

RIVERS BUSINESS COMMONS

8945-8975 GUILFORD ROAD

COLUMBIA, MARYLAND



4 CLASS A OFFICE BUILDINGS | 102,506 SF

3.9 YEARS OF WALT | DIVERSE TENANT MIX

BUY BUILDINGS SEPARATELY OR AS PORTFOLIO

EXECUTIVE SUMMARY

Newmark is pleased to offer for sale the 100% fee simple interest in **Rivers Business Commons**, a 102,506 square foot, 84% leased, four (4) building office portfolio in Columbia, Maryland.

This offering is an **excellent opportunity for either an investor or user** to acquire a highly functional, well-maintained, single-story office product in the heart of the Baltimore-Washington Corridor. Each suite has its own direct access, providing minimal common area alongside maximum security and privacy for each tenant.

Currently, 84% leased, **the Portfolio provides multiple avenues to add value**, including enhancing the already existing medical office tenancy, future condominium conversion, or a campus location for a large user.

Seller will accept offers on individual properties or together as a Portfolio.

Rivers Business Commons (the "Property") boasts a diverse tenant roster, abundant parking, and low cost of ownership. The Property is ideally located in Howard County, the third wealthiest county in the nation, providing quick and easy access to countless nearby amenities.



INVESTMENT HIGHLIGHTS



TOTAL SPACE
102,506 SF



WALT
3.9 YEARS



4 BUILDINGS
BUILDINGS CAN BE SOLD
INDIVIDUALLY OR AS A
PORTFOLIO



LEASED
84%



DIVERSE
TENANT ROSTER



LOCATION
HEART OF THE BALTIMORE-
WASHINGTON CORRIDOR



SIGNIFICANT DISCOUNT
TO REPLACEMENT COST



PORTFOLIO BREAKDOWN

Address	City	State	Square Footage	Occupancy	# Tenants	WALT
8945 Guilford Rd	Columbia	MD	25,329	84.4%	3	3.0 years
8955 Guilford Rd	Columbia	MD	27,014	94.9%	7	3.4 years
8965 Guilford Rd	Columbia	MD	29,792	79.6%	6	5.8 years
8975 Guilford Rd	Columbia	MD	20,371	75.9%	2	3.8 years
Total / Wtd. Averages			102,506	84.1%	18	3.9 years

NEARBY AMENITIES

<p>1</p> <p>OWEN BROWN VILLAGE CENTER</p>	<p>2</p> <p>COLUMBIA CROSSING</p>	<p>3</p> <p>SNOWDEN SQUARE</p>
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EXCELLENT LOCATION

<p>Columbia Town Center</p> <p>4</p> <p>MILES</p>	<p>JHU Applied Physics Lab</p> <p>5</p> <p>MILES</p>	<p>National Security Agency</p> <p>6</p> <p>MILES</p>
<p>Fort George G. Meade</p> <p>6.5</p> <p>MILES</p>	<p>Baltimore Beltway</p> <p>11</p> <p>MILES</p>	<p>DC Beltway</p> <p>12</p> <p>MILES</p>

BALTIMORE CITY



Wegmans



SPRINGHILL SUITES
BY MARRIOTT

3 SNOWDEN SQUARE

2 COLUMBIA CROSSING



PARK & RIDE



8965 GUILFORD ROAD

8955 GUILFORD ROAD

8975 GUILFORD ROAD

Broken Land Parkway

8945 GUILFORD ROAD

SITE PLAN





8945 GUILFORD ROAD

8955 GUILFORD ROAD

VACANT
SUITE 200
1,378 SF

8965 GUILFORD ROAD

VACANT
SUITE 100
2,770 SF
LOWER LEVEL

8975 GUILFORD ROAD

VACANT
SUITE 145
3,955 SF

VACANT
SUITE 290
2,770 SF

VACANT
SUITE 190
4,910 SF

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COLUMBIA, MARYLAND

NEWMARK

