prices that manufacturers and distributors offer retail stores – enabling you to enjoy the home of your dreams.

Located at 3320 Noble Pond Way, Suite 104 - DirectBuy of Woodbridge is a “one-stop shopping” destination where you can browse and select merchandise for any room in your house from more than 700 brand-name manufacturers or their authorized suppliers – from furniture, carpet, and flooring, to custom window treatments, kitchen and bath cabinets and fixtures, appliances, home

electronics, and much more. Whether you live in a loft or bungalow, in a town home or in the suburbs, we have the styles to meet your needs, from cutting edge contemporary to classic traditional.

When you become a member of DirectBuy of Woodbridge, you’ll receive a host of benefits that will help you maximize your time and save you money on the things you want most for your home. Members have access to literally hundreds of thousands of products, as well as the benefits of professional design, delivery and installation service for nearly every product you purchase.

Our product specialists and professional interior designers are available to answer any questions you may have, plus assist you with completing your home improvement projects.

Stop traveling from store to store hoping to find the things you need, and start saving both time and money at DirectBuy of Woodbridge.

To learn more about DirectBuy of Woodbridge, request your FREE “Insider’s Guide to Buying Direct” and a Visitor’s Pass to our club by calling 571-288-0200 or visiting www.directbuy.com

*Never doubt that a small
group of thoughtful,
committed people can
change the world.
Indeed, it is the only thing
that ever has.
~Margaret Meade*

GMU/Mason Enterprise Center at PWC

In these challenging times, we often forget that the key drivers for job formation are small businesses. We are proud to announce that **I-95 Business Parks Management, LLC** has partnered with **George Mason University and MDA Technologies Group** to offer business incubation services.

The **GMU Mason Enterprise Center Prince William – Woodbridge** will be operated in space shared with MDA Technologies Group’s offices at 14059 Crown Court, Woodbridge, VA 22193.

Businesses can arrange for space on a month-to-month or longer engagement. Offices are furnished with telephones, desks and chairs, internet connections and shared resources for copying, printing and conference room facilities.

The Mason Enterprise Center is located just off the Prince William Parkway in Prince William Commons, convenient to Potomac Mills Commercial district and equidistant to Quantico and Ft. Belvoir.

The full-service, professional office environment includes business counseling and

coaching from the vast resources of GMU in areas such as: business strategy and plan development, business finance planning, and market development.

The MEC PW-Woodbridge will conduct regular seminars on a wide variety of topics important to business. Most recently, a seminar was provided on the use of Social Networking Media in Business.

For additional information on the GMU MEC, visit www.mecpw.com

Like Extra Cash? We offer Referral Fees!

Both optimists and pessimists contribute to our society. The optimist invents the airplane and the pessimist the parachute.
~Gil Stern

Above all else: go out with a sense of humor. It is needed armor. Joy in one's heart and some laughter on one's lips is a sign that the person down deep has a pretty good grasp of life.
~Hugh Sidey

Do you have a friend or colleague who has a small business?

Do they need a small office in a professional environment?

If so, we will pay you a referral fee for sending them our way.

We have two office concepts at Prince William Commons:

The Mason Enterprise Center is for small businesses or businesses that are just starting up – as described in the article above. These spaces range from 100 to 225 sq. ft.

Our Small Office Suite Program is for small businesses that are looking for quality office space with a professional environment.

Our small suites program is at 14000 Crown Ct., soon to expand to a second building in August. These suites range from 750 – 2,000 sq. ft.

Each suite is prewired for telephone, internet, and CATV, all from Comcast.

There are conference rooms available on the corridor for shared use in common with other tenants and the rest rooms are on the corridor, not in the suite (Saves on the overall sq. ft. size of their office.)

Utilities and janitorial are included in one, low monthly rate. Our concept is to take the “dair bramage” out of setting up and managing a small office, so the client can focus on business. Furthermore, we make it easy to grow into a larger office should your business take off.

Here are the rules:

- Call our office and speak to Bill or Linda. We will call your friend on conference call with you to register them as

your referral and set up an appointment.

- If we sign them up for a lease of 12 months or more we will pay you a referral fee by check the same week as follows:
 - For the Mason Enterprise Center client: \$500.00
 - For the Small Suite program client: \$500.00 if they are represented by a RE agent **Or** ½ month of rent if no RE agent is involved (could be \$800+)