

NAI klnb



# WOODMERE

9881 BROKEN LAND PARKWAY | 9891 BROKEN LAND PARKWAY  
COLUMBIA, MD 21046

COLUMBIA CENTRAL

LB&B ASSOCIATES INC.

9891

OWNED BY:  
**ABRAMS**  
DEVELOPMENT GROUP





# CLASS A BUILDINGS

## CLEAN & MODERN

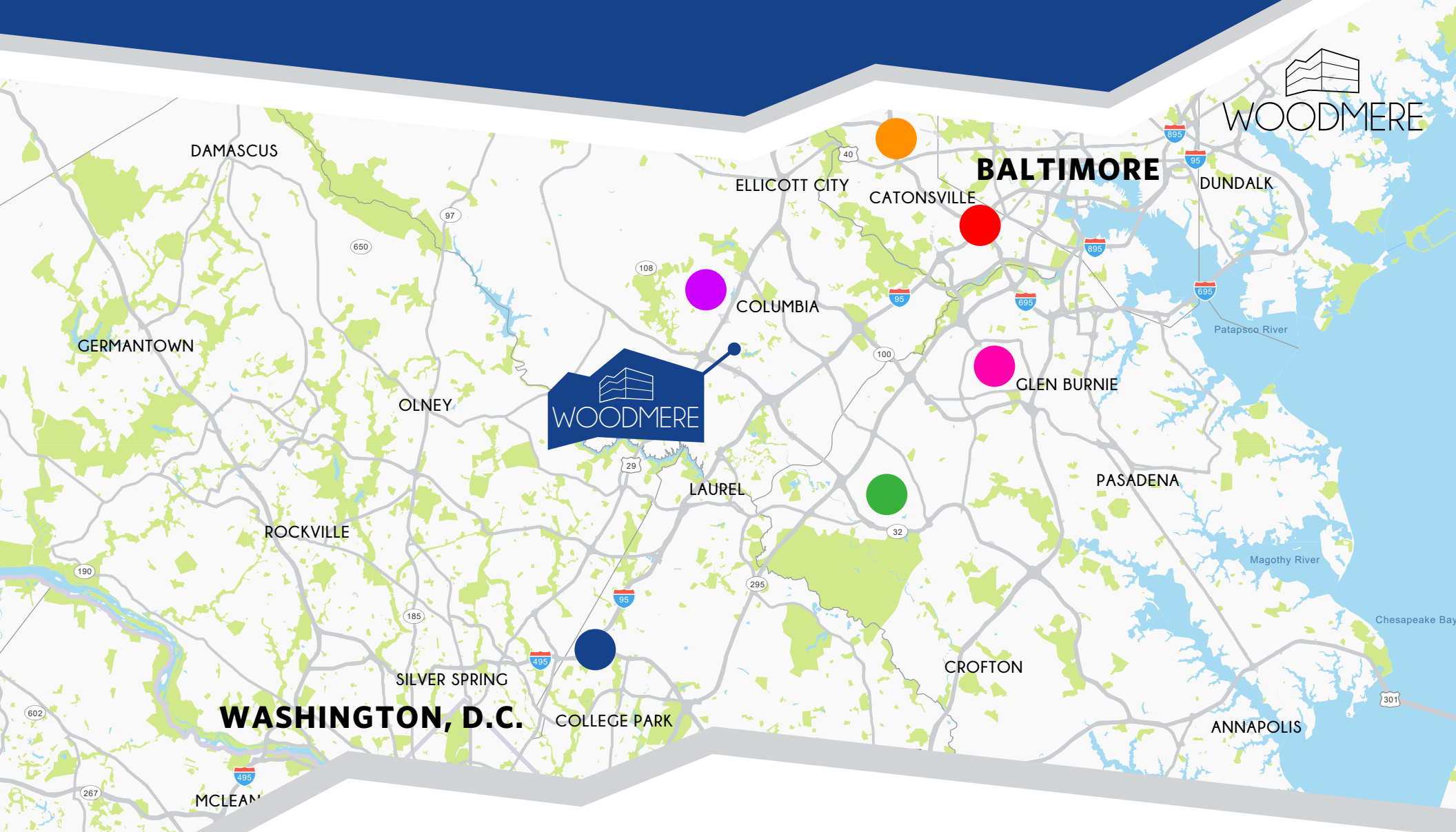
9881 BROKEN LAND PARKWAY

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Woodmere is a premier Class A office park in a strategically located area. The buildings total 125,000 SF and are currently undergoing capital improvements to provide more value to its tenants. Woodmere is right off Route 32 with easy access to Downtown Columbia and I-95. Tenants can take advantage of modern and well-maintained office spaces with extensive window lines and an abundance of free parking.

### *HIGHLIGHTS*

- ◇ 3-10 year lease terms available
- ◇ Move-in-ready suites with private offices
- ◇ On-site management
- ◇ 3.3/1,000 SF parking ratio
- ◇ On-site conference & fitness center
- ◇ Private balconies in select suites



# DRIVETIMES

Social Security Administration / 15 minutes



NSA & Fort Meade / 17 minutes



BWI Airport / 21 minutes



Washington Beltway / 18 minutes



Baltimore Beltway / 14 minutes



Downtown Columbia / 7 minutes





# SUITE AVAILABILITIES

9881 BROKEN LAND PARKWAY

Suite 304 - 1,366 SF

9891 BROKEN LAND PARKWAY

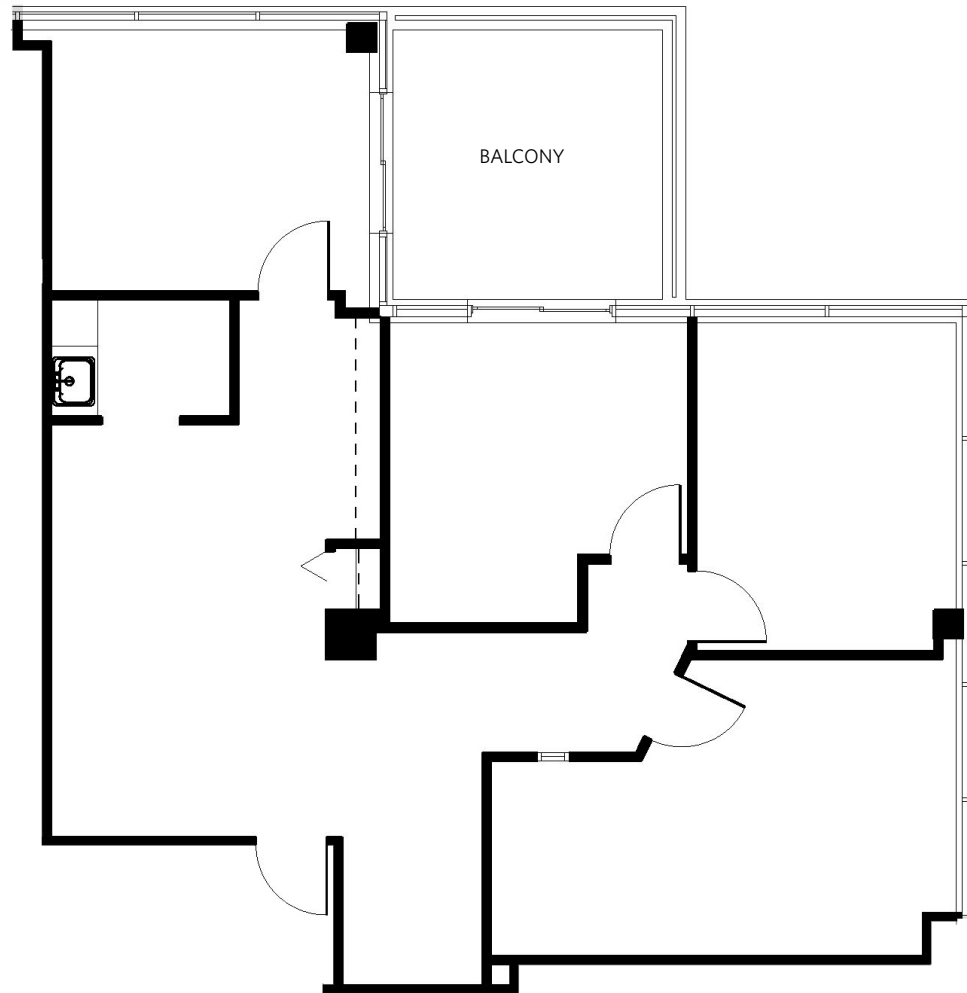
Suite 306 - 2,012 SF





# 9881 BROKENLAND PARKWAY

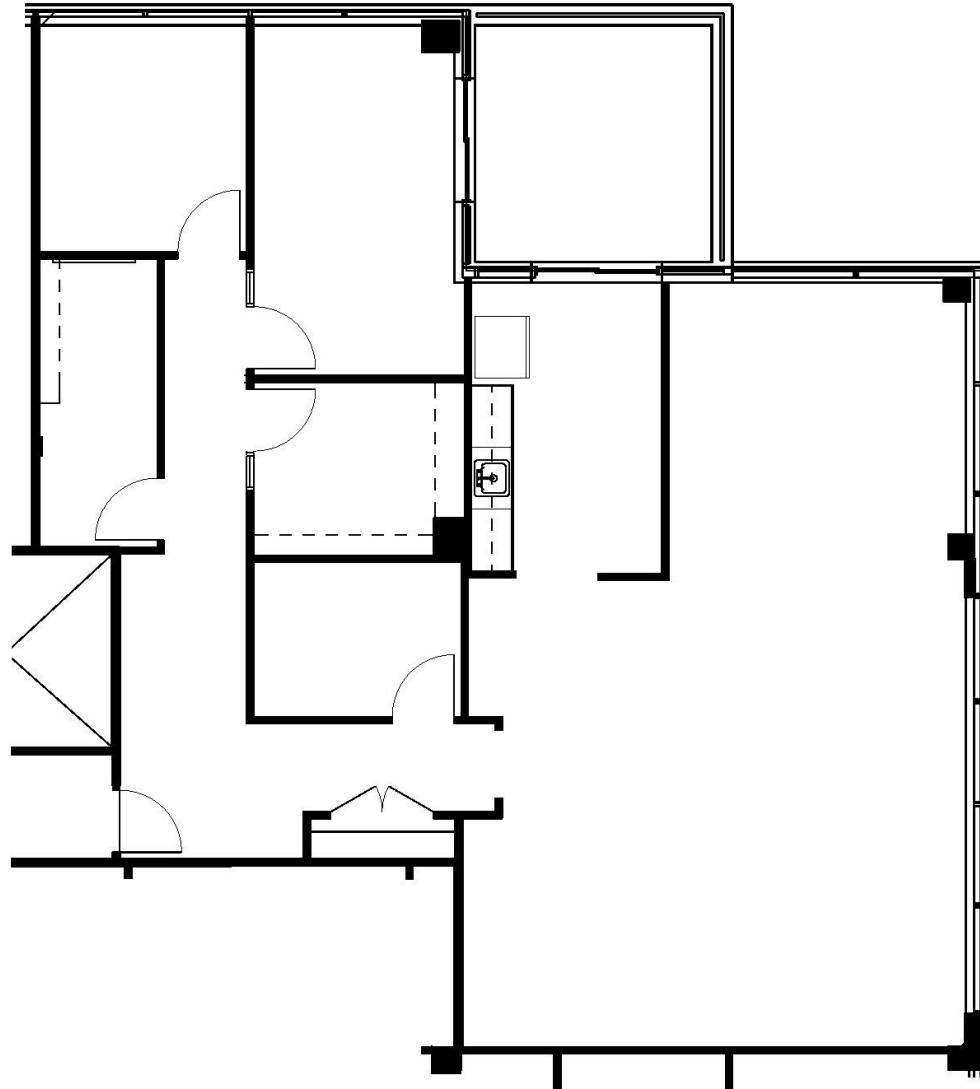
SUITE 304 - 1,366 SF





# 9891 BROKENLAND PARKWAY

SUITE 306 - 2,012 SF





# COLUMBIA

# WOODMERE ELLCOTT CITY



# AMENITIES

Woodmere is in the heart of Columbia MD and is considered the midpoint between Baltimore City and Washington D.C. Being just minutes from Downtown Columbia, Columbia Mall and the upcoming "Merrriweather District", provides the area with a live/work/play atmosphere for years to come. Woodmere is also going to benefit from two upcoming retail developments focusing on food service that will be within walking distance.



CONFERENCE CENTER



GYM



CONFERENCE CENTER



GYM



LOBBY AREA



GYM



WOODMERE

# *YOUR CONTACTS*

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