

# FOR LEASE

Howard County, Maryland



## MEDICAL OFFICE FOR LEASE

### 8820 COLUMBIA 100 PARKWAY

COLUMBIA, MARYLAND 21045

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**E. Hayes Merkert, SIOR** | Senior Vice President  
☎ 443.798.9344 ✉ [hmerkert@mackenziecommercial.com](mailto:hmerkert@mackenziecommercial.com)

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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# FOR LEASE



Howard County, Maryland

# COLUMBIA 100 CORPORATE CENTER

8820 COLUMBIA 100 PARKWAY | COLUMBIA, MARYLAND 21045

## AVAILABLE

Suite 200: 2,797 sf and 2,549 sf

Suite 201: 5,436 sf

Suite 215: 2,762 sf

Suite 310: 3,504 sf

4th Floor: 1,582 - 9,794 sf

## BUILDING SIZE

96,591 sf

## PARKING RATIO

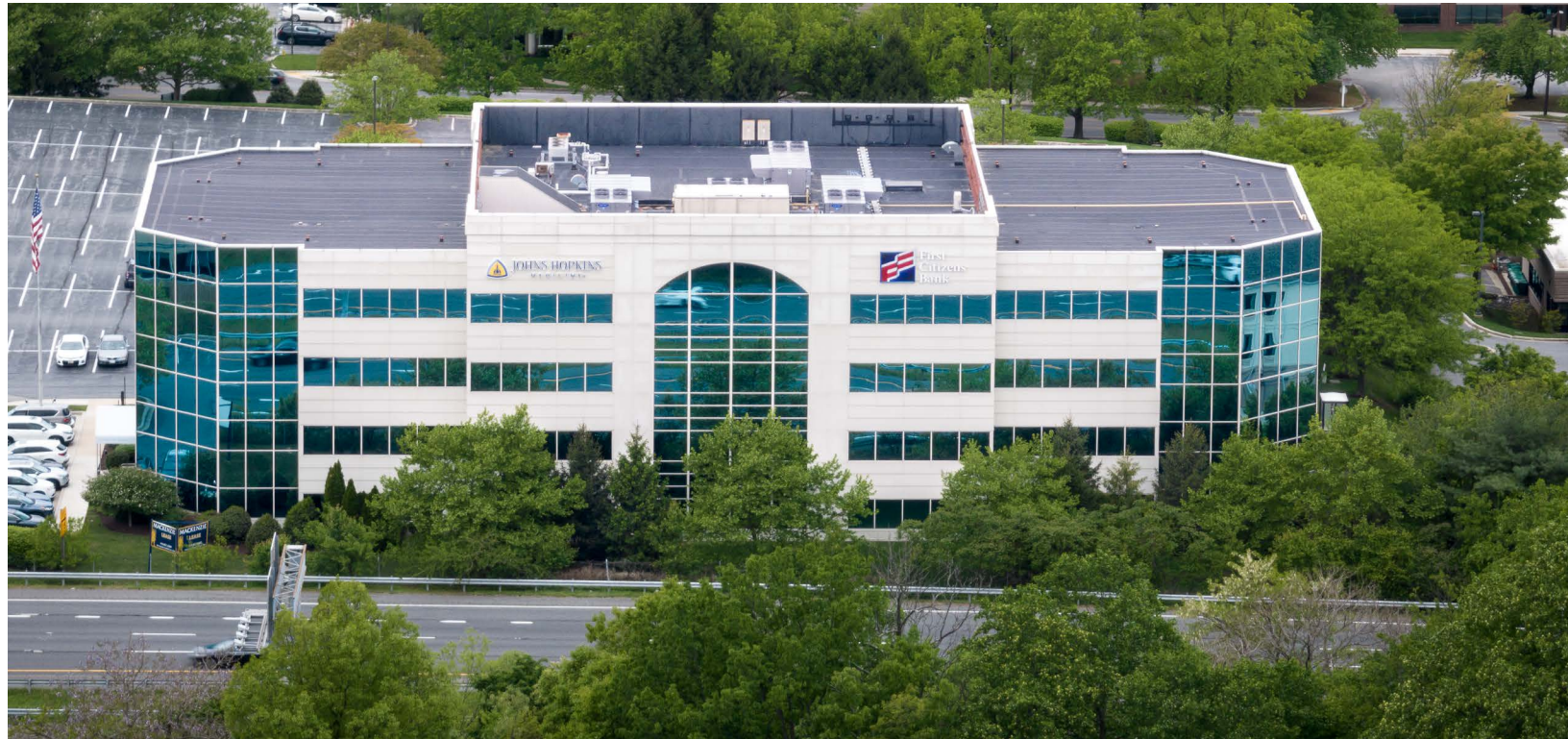
4.4/1,000 sf

## RENTAL RATE

\$23.75/sf Full Service

## HIGHLIGHTS

- ▶ Medical Space Available
- ▶ Highly visible location from Route 100
- ▶ Monument signage available for a large tenant
- ▶ Numerous walkable amenities
- ▶ 9' finished ceiling height or 13' 6" slab to deck
- ▶ Generous parking ratio
- ▶ New Conference Center



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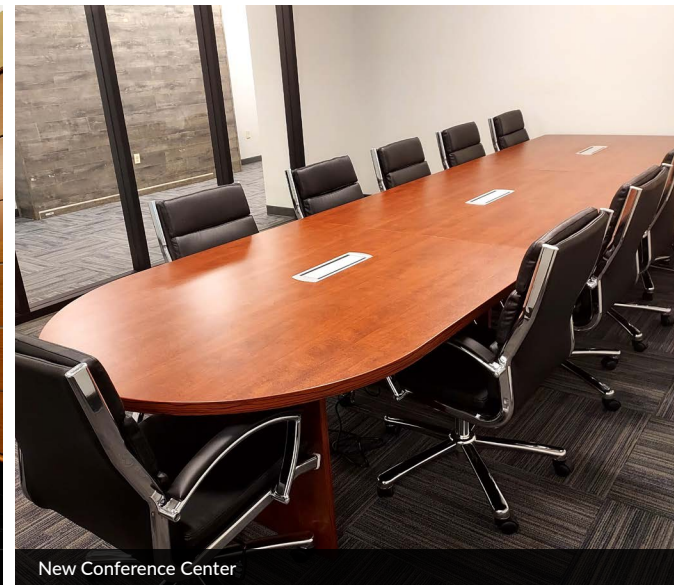
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# INTERIOR PHOTOS

COLUMBIA 100 CORPORATE CENTER | 8820 COLUMBIA 100 PARKWAY | COLUMBIA, MARYLAND 21045



New Conference Center



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# FOR LEASE

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# BIRDSEYE

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# FLOOR PLAN - SECOND FLOOR

COLUMBIA 100 CORPORATE CENTER | 8820 COLUMBIA 100 PARKWAY | COLUMBIA, MARYLAND 21045



# FOR LEASE



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# FLOOR PLAN - THIRD FLOOR

COLUMBIA 100 CORPORATE CENTER | 8820 COLUMBIA 100 PARKWAY | COLUMBIA, MARYLAND 21045



# FOR LEASE

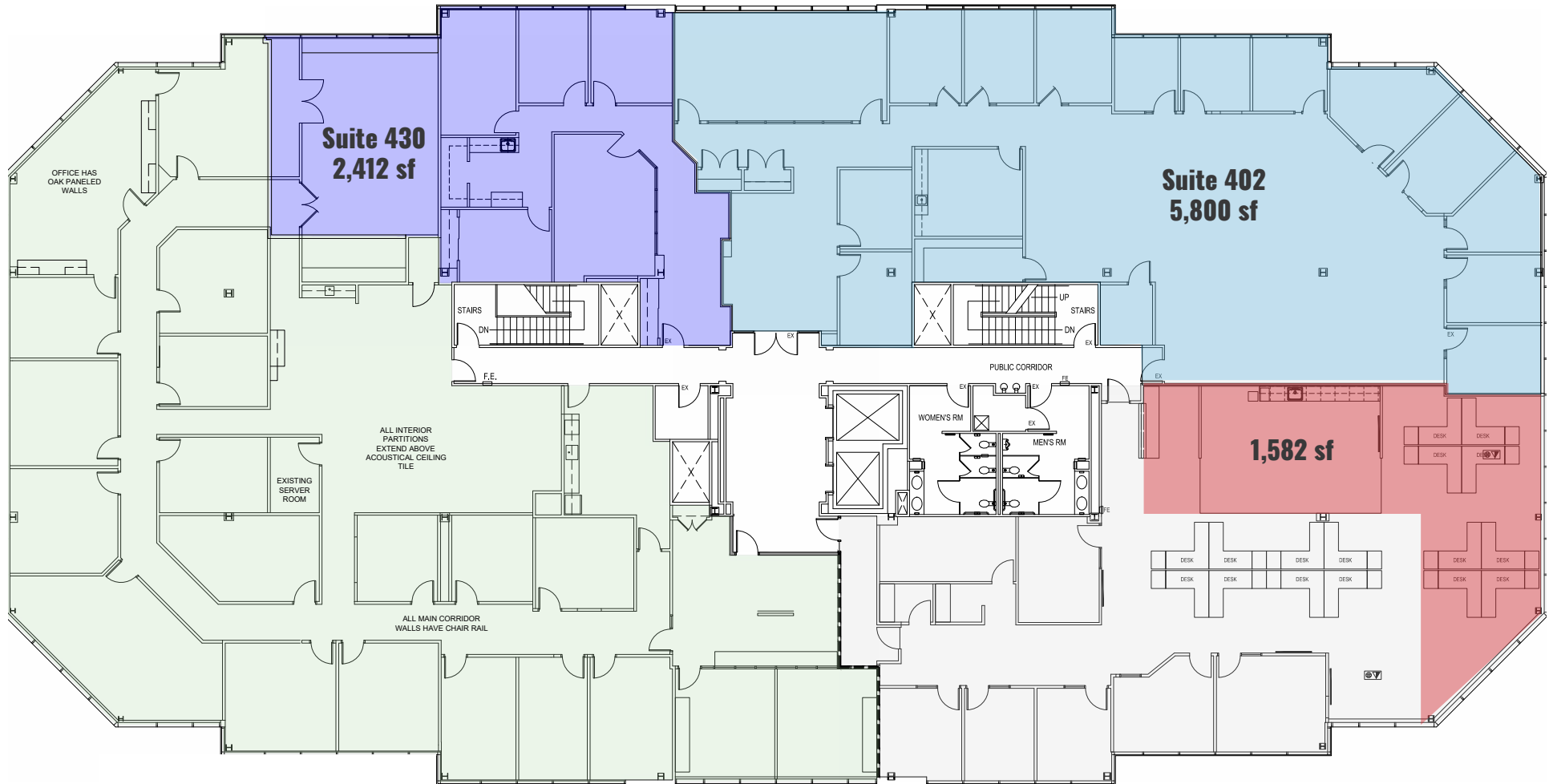


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# FLOOR PLAN - FOURTH FLOOR

COLUMBIA 100 CORPORATE CENTER | 8820 COLUMBIA 100 PARKWAY | COLUMBIA, MARYLAND 21045

Up to 9,794 SF contiguous available







**ADAM NACHLAS, SIOR**

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