

# FOR LEASE

## 8945 GUILFORD ROAD

COLUMBIA, MARYLAND

### SUITES FROM 1,680 TO 14,222 SF



#### Property Highlights

- \$21/SF Full Service
- Class A Medical and Office Space
- Single-Story Building with Direct Suite Entry
- Excellent Parking- 4.1 spaces per 1,000 SF with additional shared spaces available
- Tranquil Setting with Courtyard and Pond
- Great Access to I-95, MD-29 and MD-32, and I-295 (Baltimore-Washington Parkway)
- Located within Amenity-Rich Columbia

**301-337-4700**

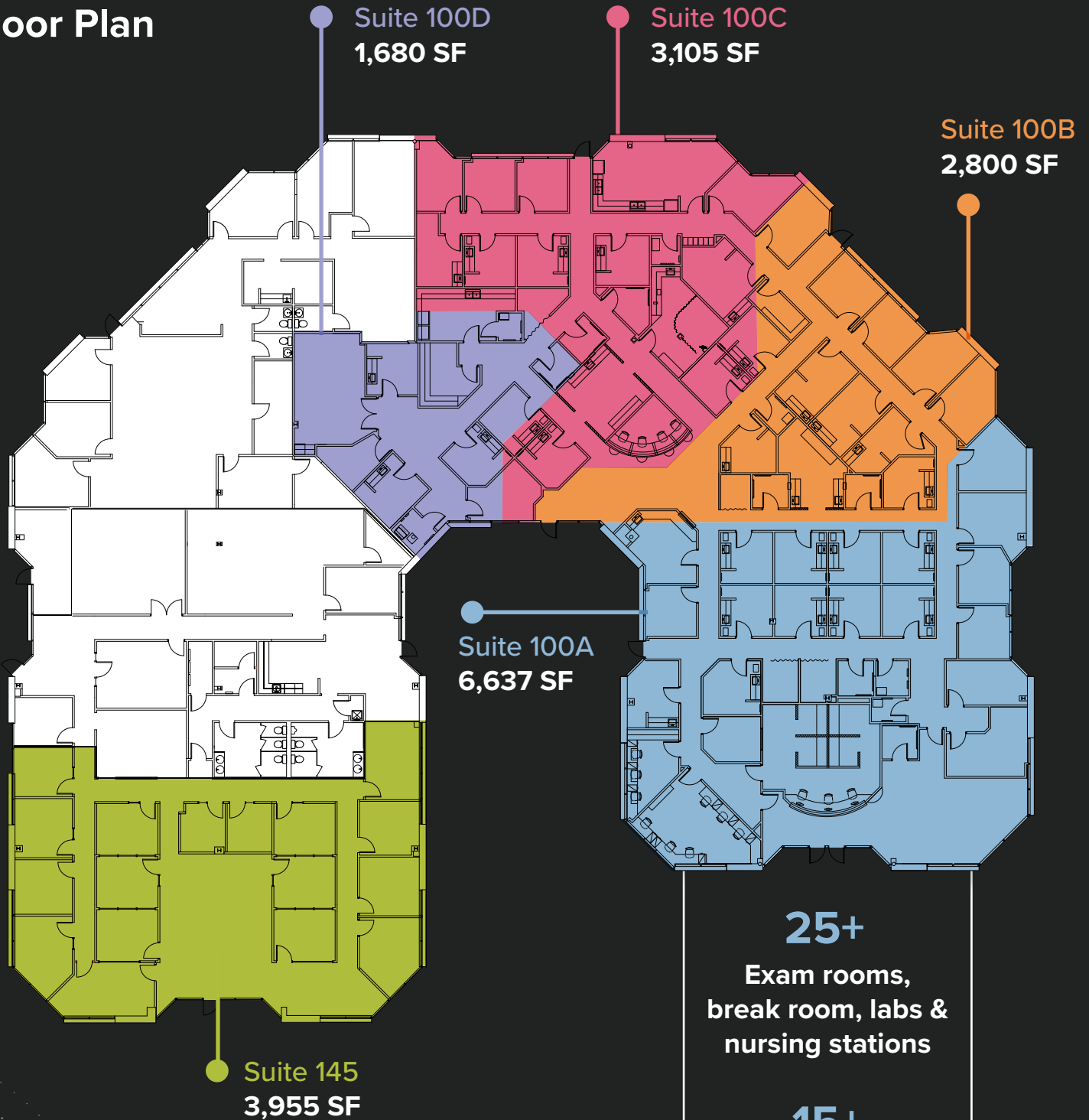
[www.scheerpartners.com](http://www.scheerpartners.com)

#### River Business Commons





# Floor Plan



**25+**  
Exam rooms,  
break room, labs &  
nursing stations

**15+**  
Private Offices

**33**  
Sinks

**8**  
Bathrooms





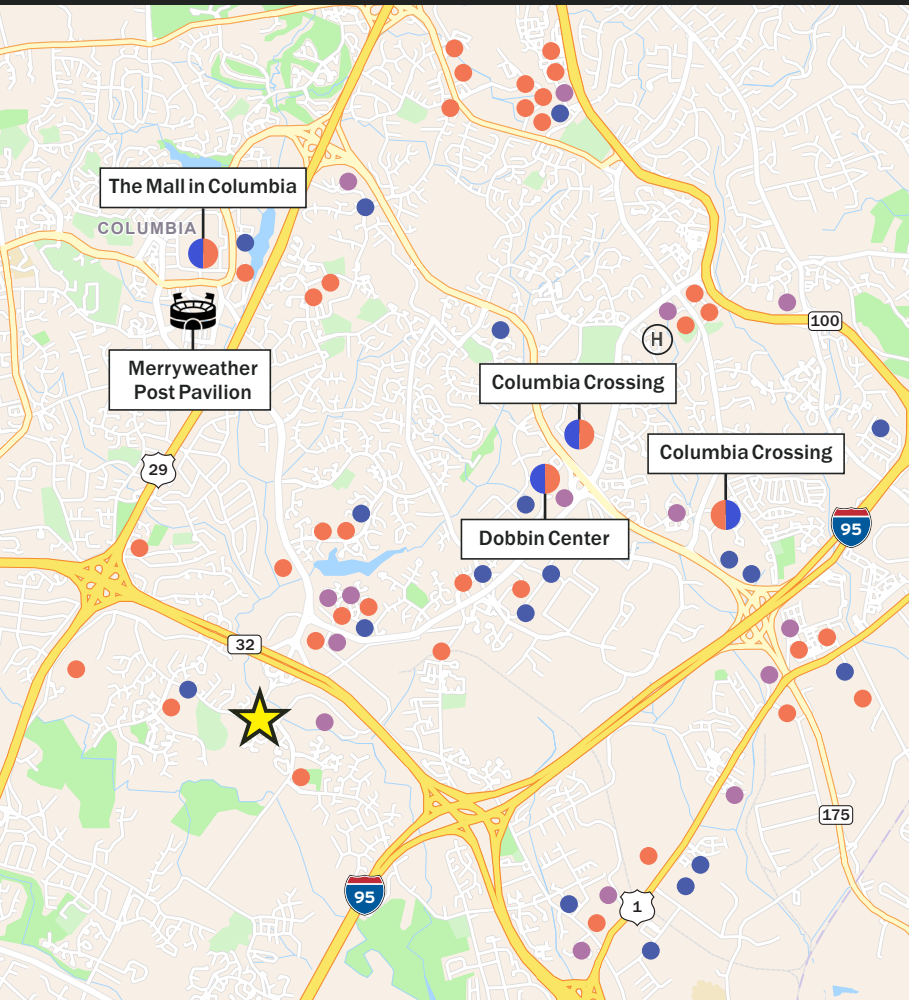
# Building Images





## Location Overview

8945 Guilford Rd is centrally located within the Baltimore-Washington Corridor and has great access to I-95 and other arteries within the region such as MD-100, MD-32, and MD-29. Situated within the 4-building River Business Commons, 8945 Guilford Rd enjoys a calm campus-like setting including a beautiful pond and courtyard. All the many amenities of Columbia are just minutes away, including a vast array of restaurants, shopping, and entertainment.



### Retail

#### The Mall in Columbia

- Nordstrom
- Macy's
- Apple
- Barnes & Noble
- JCPenney
- Under Armour
- Talbots
- Sephora
- Williams-Sonoma
- AT&T
- Sunglass Hut
- American Eagle

#### Dobbin Center

- Walmart
- GameStop
- T-mobile
- Lane Bryant
- Planet Fitness
- Advanced Auto Parts
- Ross Dress for Less

#### Columbia Crossing

- Target
- Old Navy
- T.J. Maxx
- REI
- Mattress Warehouse
- J-Crew Factory
- The Vitamin Shoppe
- Sally Beauty
- CVS Pharmacy
- PNC Bank

#### Seven Oaks Shopping Center

- Weis
- Trader Joe's
- Costco
- Best Buy
- Ulta Beauty
- Royal Farms
- Golf Gxaxy

### Restaurants

- Texas Roadhouse
- Mango Grove
- Panera Bread
- Chick-fil-a
- Red Robin
- Abby's Market
- Sushi Nari
- Krispy Krunch Chicken
- Jimmy John's
- Chipotle
- McDonald's
- Sonoma's Bar & Grill
- Nourishing Journey
- Subway
- Ihop
- Upper Crust Pizzeria
- Sindy's Deli & Cafe
- Wendy's
- Dunkin'
- Tino's Italian Bistro
- Wings Sports Cafe
- Spice n Curry
- Philly's Best Pizza
- Domino's Pizza
- Victoria Gastro Pub
- STar bucks
- Coal Fire Pizza
- Little Caesars
- The Ale House
- Lucky China Inn

### Hotels

- WhyHotel
- Hamptons Inn
- Baywoods
- Spring Hill Suites
- Extended Stay America
- Holiday Inn
- Sleep Inn
- Hilton Garden

### Contact Us

#### Dave Edgerley

Senior Vice President, Brokerage & Acquisitions

301.943.9762

dedgerley@scheerpartners.com

#### Andrew Borsa

Senior Associate

240.315.3103

aborsa@scheerpartners.com

15245 Shady Grove Rd, Suite 210 North, Rockville, MD 20850

**301.337.4700**

[www.scheerpartners.com](http://www.scheerpartners.com)