

8989 Hermann Drive

COLUMBIA, MARYLAND 21045

4,000 - 8,464 SF Available For Lease

Celebree
10,526 SF

Piedmont Door
3,466 SF

KabaFusion
7,013 SF

EndoMaster
Medical
10,474 SF

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Floor Plan

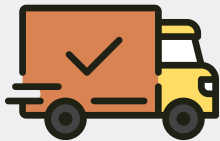
4,000 - 8,464 SF



Suites can be combined*

Functional for Flex

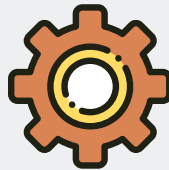
The available 8,464 SF suite features two loading docks and a 14-foot clear height, ideal for light industrial, warehouse, or last-mile logistics operations.



2 Dock Doors



14' Clear
Height



Zoned NT
for Flexible Use

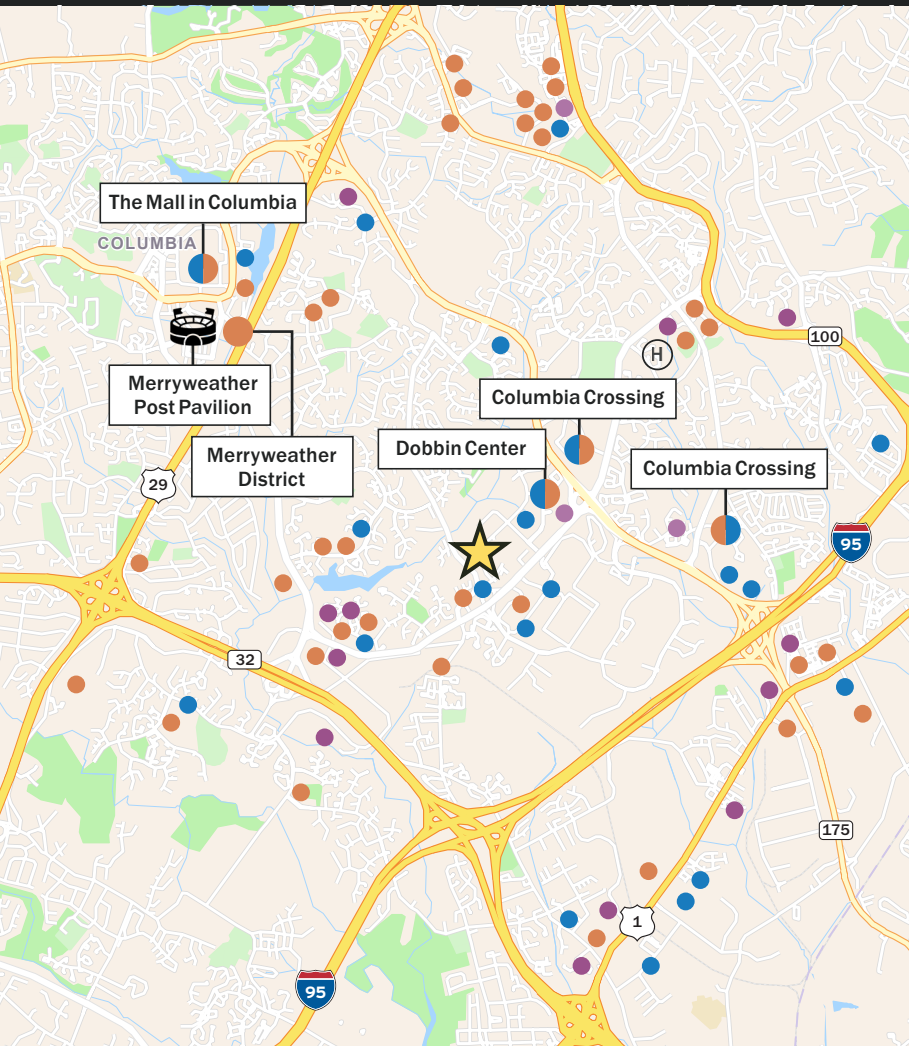


110 Parking
Spaces



Location Overview

8989 Hermann Drive is centrally located in Columbia, MD, with easy access to MD-175, MD-32, and I-95. Set within a professional business park, the property offers a quiet, campus-like setting. Tenants are just minutes from The Mall in Columbia, Merriweather District, and a variety of dining and retail options.



Retail

The Mall in Columbia

- Nordstrom
- Macy's
- Apple
- Barnes & Noble
- JCPenney
- Under Armour
- Talbots
- Sephora
- Williams-Sonoma
- AT&T
- Sunglass Hut
- American Eagle

Dobbin Center

- Walmart
- GameStop
- T-mobile
- Lane Bryant
- Planet Fitness
- Advanced Auto Parts
- Ross Dress for Less

Columbia Crossing

- Target
- Old Navy
- T.J. Maxx
- REI
- Mattress Warehouse
- J-Crew Factory
- The Vitamin Shoppe
- Sally Beauty
- CVS Pharmacy
- PNC Bank

Seven Oaks Shopping Center

- Weis
- Trader Joe's
- Costco
- Best Buy
- Ulta Beauty
- Royal Farms
- Golf Gxaxy

Restaurants

- Texas Roadhouse
- Mango Grove
- Panera Bread
- Chick-fil-a
- Red Robin
- Abby's Market
- Sushi Nari
- Krispy Krunch Chicken
- Jimmy John's
- Chipotle
- McDonald's
- Sonoma's Bar & Grill
- Nourishing Journey
- Subway
- Ihop
- Upper Crust Pizzeria
- Cindy's Deli & Cafe
- Wendy's
- Dunkin'
- Tino's Italian Bistro
- Wings Sports Cafe
- Spice n Curry
- Philly's Best Pizza
- Domino's Pizza
- Victoria Gastro Pub
- STar bucks
- Coal Fire Pizza
- Little Caesars
- The Ale House
- Lucky China Inn

Hotels

- WhyHotel
- Hamptons Inn
- Baywoods
- Spring Hill Suites
- Extended Stay America
- Holiday Inn
- Sleep Inn
- Hilton Garden

Industrial Strength, Local Reach.

For Leasing Information, Please Contact:

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