



WATERVIEW OFFICE CENTRE

7130 MINSTREL WAY | COLUMBIA, MARYLAND 21045

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Excellent central corridor, Columbia location
- Generous build-out allowance
- On-site property management
- Restaurant in building
- Café, wellness/yoga/massage and physical therapy on-site

AVAILABLE:

SUITE LL120: 2,771 SF**
SUITE 225: 2,100 SF
**Direct exterior entry overlooking
Broken Land Parkway**

PARKING:

4.00/1,000 SF

ZONING:

NT (NEW TOWN)

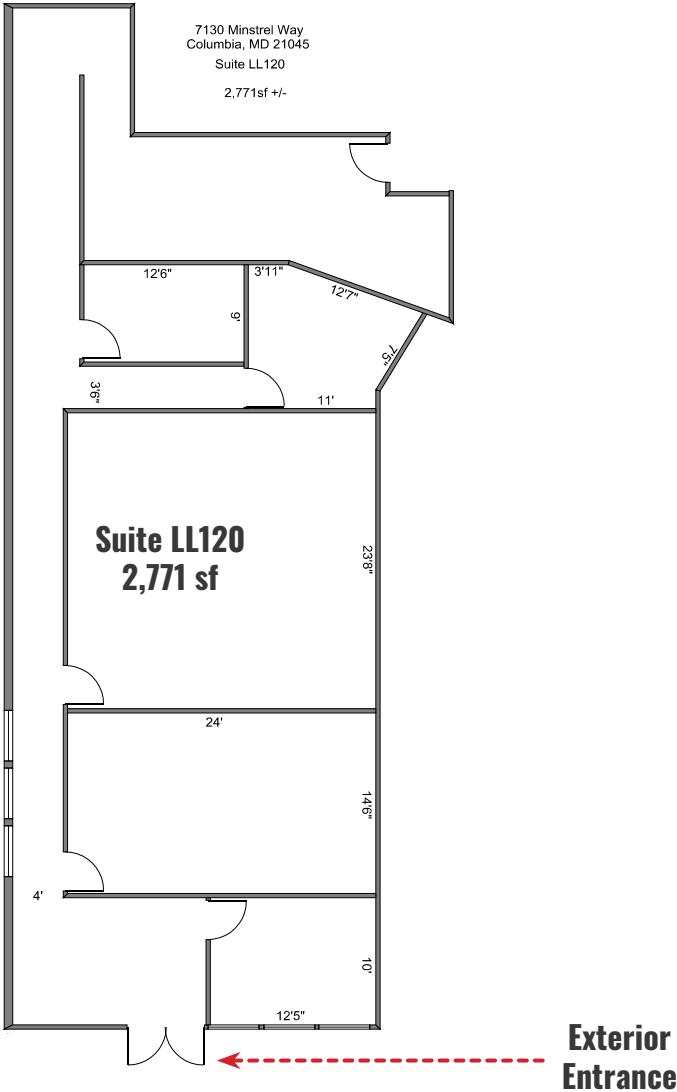
RENTAL RATE:

\$21.00/SF, FS

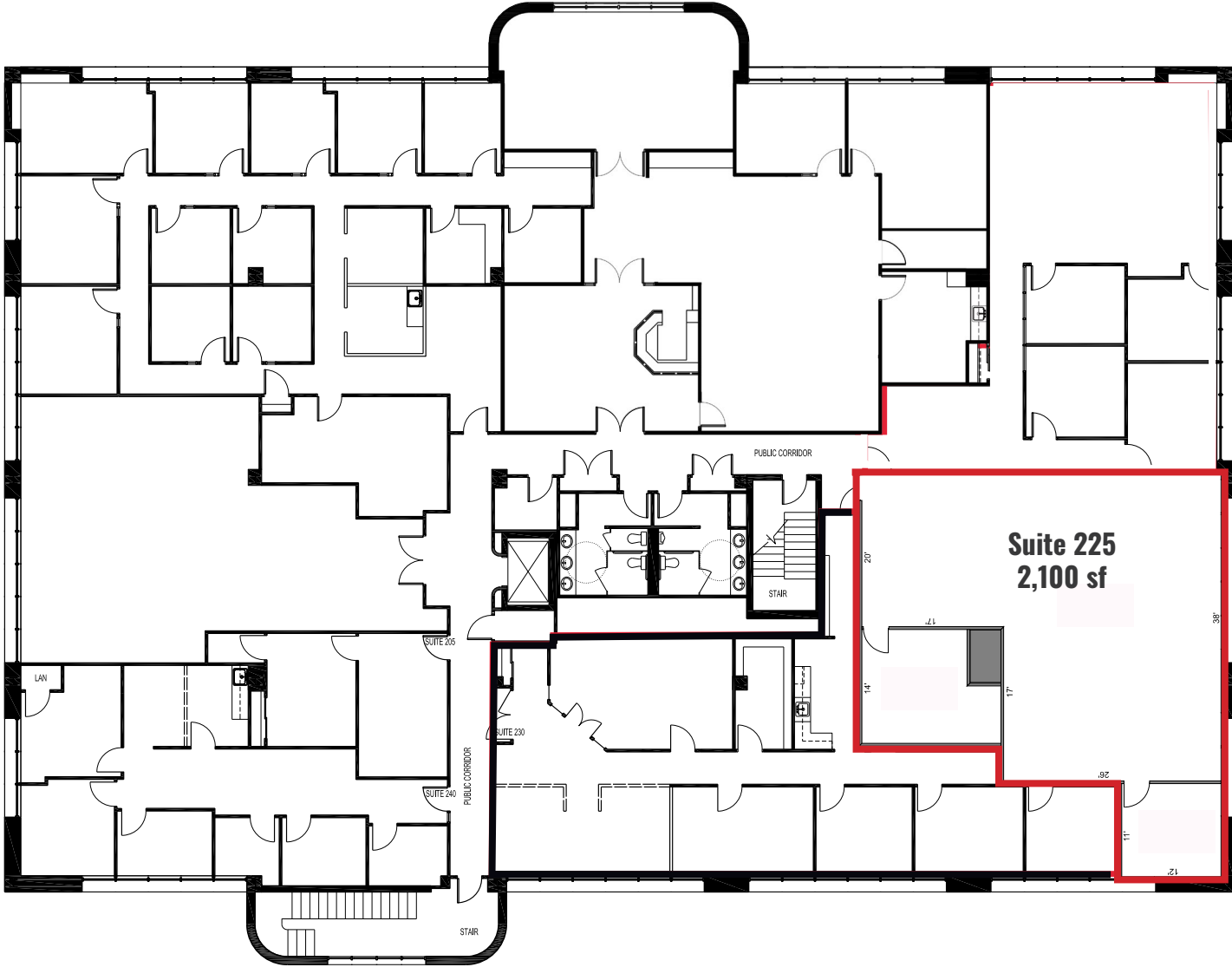


GOOGLE STREET VIEW

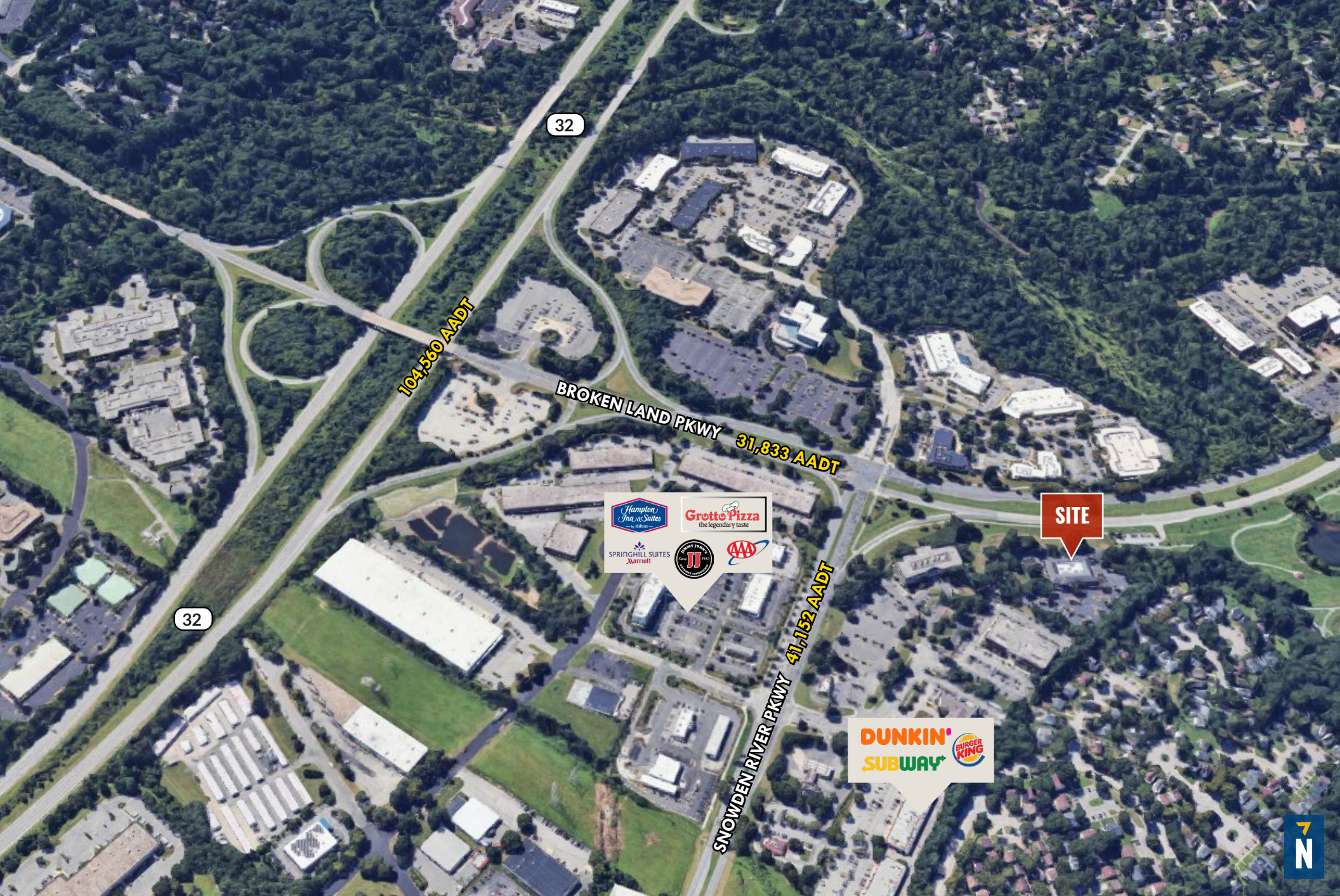
FLOOR PLAN



FLOOR PLAN



LOCAL BIRDSEYE



32

104,560 AADT

BROKEN LAND PKWY 31,833 AADT

SITE

32

SNOWDEN RIVER PKWY 41,152 AADT

Hampton Inn & Suites
Grotto Pizza
Springhill Suites
AAA
JJ

DUNKIN'
SUBWAY
BURGER KING



FOR MORE INFO CONTACT:



BETHANY HOBBS

SENIOR REAL ESTATE ADVISOR

410.953.0359

BHOBBS@mackenziecommercial.com



CHRIS BENNETT

EXECUTIVE VICE PRESIDENT & PRINCIPAL

410.953.0352

CBENNETT@mackenziecommercial.com



MORGAN WIMBROW

REAL ESTATE ADVISOR

410.494.4846

MWIMBROW@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

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