



FOR LEASE/SALE

2 STORY, RENOVATED MANSION

9254 BENDIX ROAD | COLUMBIA, MARYLAND 21045



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

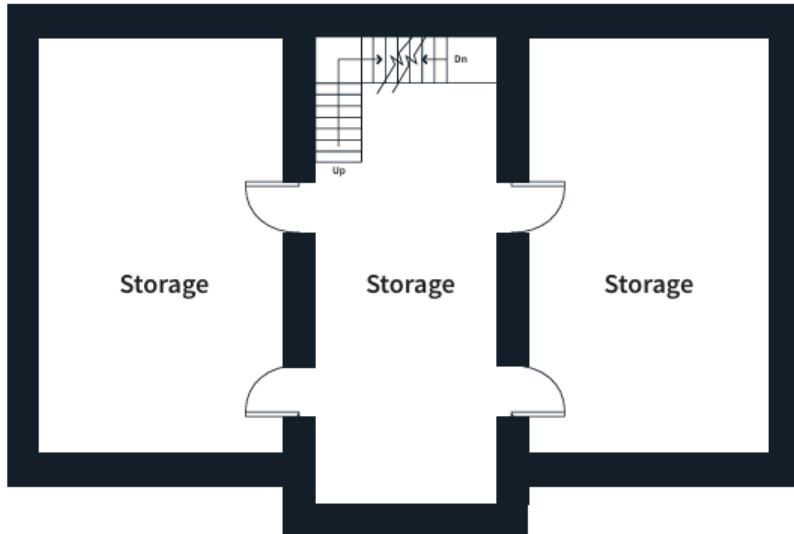
- One of a kind user office building
- Fully renovated, move-in ready
- Expansive covered porches
- Modern MEP systems
- Adjacent to Howard County Circuit Court
- Immediate access to Route 108, Route 29, and Route 100
- Abundant surface parking
- Amenity rich environment on Route 108
- Building is part of the Woodlands Office Condominiums
- Basement & third floor storage not included in square footage
- High ceilings

AVAILABLE:	5,242 SF ±
LOT SIZE:	4.51 ACRES ±
PARKING:	1.66/1,000 SF
ZONING:	POR (PLANNED OFFICE RESEARCH)
SALE PRICE:	\$1,140,000

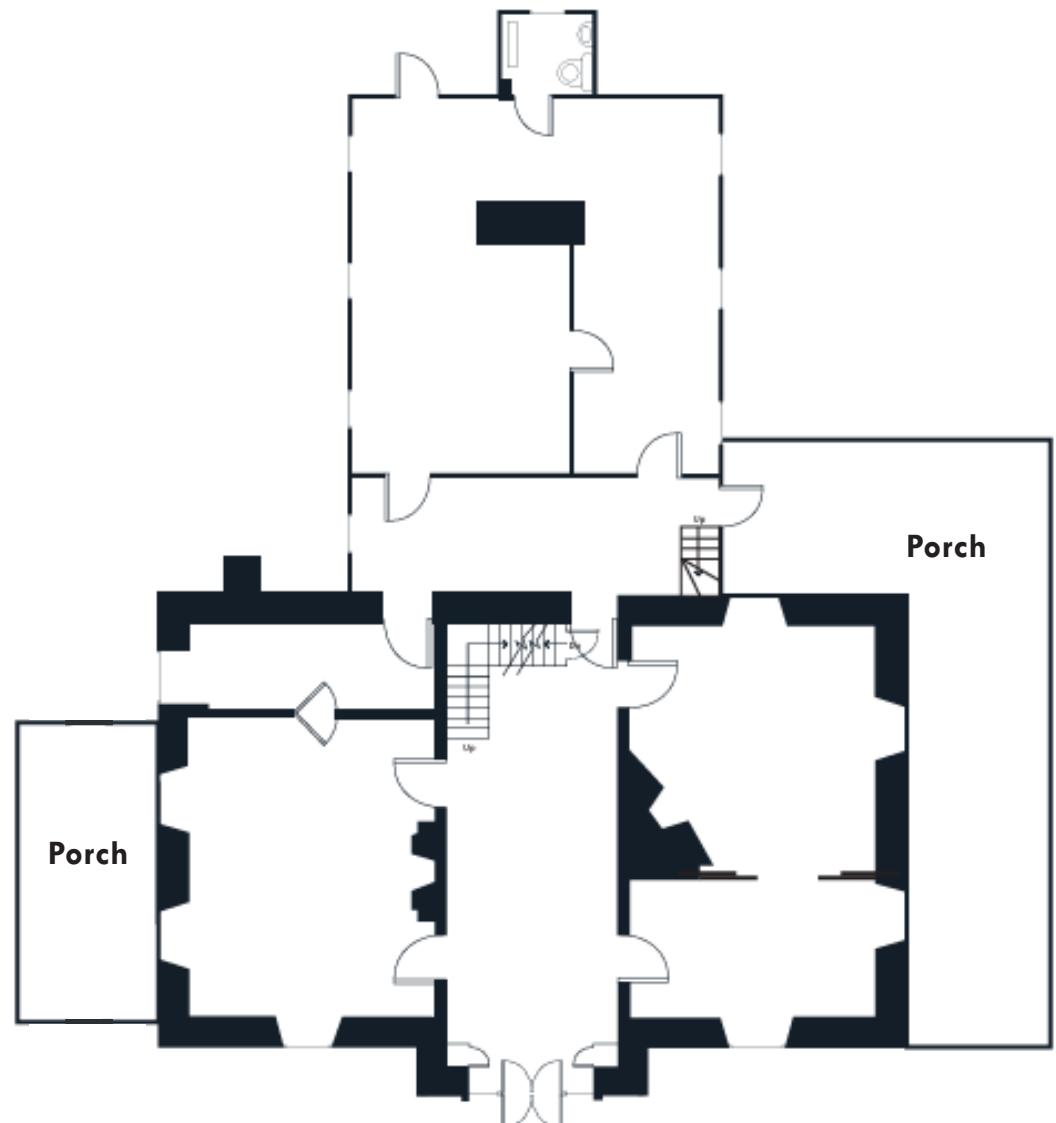


FLOOR PLAN

Basement

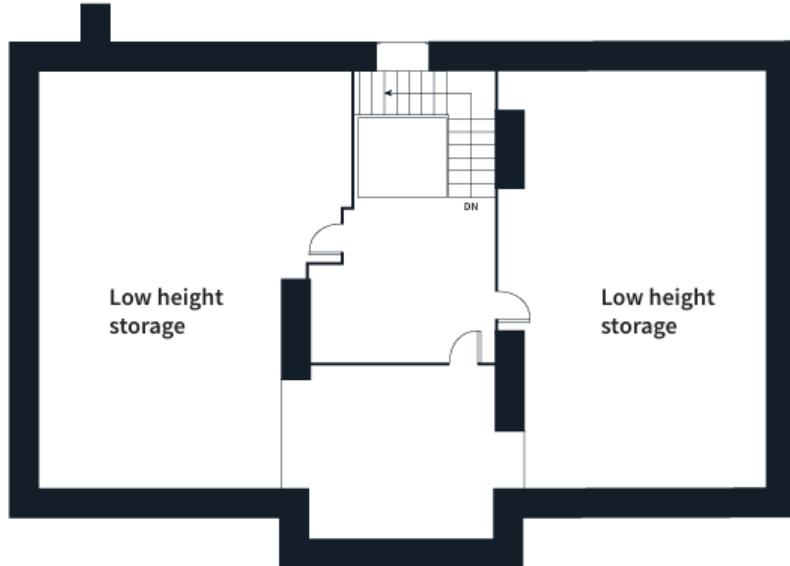


First Floor

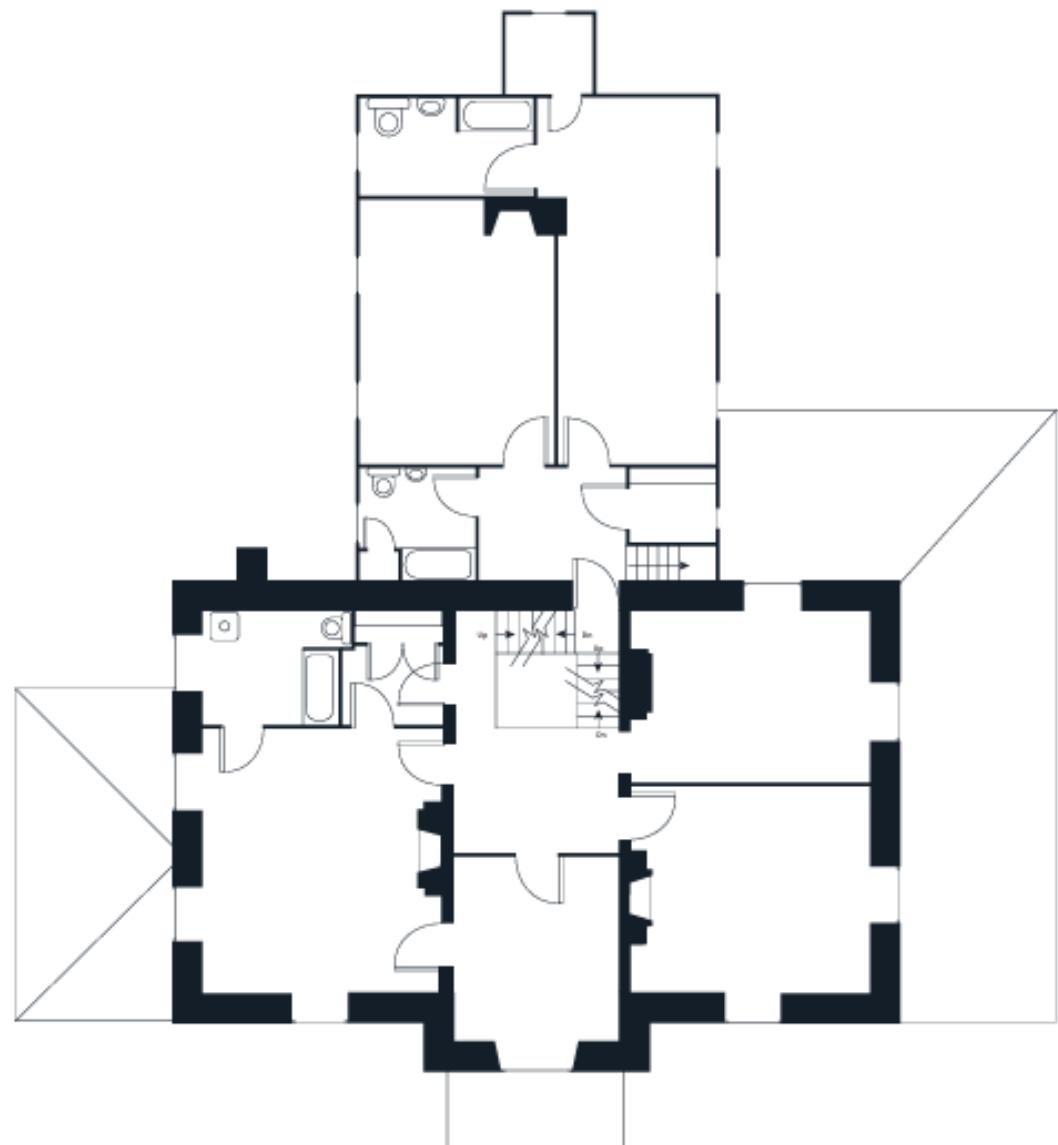


FLOOR PLAN

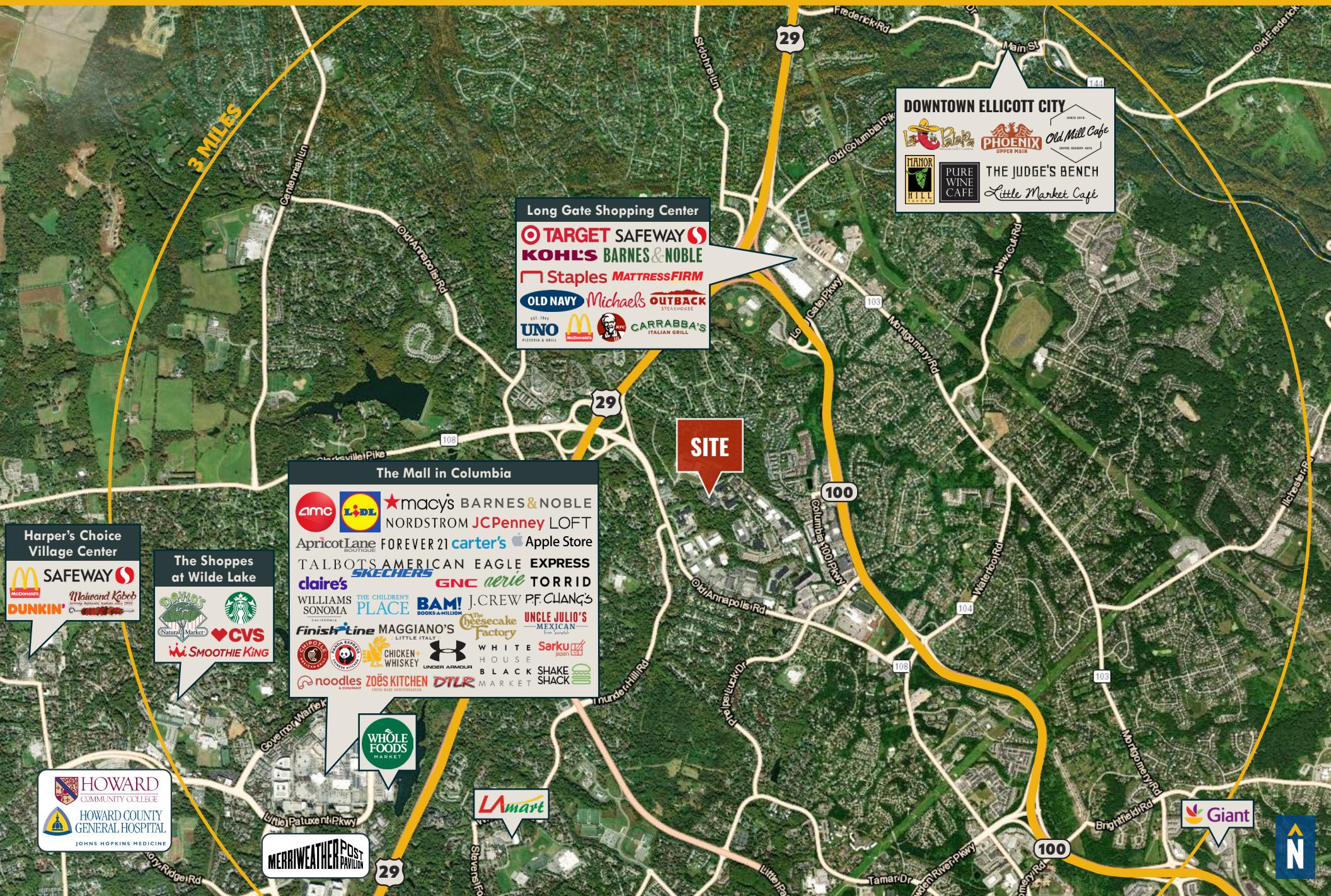
Loft



Second Floor



MARKET AERIAL



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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