



# OFFICE FOR LEASE

## AVAILABILITIES

### 10,322 RSF of Versatile, Modern Loft-Style Space:

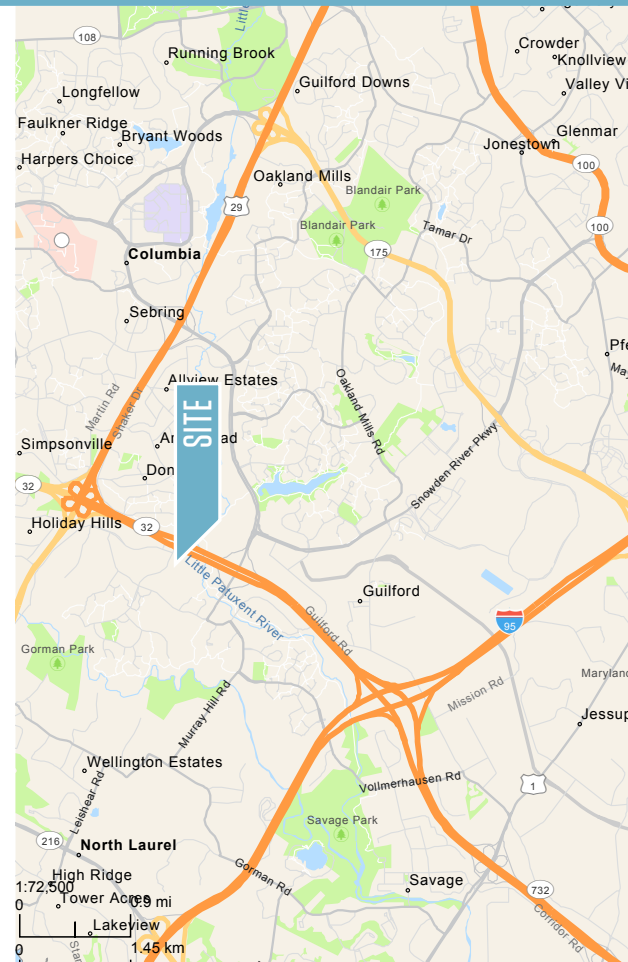
- 4,416 RSF Main Level Space, 3,284 RSF Atrium Loft Space, and 2,622 RSF Windowed Lower-Level Space (loading component)
- At-grade entry on main and lower levels with dedicated internal stairways connecting entire space

### Current Suite Configurations:

- **R-250: 3,371 RSF**
  - » 2,900 RSF Main Level Space with 471 RSF of Atrium Loft Space
  - » 4 offices, reception area, 2 restrooms, kitchen, and windowed loft overlooking main level
- **L-261: 4,329 RSF**
  - » 1,516 RSF Main Level Space with 2,813 RSF of Atrium Loft Space
  - » Large reception area, large conference room, 2 bathrooms, kitchenette, and 6 loft offices
- **Q-180: 2,622 RSF**
  - » Windowed Lower-Level Space with dedicated at-grade entry and outdoor courtyard
  - » Very open plan with drive-up loading door

### Combined Suite Options:

- **R-250/L-261/Q-180: 10,322 RSF**
- **R-250/L-261: 7,700 RSF of Main Level and Atrium Loft Space**
- **R-250/Q-180: 5,993 RSF of Main Level and Lower-Level Space**



# 10005 OLD COLUMBIA RD

Columbia, MD 21046 | Howard County

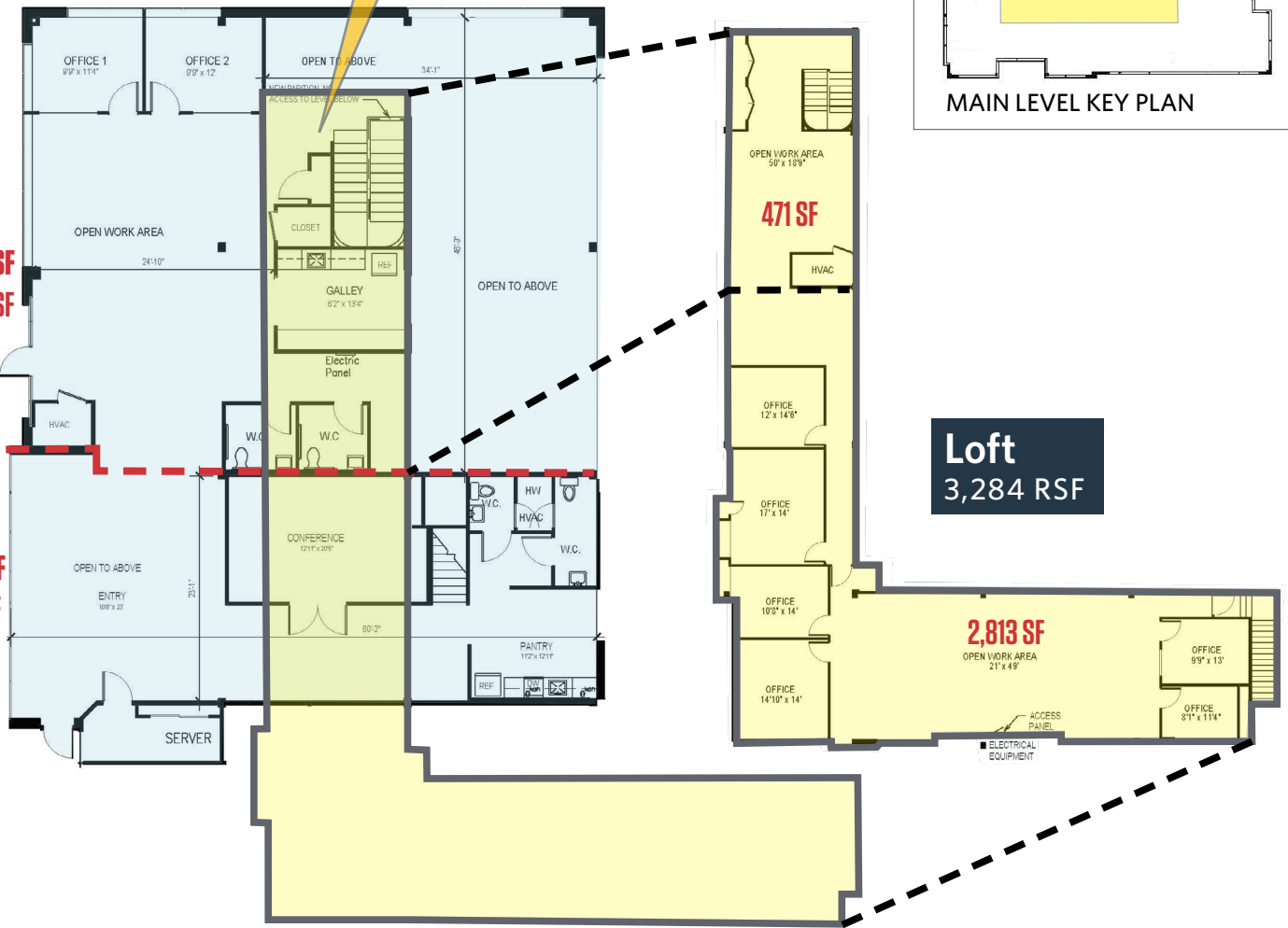
## FULL MAIN LEVEL & LOFT | 7,700 SF TOTAL

**Main Level**  
4,416 RSF

**Tiered-Loft:  
Views to Main**

**R-250: 3,371 SF**  
(Main - 2,900 SF  
Loft - 471 SF)

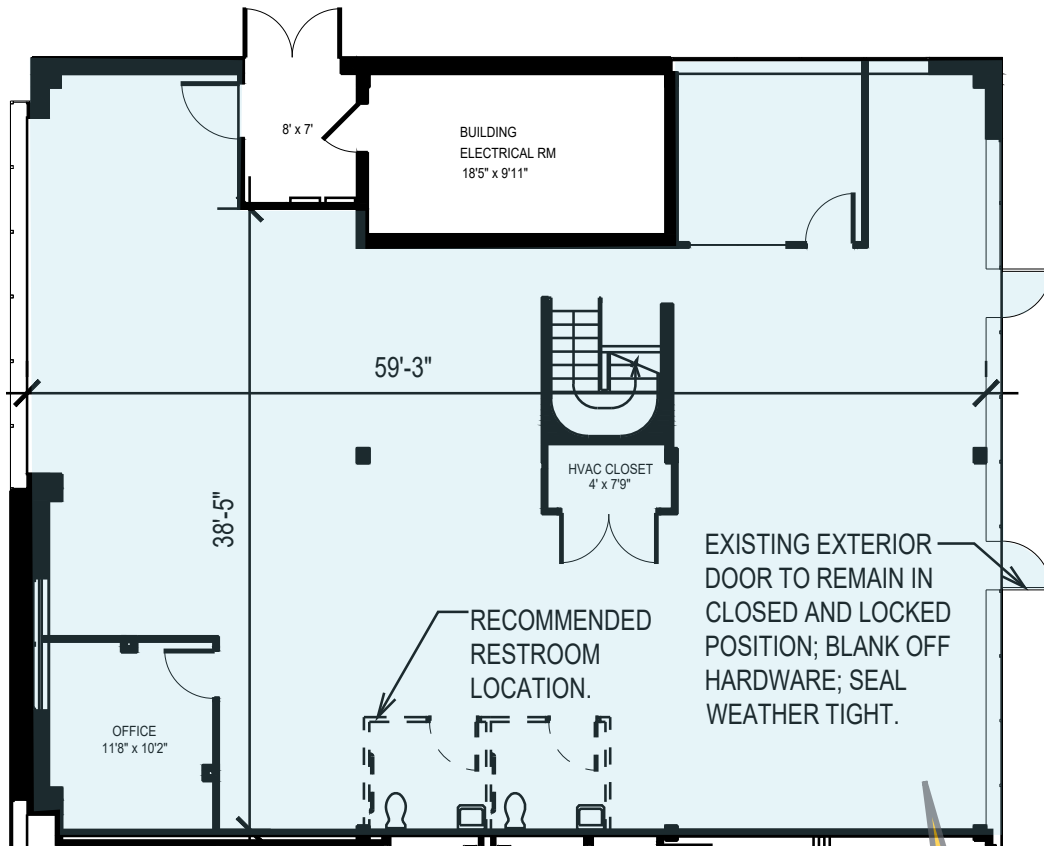
**L-261: 4,329 SF**  
(Main - 1,516 SF  
Loft - 2,813 SF)



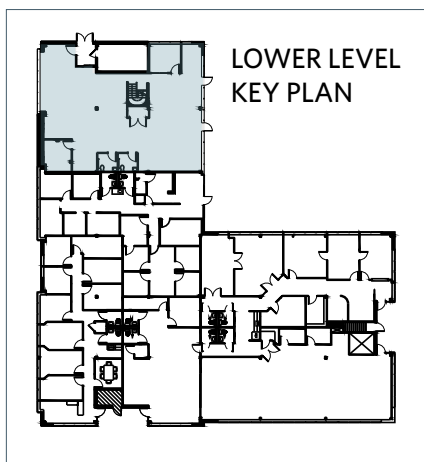
**Loft**  
3,284 RSF

MAIN LEVEL KEY PLAN

## FLOOR PLANS - 2,622 SF CONTIGUOUS



**Lower Level**  
2,622 RSF



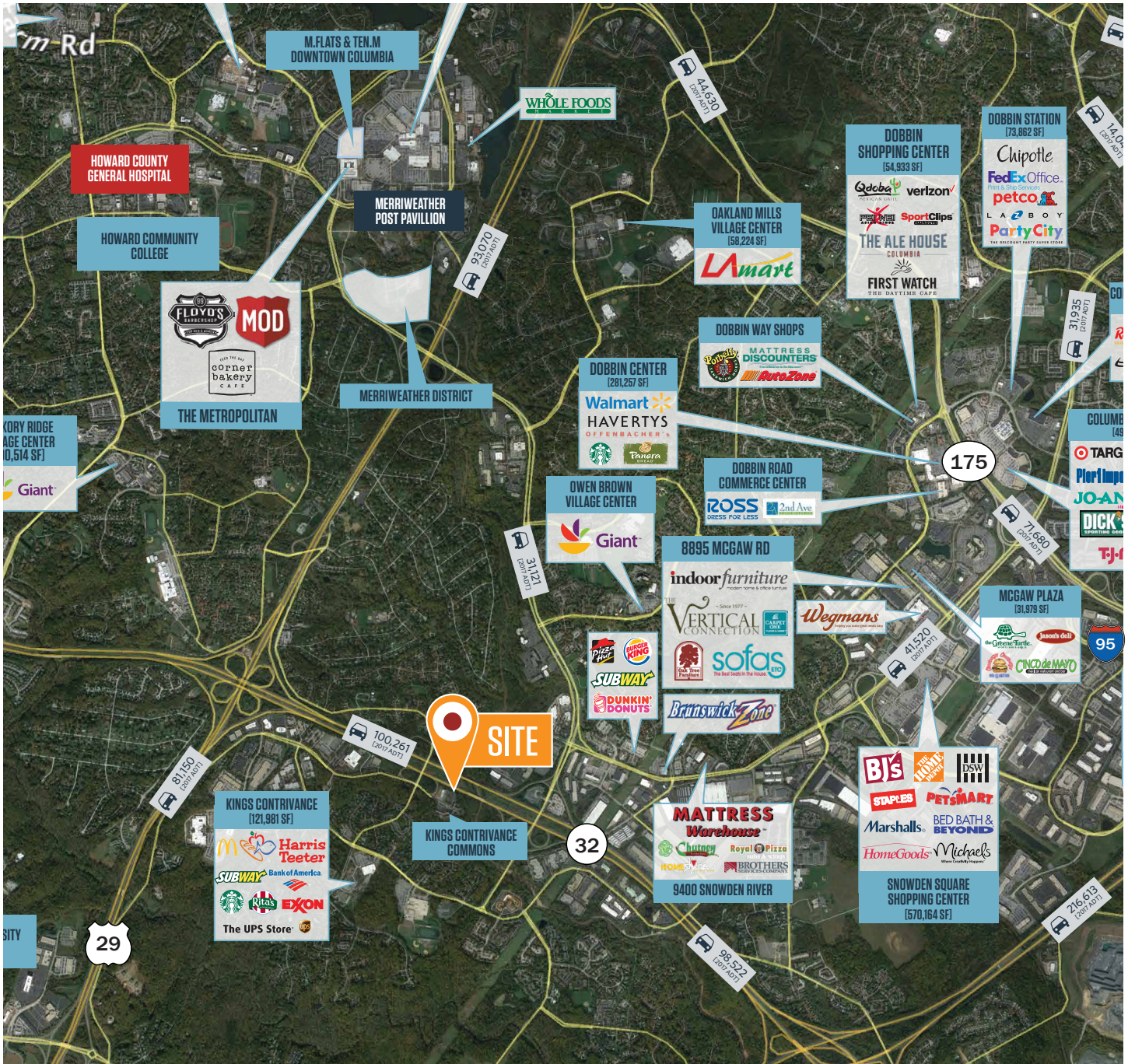
**Could Be Leased Individually  
with Dedicated Entry OR  
Combined With Upper Levels**

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## MARKET AERIAL



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