

QUARRY POND OVERLOOK

9175 Guilford Road, Columbia, MD 21046
Howard County

OFFICE / MEDICAL
SPACE AVAILABLE



CLICK HERE FOR
PROPERTY TOUR



AVAILABLE SUITES

► First Floor

- » **Suite 150:** 2,124 Square Feet
- » **Suite 120:** 2,807 Square Feet
- » **Suite 130:** 3,153 Square Feet
- » Up to 5,960 Square Feet Contiguous

- **Building Size:** 54,835 SF
- **Location:** Easy access to Routes 29, 32 & I-95
- **Five Year Lease Rate:** ► **Year 1:** \$19.95 PSF, Full Service
► **Year 2:** \$21.50 PSF with 3% annual increases
- **Three Year Lease Rate:** \$21.50 PSF
- **Parking:** Free surface parking
- **Zoning:** NT
- Great window line; lots of natural light
- Beautiful building on a quarry
- Suites 120 and 130 have direct quarry pond views

FOR LEASE

NEARBY AMENITIES

STANFORD
GRILL



CAVA

THE ALE HOUSE
COLUMBIA



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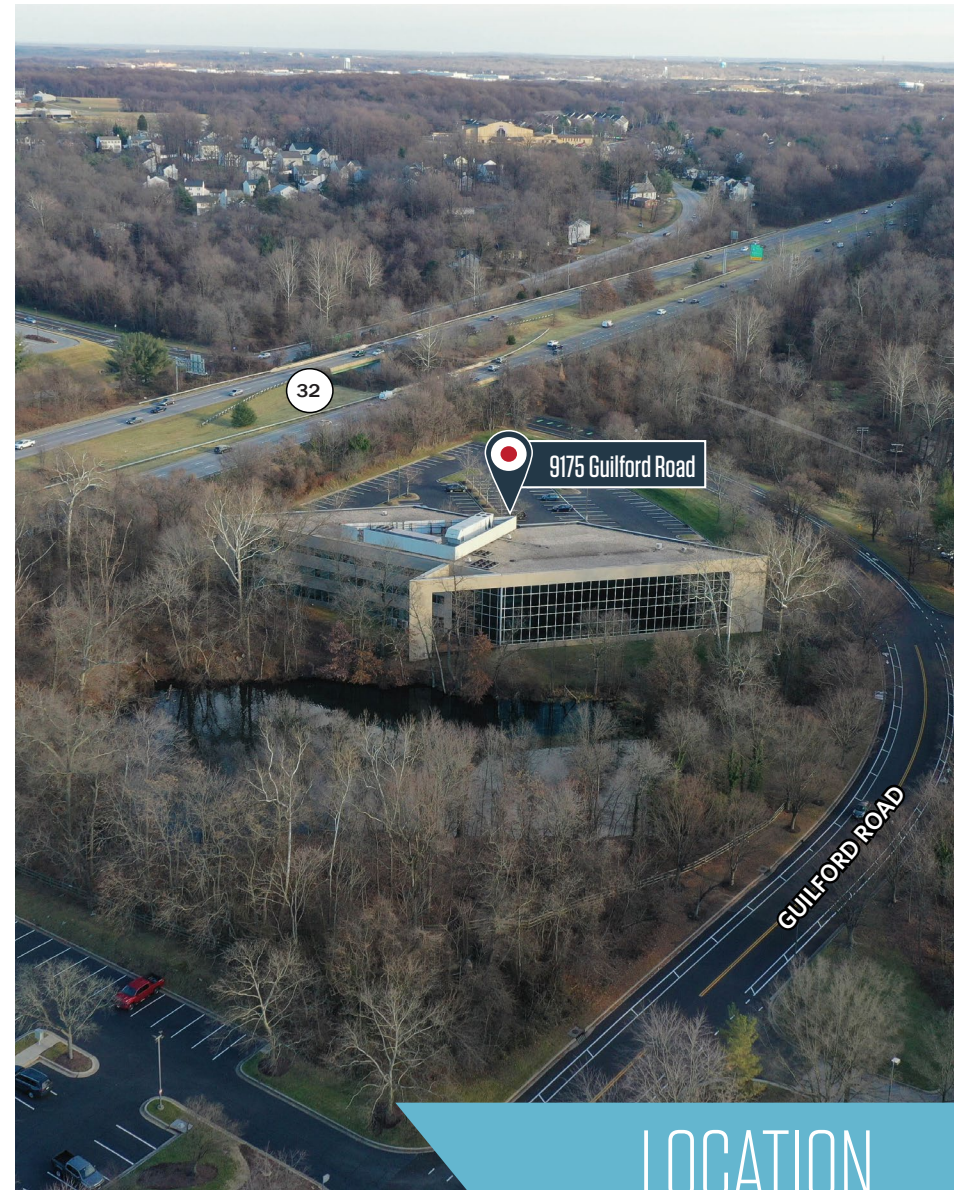
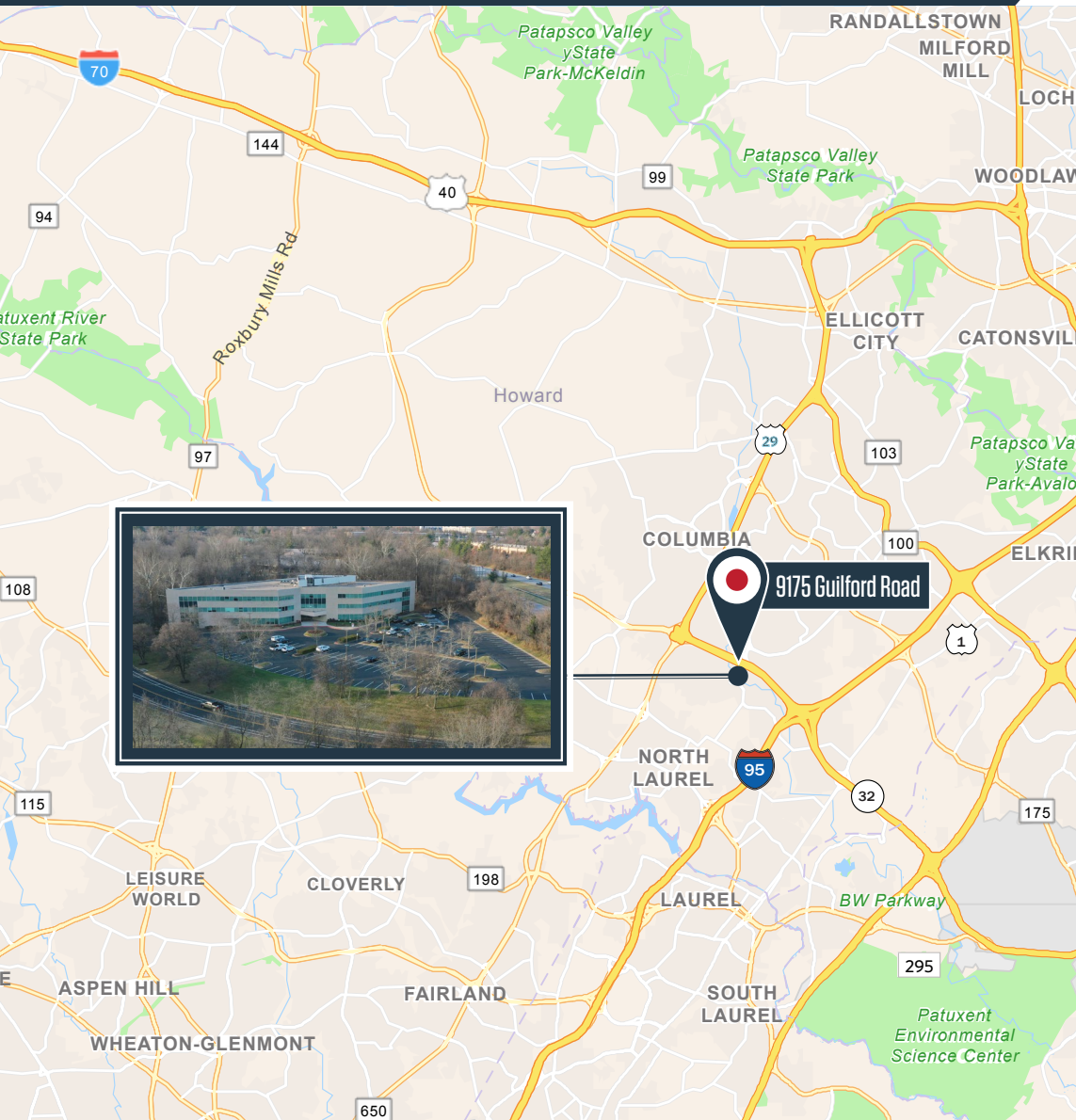
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LOCATION

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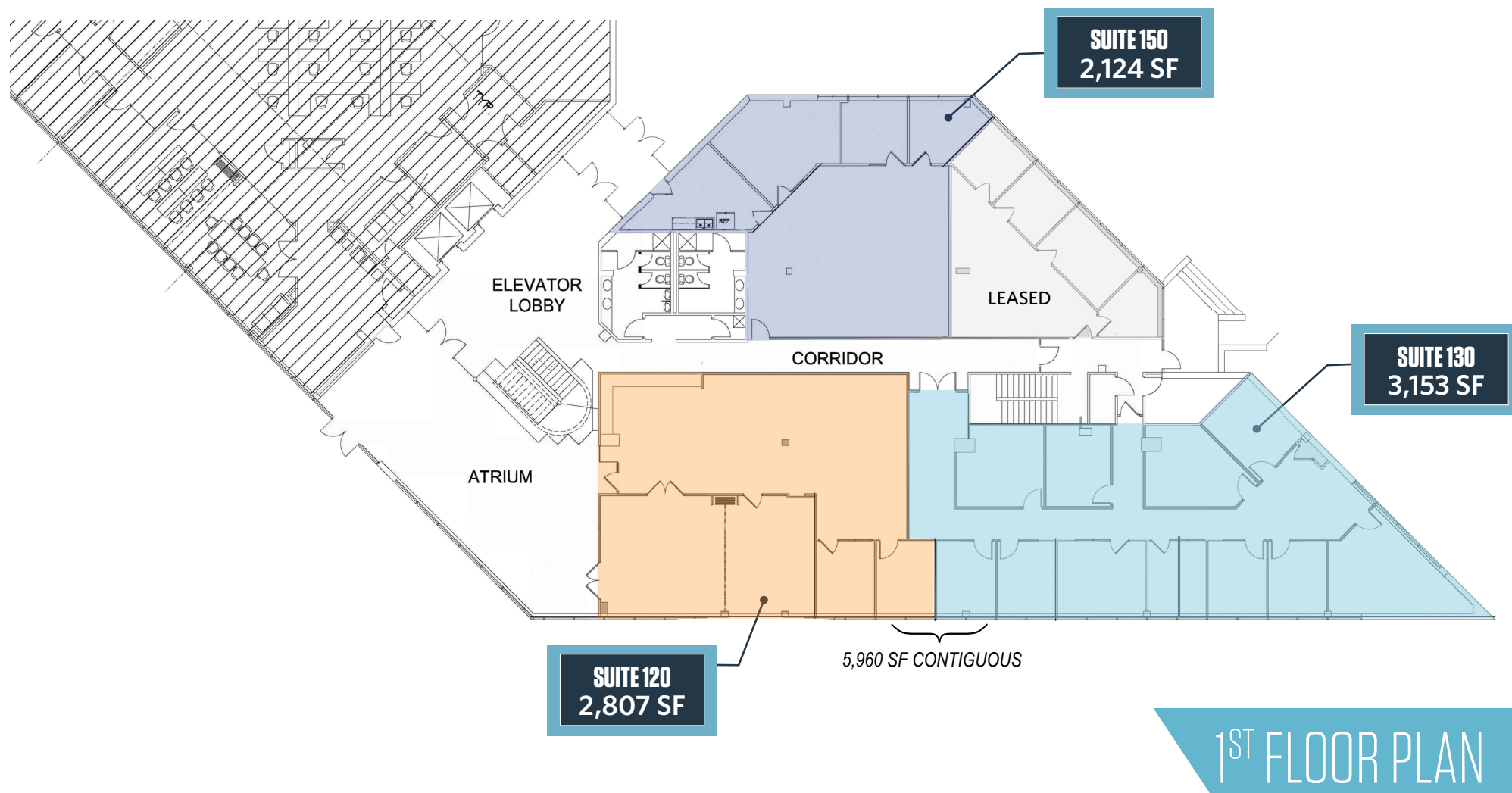
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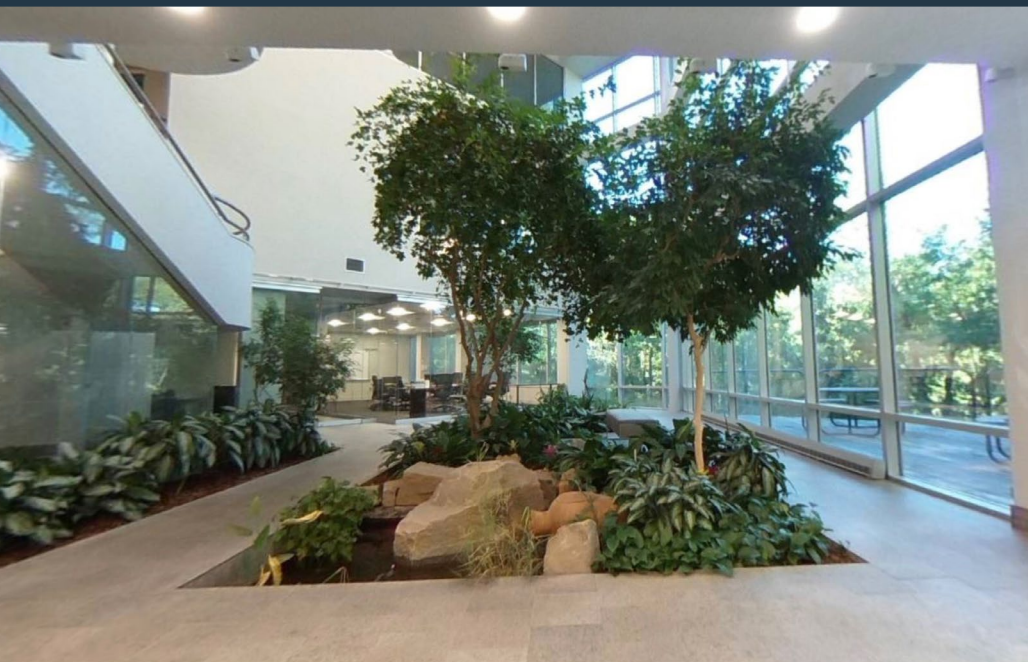
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QUARRY VIEW

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CLICK TO VIEW PROPERTY WEBSITE

CLICK TO VIEW PROPERTY VIDEO

For More Information, Please Contact:

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