

# 3,500 SF OFFICE SPACE AVAILABLE FOR LEASE

📍 10000 Old Columbia Rd  
Columbia, MD 21046

## AVAILABLE SPACE

- ±3,500 SF professional office space
- Private entrance with direct access from the parking lot
- Large conference room, multiple private offices, and open work area
- Dedicated in-suite HVAC and private restroom

## PROPERTY HIGHLIGHTS

- Prominent first-floor location in a well-maintained office building
- Bright, modern interior with excellent natural light
- Ample surface parking for employees and visitors
- Conveniently located near Columbia Town Center, shopping, and dining
- Quick access to Route 29, Route 32, and I-95 — ideal for commuters across Howard, Anne Arundel, and Montgomery Counties

## LEASE INFORMATION

- Competitive lease rates
- Ideal for professional services, medical, or administrative uses
- Triple Net Lease



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*All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.*

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## FLOOR PLAN



### AVAILABLE

■ SUITE 1  
3584 SF

■ SUITE 2  
4160 SF

■ SUITE 3  
2466 SF

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## MIDRANGE AERIAL



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