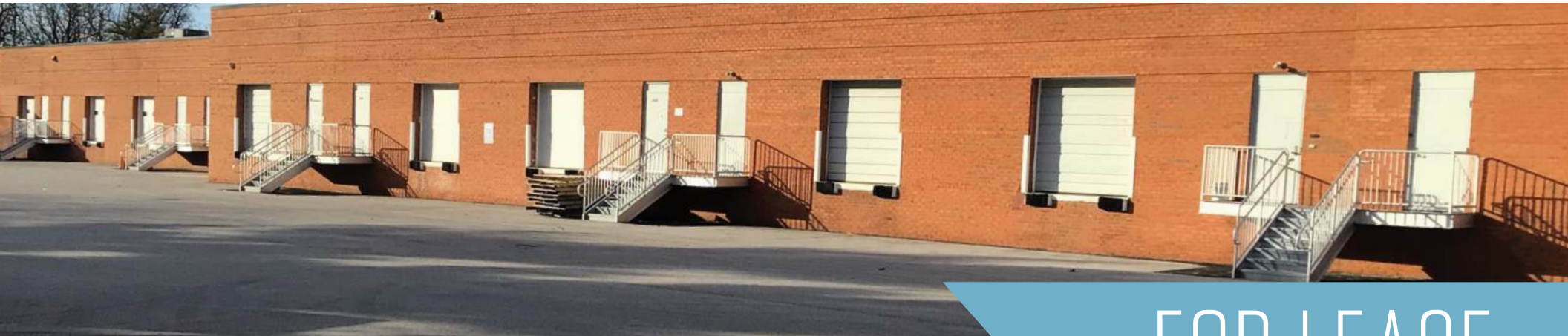


FLEX SPACE AVAILABLE

8989 Herrmann Drive, Columbia, MD 21045
Howard County



FOR LEASE

PROPERTY INFORMATION

- ▶ 3,748 - 8,444 ± SF available (2 docks)
- ▶ 10,474 ± SF end-cap available; 60% office; 40% warehouse (2 docks)
- 5 minutes to I-95
- 16 miles to the DC Beltway (I-495)
- 10 miles to the Baltimore Beltway (I-695)
- Zoning: New Town (NT)

- Ceiling Height: 13'6"
- Column Spacing: 28' x 40'
- Truck Court: 66'
- Sprinkler: Wet sprinkler
- Loading: Two (2) 8' x 8' dock high doors
- Xfinity cable
- Snowden Center to Dobbin Road Corridor is a vibrant amenity base

OWNED & MANAGED BY:



David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

Spence Daw
sdaw@klnb.com
443-574-1429

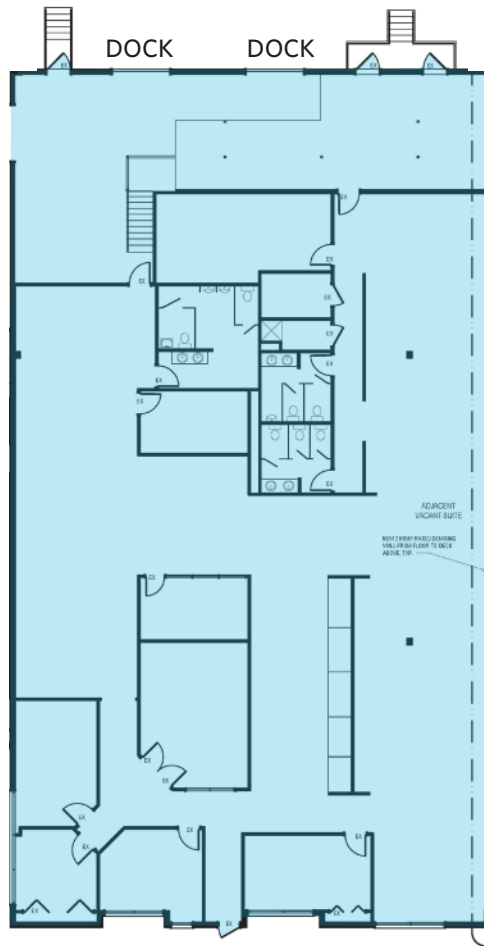
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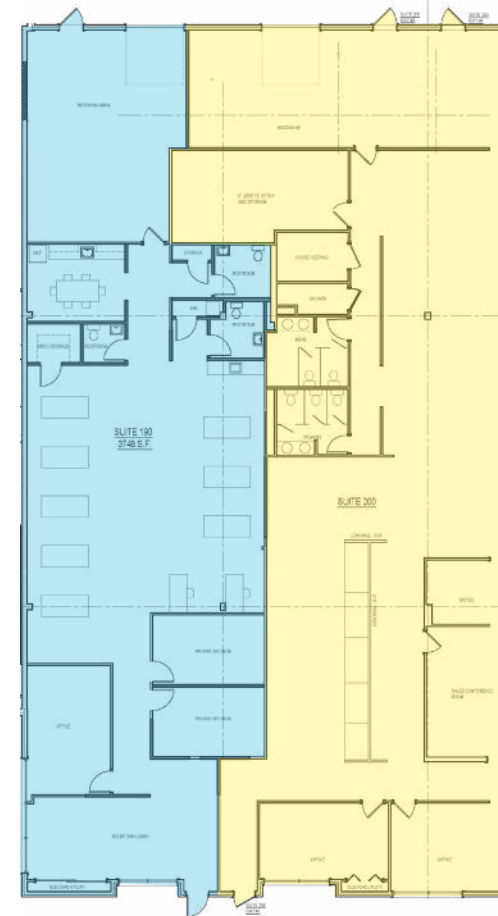
**8,444 +/- SF
AVAILABLE**



**DEMISING
PLAN**

3,748 SF

4,696 SF



8,444 +/- SF FLOOR PLANS

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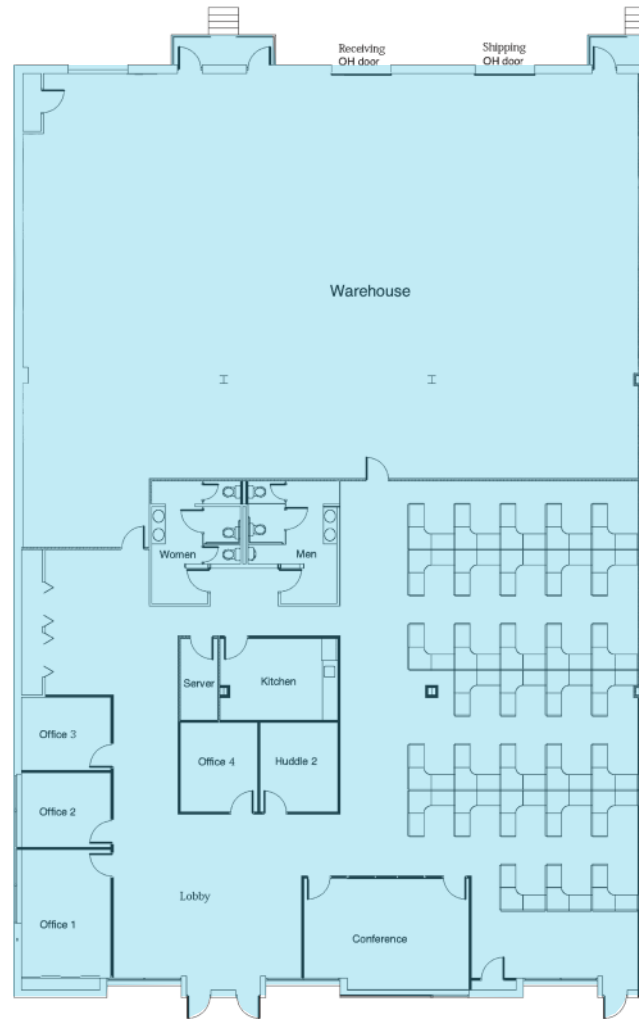
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10,474 +/- SF
END CAP AVAILABLE



10,474 +/- SF FLOOR PLAN

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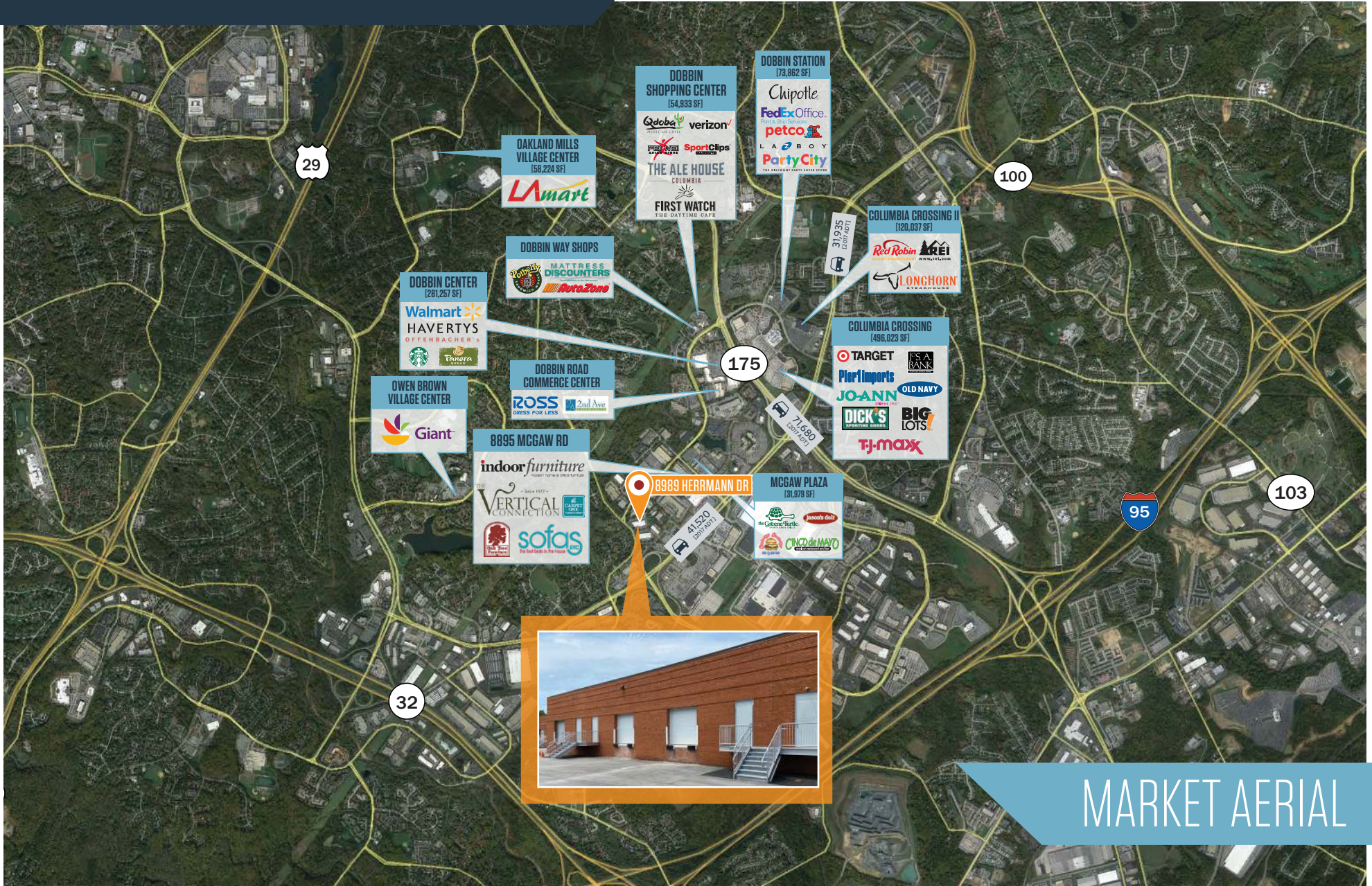
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MARKET AERIAL

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CLICK TO VIEW PROPERTY WEBSITE

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