

# 10245

## OLD COLUMBIA ROAD

COLUMBIA, MD 21046



**FOR SALE**

**7,838 SF OFFICE CONDOMINIUM**

**CUSHMAN & WAKEFIELD**

# PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to present a unique single-story office condominium in the heart of Columbia, MD.

Located in the Rivers Corporate Park, Howard County, 10245 Old Columbia Road represents a niche opportunity for an Owner-Occupant to purchase at a significant discount to replacement cost.

Built in 1985 (Renovated 2010), the central location and functional building have allowed the prior owner to serve its customers in the greater metro area.

The site boasts 69 striped, onsite parking spaces, including an exclusive EV station, commanding a standout branding presence on the corner of Old Columbia and Guilford roads. The interior is highlighted with a large conference room, private offices, and open administrative and workstation area.

<b>Address</b>	10245 Old Columbia Road, Columbia, MD 21046
<b>Business Park</b>	Rivers Corporate Park
<b>Lease Description</b>	Rivers Corporate Park Parcel E-2, Condominium Unit B
<b>Condominium Size</b>	18,358 SF (Units A & B)
<b>Condominium Unit Size</b>	Unit B: 7,838 SF
<b>Land Area</b>	2.55 Acres
<b>Year Built</b>	1985 (Renovated 2010)
<b>Type</b>	Single-story office, brick on block/steel frame
<b>Sprinklers</b>	Fully sprinklered - Wet
<b>HVAC</b>	Heating & cooling central (New HVAC 2010)
<b>Parking</b>	69 marked spaces (3.65:1000 ratio)
<b>Zoning</b>	NT, New Town
<b>Utilities</b>	Public water & sewer, electric, natural gas
<b>Roof</b>	New roof installed 2010 (30 years life expectancy)



## OFFERS ARE TO BE SUBMITTED TO:

ANDREW SMITH  
Senior Director  
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Mobile: +1 410 804 8194  
andrew.j.smith@cushwake.com





10245 OLD COLUMBIA ROAD

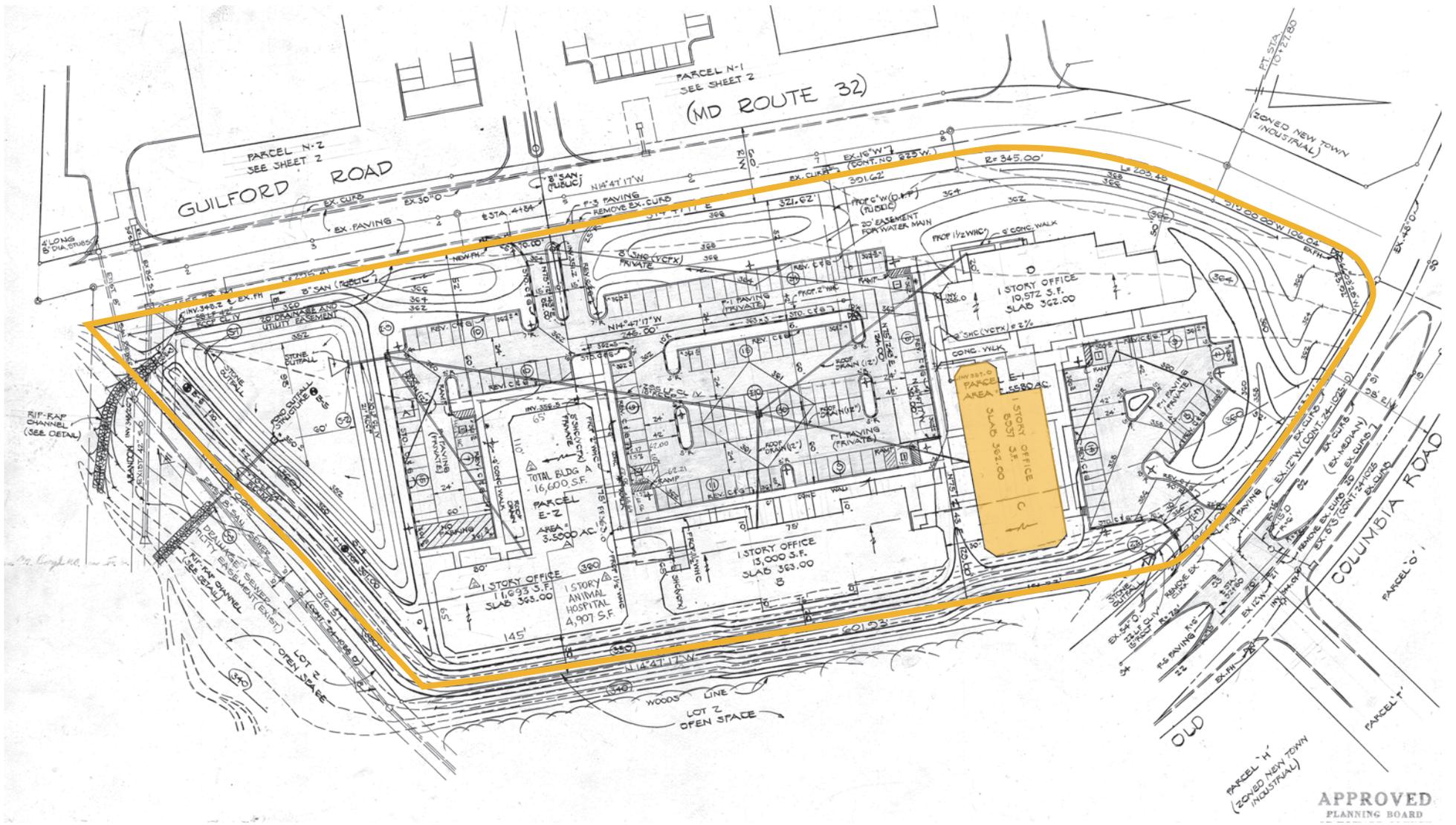
GUILFORD ROAD

RIVERS CORPORATE PARK

OLD COLUMBIA ROAD

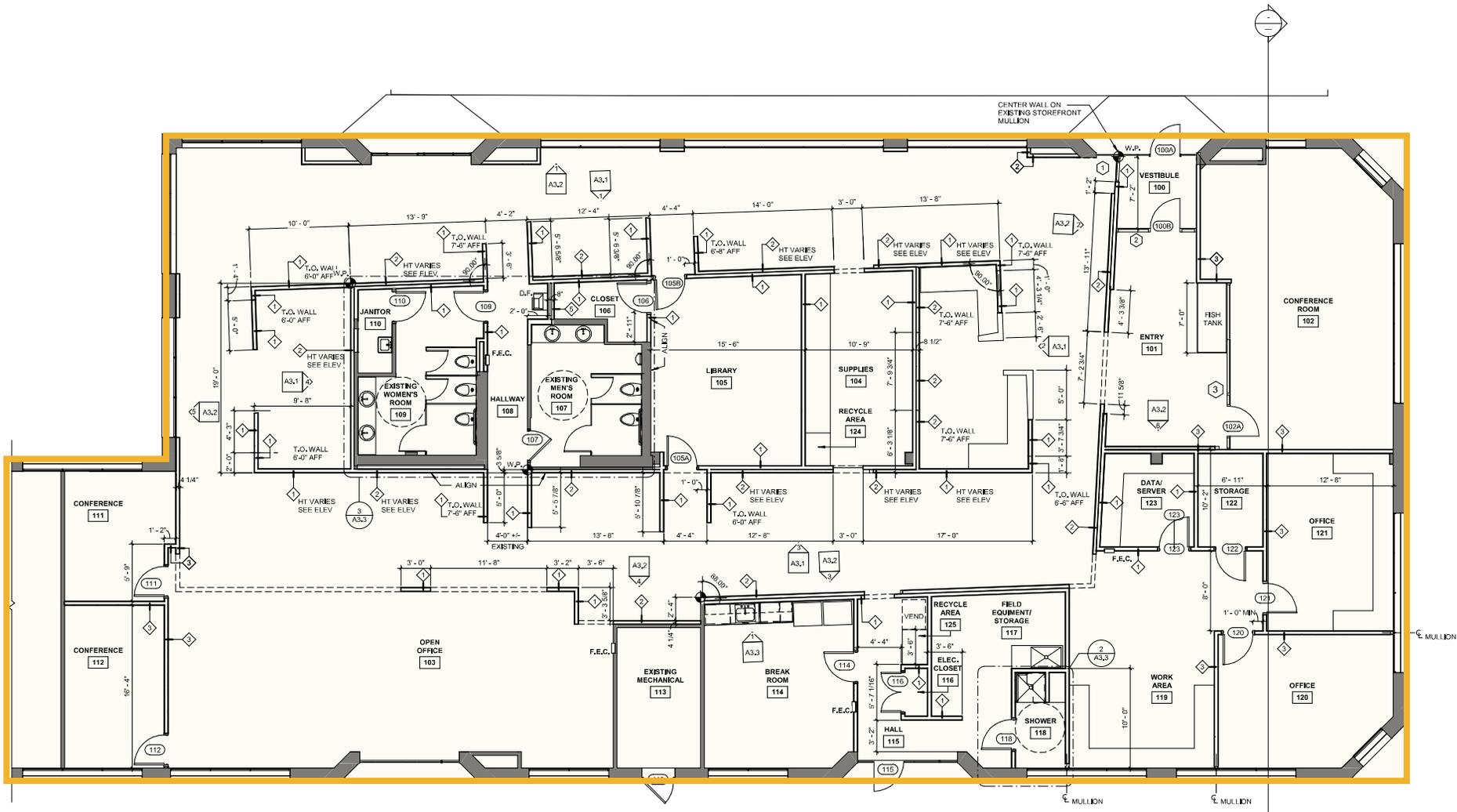
AERIAL VIEW

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# SITE DEVELOPMENT PLAN

**10245**  
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# FLOOR PLAN



# PHOTO GALLERY

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## DRIVE TIMES

JHUAPL	10 MINS
FT. MEADE	15 MINS
BWI AIRPORT	25 MINS
BALTIMORE CITY	30 MINS
WASHINGTON DC	60 MINS

**10245 OLD COLUMBIA ROAD**

**JOHNS HOPKINS  
UNIVERSITY  
APPLIED PHYSICS  
LABORATORY**

**JOHNS HOPKINS  
HOWARD COUNTY  
MEDICAL CENTER**

**HOWARD COMMUNITY  
COLLEGE**

**THE MALL IN  
COLUMBIA**

**KINGS CONTRIVANCE  
VILLAGE CENTER**

**DOBBIN  
CENTER**

**SNOWDEN  
SQUARE**

**COLUMBIA  
CROSSING**

**COLUMBIA  
GATEWAY**

**GATEWAY  
OVERLOOK**

**IN THE HEART OF COLUMBIA, MARYLAND**

**10245**  
**OLD COLUMBIA ROAD**  
COLUMBIA, MD 21046



10255

GUILFORD ROAD

10245



OLD COLUMBIA ROAD

**CONTACT:**

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