

FOR LEASE



9123 Old Annapolis Road, Columbia, MD 21045



9123 OLD ANNAPOLIS ROAD



Office & Executive
Suites Available

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HIGHLIGHTS

- Join Subway Now Open / a Mixed Use Building
- Renovation completed
- Natural light in every space
- Directly across from new Howard County Courthouse re-development
- Ideal office space for attorneys in Howard County
- Executive suites & small office available plus use of shared conference room
- Signage opportunity along Rt. 108
- Outdoor seating available for retail users
- Only building of it's kind on Rt. 108
- High density residential and office population

OFFERING



FOR LEASE

EXECUTIVE SUITES

Suite 201	± 1,301 SF
Suite 303	± 120 SF
Suite 306	± 120 SF
Suite 307	± 164 SF
Suite 308	± 165 SF

TRADITIONAL OFFICE SUITES

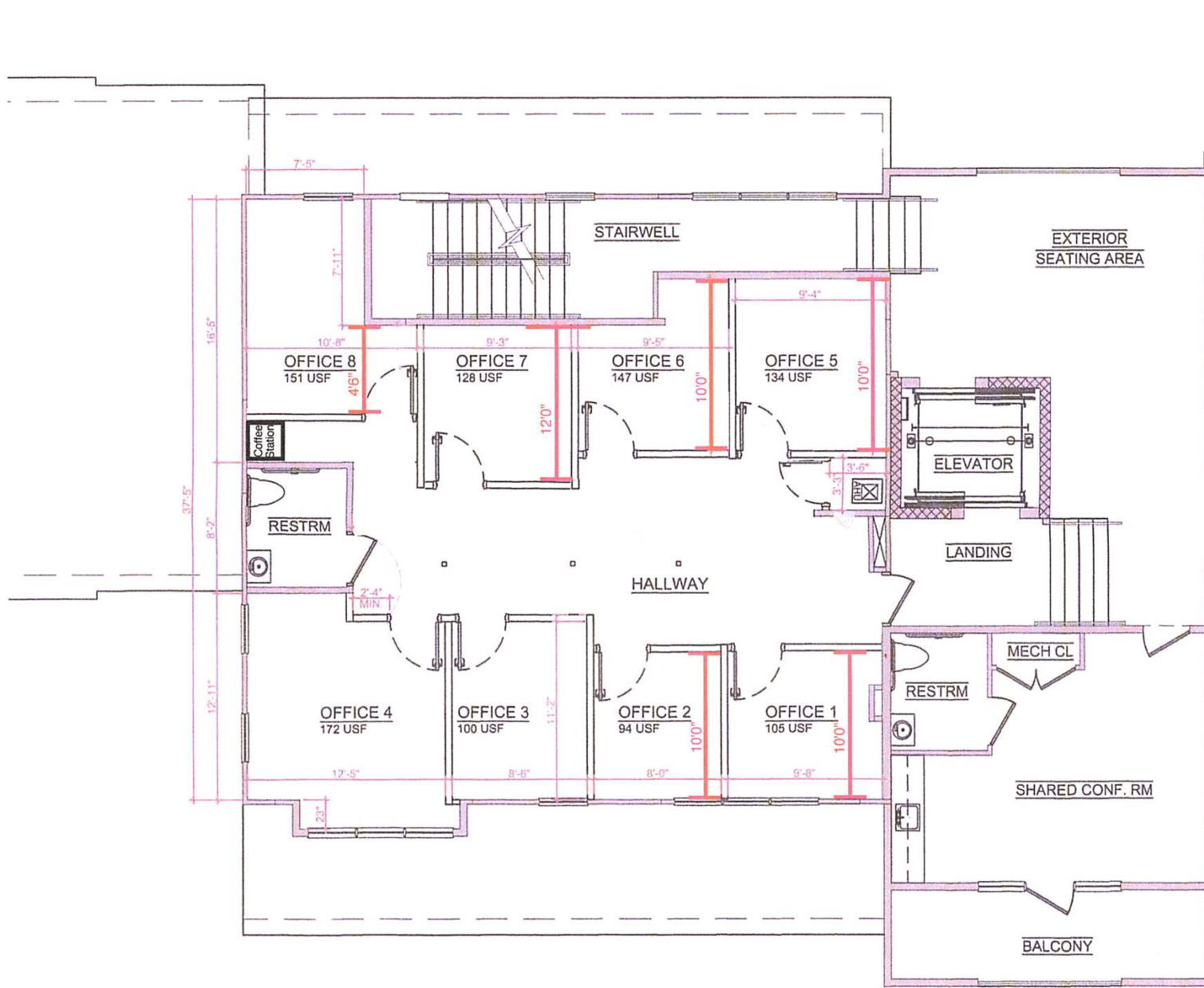
Suite 203	± 1,147 SF Rentable
Suite 204	± 1,295 SF Rentable



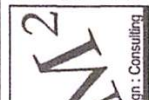
PHOTO PAGE



FLOOR PLAN - SUITE 201



Design Consulting Space Planning Project Management Retail Hospitality Residential	Project: COLUMBIA STATION - SUITE 201 - Retail for Lease 9123 Old Annapolis Road, Columbia, Md 21045	Drawing Title: OFFICES LAYOUT SPACE PLAN	Sheet No: SP 1.0
	Plot Date: 07/31/2023	Scale: 1/8" = 1'-0"	Design Consulting 14817 Fernham Lane Columbia, MD 21017 443.912.3970 www.m2designconsult.com



FLOOR PLAN - SUITE 203 & 204



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 410.228.9699 ext
 410.928.4433 fax

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number: 12874, expiration date: 12/31/2015.

PROJECT NAME: CHOICE RECOVERY
 800 ROUTE 108 OLD ANNAPOLIS ROAD
 COLUMBIA, MD 21045

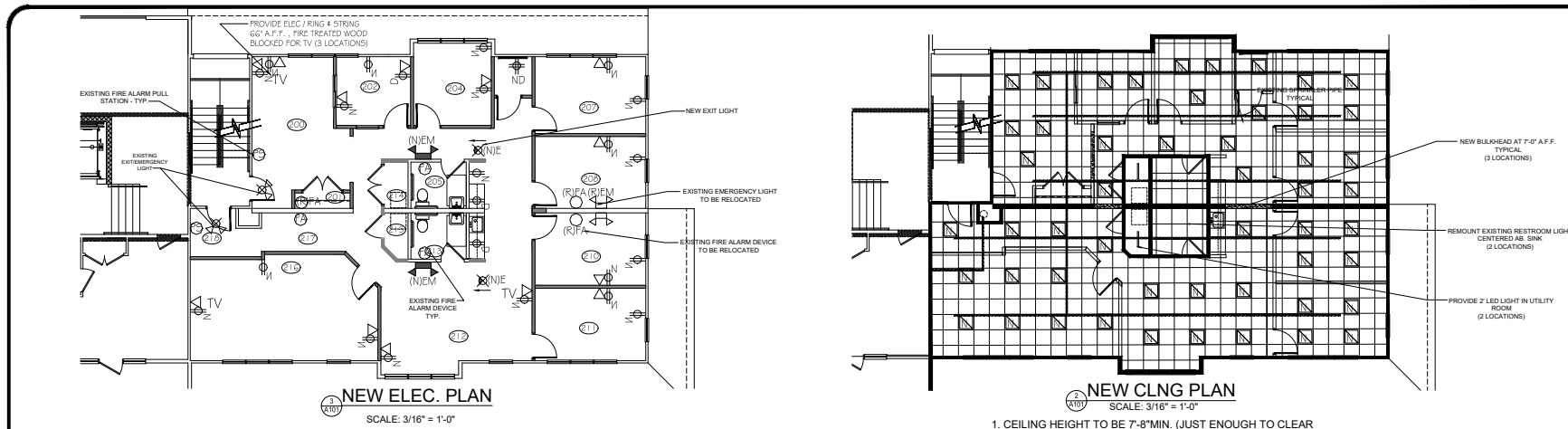
ISSUE DATE	PERMIT
10-26-10	PERMIT

THE CONCEPTS, DESIGN, DRAWINGS AND IMAGES ARE INTENDED ONLY FOR THE PROJECT SPECIFIED ON THESE SHEETS AND THE SCALE ASSOCIATED THEREWITH. HOFMANN ASSOCIATES, INC. THEY ARE NOT TO BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN PERMISSION BY HOFMANN ASSOCIATES, INC.

NEW WORK FLOOR & CLNG PLANS

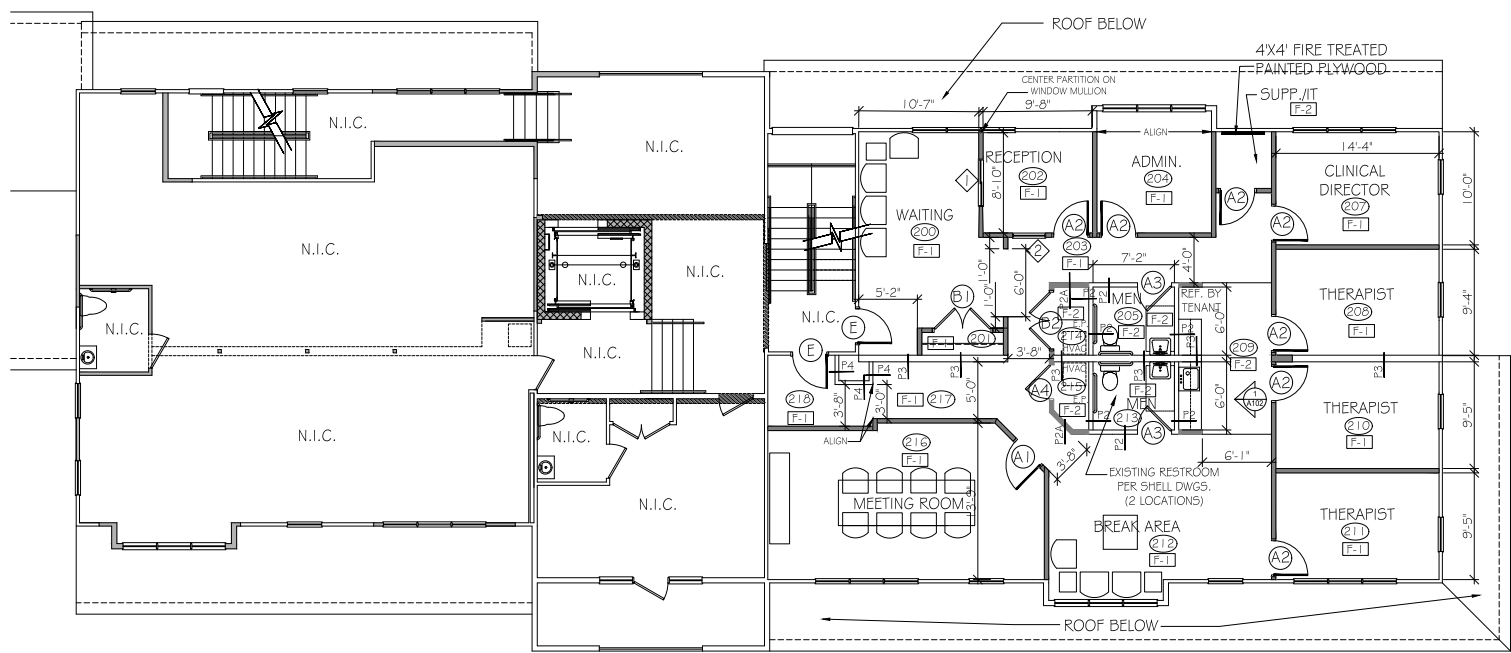
A101

project #: 19-070



1. ALL DRYWALL IS EXISTING ALONG PERIMETER. REMOVE AND REPAIR AS REQUIRED TO INSTALL OUTLETS.
2. REMOVE (4) ELECTRIC UNIT HEATERS BACK TO SOURCE AND RETURN TO OWNER.
3. REMOVE (4) TEMPORARY LIGHTS BACK TO SOURCE

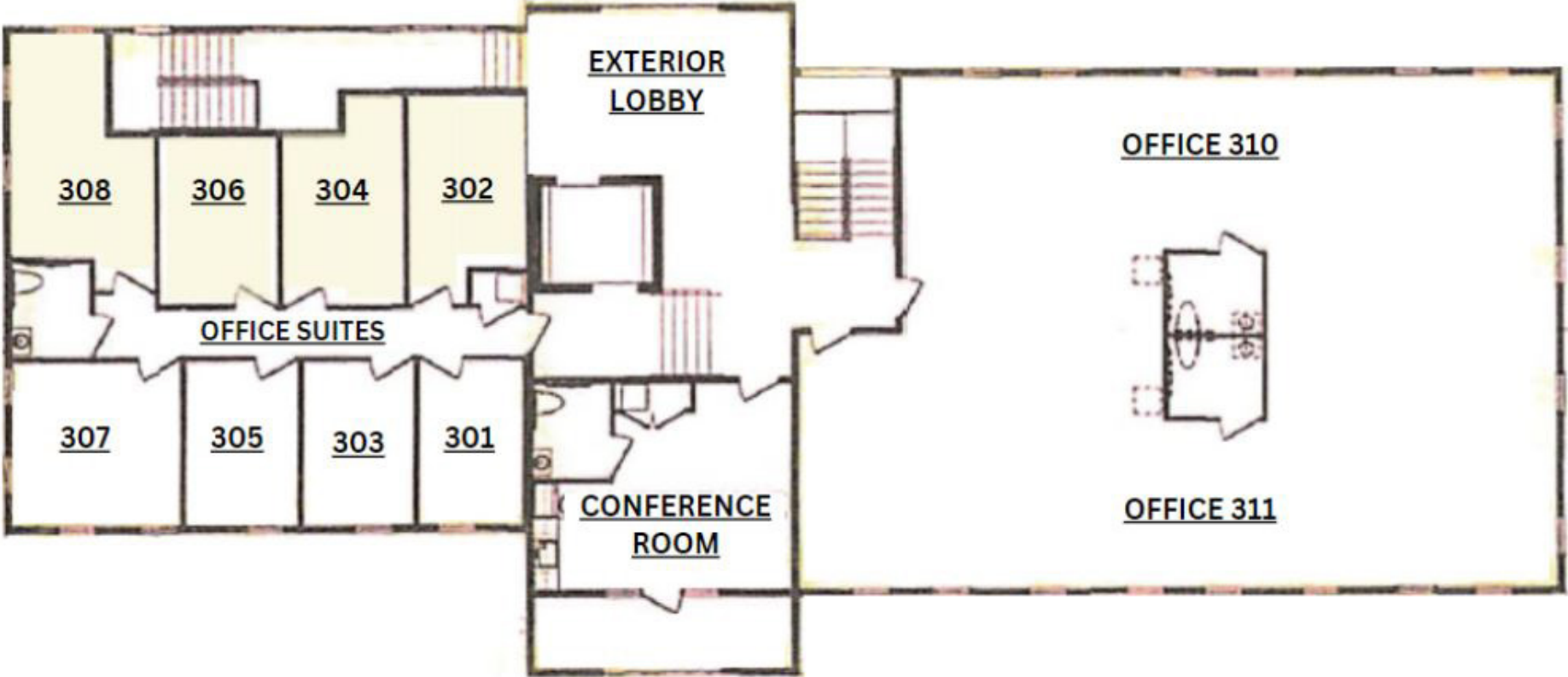
1. CEILING HEIGHT TO BE 7'-8" MIN. (JUST ENOUGH TO CLEAR SPRINKLER PIPES)
2. FROM FINISH FLOOR TO BOTTOM OF JOIST IS 8'-2".
3. ALL LIGHTS TO BE 2X2 LED SYLVANIA LIFUD MODEL LF-GMD045Y(B)(P)0950U
4. WALLS SHOWN SOLID ON THIS PLAN BREAKS CEILING GRID



NEW WORK FLOOR PLAN - SECOND FLOOR
 SCALE: 1/4" = 1'-0"

1. PROVIDE ALTERNATE PRICE TO INSULATE ALL THE WALLS WITH FIBERGLASS BATT INSULATION.
2. PROVIDE ALTERNATE PRICE FOR ICE MAKER BOX FOR TENANT SUPPLIED REFRIGERATOR.
3. RESTROOM ROUGH-INS ARE INSTALLED ONLY. GC TO VERIFY EXISTING CONDITIONS. INSTALL ALL FIXTURES AND ACCESSORIES PER H.C.R.R. DETAILS SHEET A102

FLOOR PLAN - 3RD FLOOR



RETAILER MAP

