

# FLEX SPACE FOR LEASE

8901 Herrmann Drive, Columbia, MD 21045  
Howard County



## PROPERTY INFORMATION

- ▶ 1,700 - 3,259 SF up to +/- 4,960 SF
- ▶ \$15.00 psf; utilities & CAM included + trash removal
- Dobbin Road frontage
- 100% air-conditioned
- 5 minutes to I-95
- 16 miles to the DC Beltway (I-495)
- 10 miles to the Baltimore Beltway (I-695)

- Total Building Size: 12,240 SF
- Year Built: 1982
- Zoning: New Town (NT)
- Retail sales (some restrictions)
- Great contractors space or conditioned storage space
- One (1) ramp for loading areas
- Signage on Dobbin Road

# FOR LEASE

## NEARBY AMENITIES

*Wegmans*

**RubyTuesday**

 UNITED STATES  
POSTAL SERVICE

 **Staples**

 ANYTIME  
FITNESS

 **TEXAS**  
ROADHOUSE

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

9881 Broken Land Parkway, #300  
Columbia, MD 21046  
klnb.com

**NA**klnb

# FLEX SPACE AVAILABLE

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ENTRANCE  
RAMP LOADING

EXTERIOR PHOTO

David J. Fritz, CCIM, SIOR  
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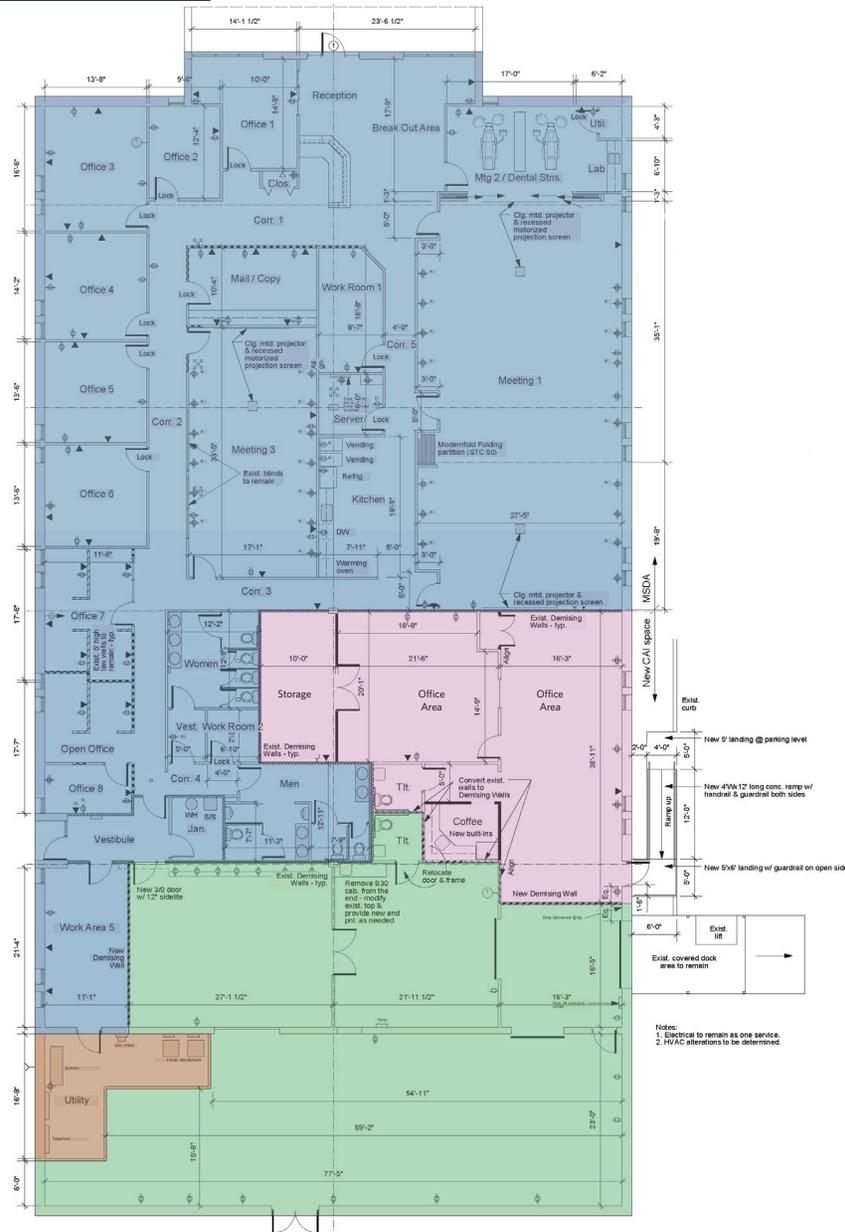
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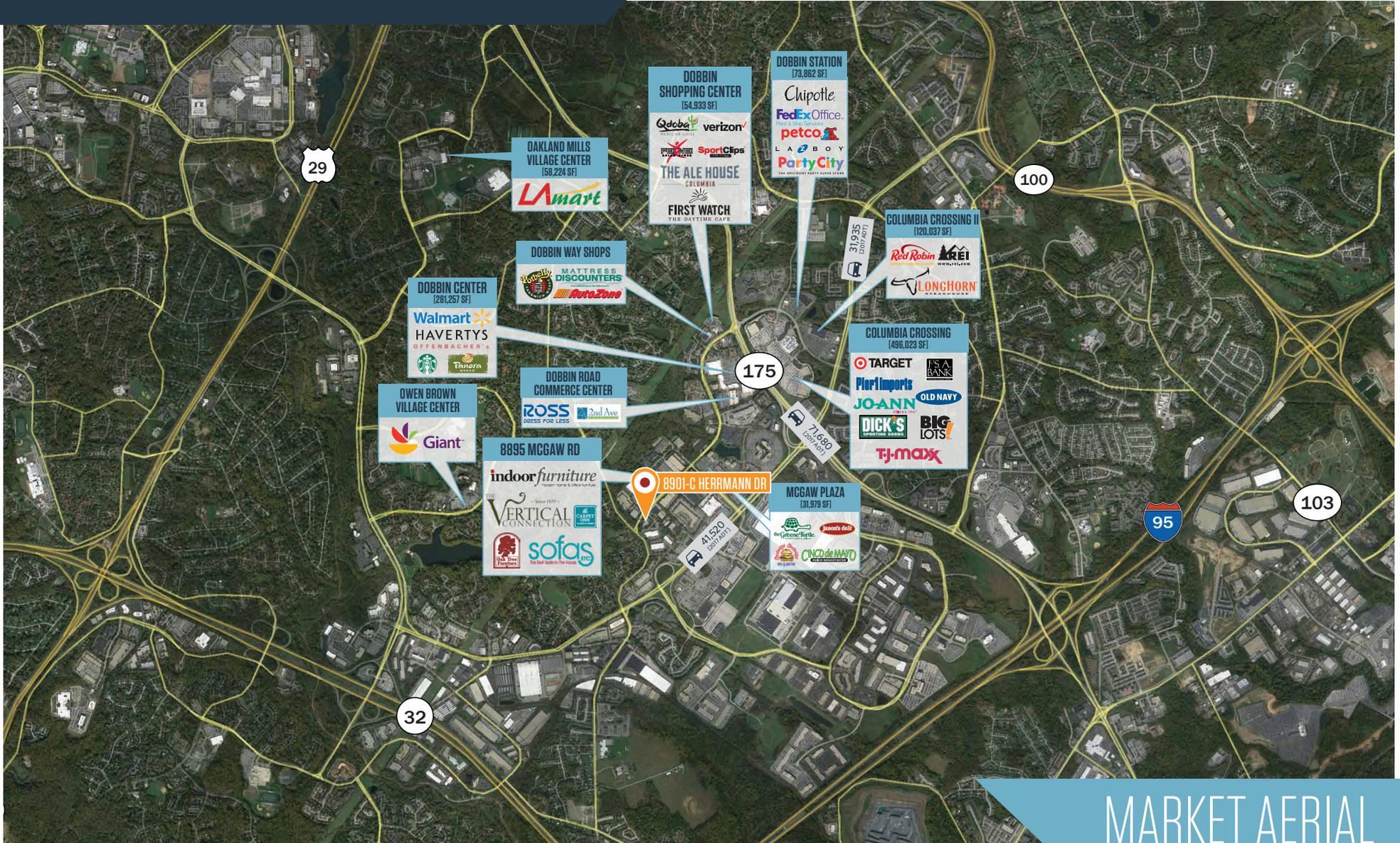
- 1,700 Rentable Square Feet
- 3,259 Rentable Square Feet
- Utility Room  
266 Usable Square Feet



## FLOOR PLAN

# FLEX SPACE AVAILABLE

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MARKET AERIAL

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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**NAI** klnb