

NAIklb



# WOODMERE

9881 BROKEN LAND PARKWAY | 9891 BROKEN LAND PARKWAY  
COLUMBIA, MD 21046

OWNED BY:

**ABRAMS**  
DEVELOPMENT GROUP



# CLASS A BUILDINGS

## CLEAN & MODERN

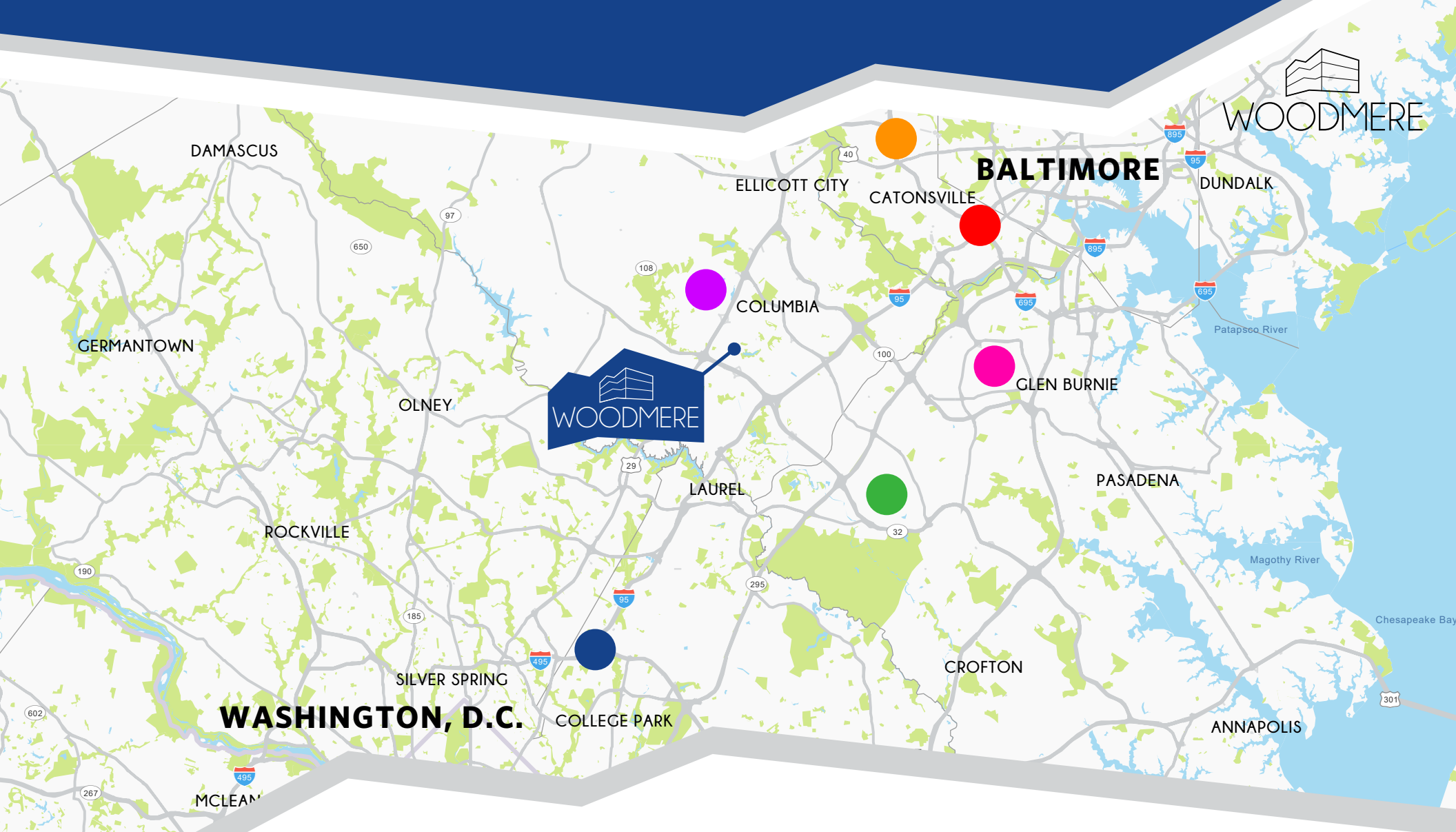
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Woodmere is a premier Class A office park in a strategically located area. The buildings total 125,000 SF and are currently undergoing capital improvements to provide more value to its tenants. Woodmere is right off Route 32 with easy access to Downtown Columbia and I-95. Tenants can take advantage of modern and well-maintained office spaces with extensive window lines and an abundance of free parking.

### HIGHLIGHTS

- ◇ 3-10 year lease terms available
- ◇ Move-in-ready suites with private offices
- ◇ On-site management
- ◇ 3.3/1,000 SF parking ratio
- ◇ On-site conference & fitness center
- ◇ Private balconies in select suites



# *DRIVETIMES*

- |   |  |   |
|---|--|---|
| Social Security Administration / 15 minutes  | NSA & Fort Meade / 17 minutes   | BWI Airport / 21 minutes       |
| Washington Beltway / 18 minutes              | Baltimore Beltway / 14 minutes  | Downtown Columbia / 7 minutes  |



# *SUITE AVAILABILITIES*

9881 BROKEN LAND PARKWAY

Suite 301 - 2,729 SF

9891 BROKEN LAND PARKWAY

Suite 101 - 2,347 SF





## AMENITIES

Woodmere is in the heart of Columbia MD and is considered the midpoint between Baltimore City and Washington D.C. Being just minutes from Downtown Columbia, Columbia Mall and the upcoming “Merriweather District”, provides the area with a live/work/play atmosphere for years to come. Woodmere is also going to benefit from two upcoming retail developments focusing on food service that will be within walking distance.



CONFERENCE CENTER



CONFERENCE CENTER



LOBBY AREA



GYM



GYM



GYM



WOODMERE

# *YOUR CONTACTS*

**CHARLES A. BREITENOTHER**

443-574-1422

[cbreitenother@klnb.com](mailto:cbreitenother@klnb.com)

**SPENCE DAW**

443-574-1429

[sdaw@klnb.com](mailto:sdaw@klnb.com)

**AUSTIN EBER**

443-574-1414

[aeber@klnb.com](mailto:aeber@klnb.com)

**NAI klnb**

9881 Broken Land Parkway, Suite 300  
Columbia, MD 21046