

# QUARRY POND OVERLOOK

9175 Guilford Road, Columbia, MD 21046  
Howard County

OFFICE / MEDICAL  
SPACE AVAILABLE



CLICK HERE FOR  
PROPERTY TOUR



## FOR LEASE

## AVAILABLE SUITES

### ► First Floor

- » **Suite 140:** 984 Square Feet
- » **Suite 150:** 2,242 Square Feet
- » **Suite 120:** 2,807 Square Feet
- » **Suite 130:** 3,153 Square Feet

### ► Third Floor

- » **Suite 350:** 774 Square Feet

- **Building Size:** 54,835 SF
- **Location:** Easy access to Routes 29, 32 & I-95
- **Five Year Lease Rate:** ► **Year 1:** \$19.95 PSF, Full Service  
► **Year 2:** \$21.50 PSF with 3% annual increases
- **Three Year Lease Rate:** \$21.50 PSF
- **Parking:** Free surface parking
- **Zoning:** NT
- Great window line; lots of natural light
- Beautiful building on a quarry
- Suites 120 and 130 have direct quarry pond views

## NEARBY AMENITIES



Chuck Breitenother  
cbreitenother@klnb.com  
443-574-1422

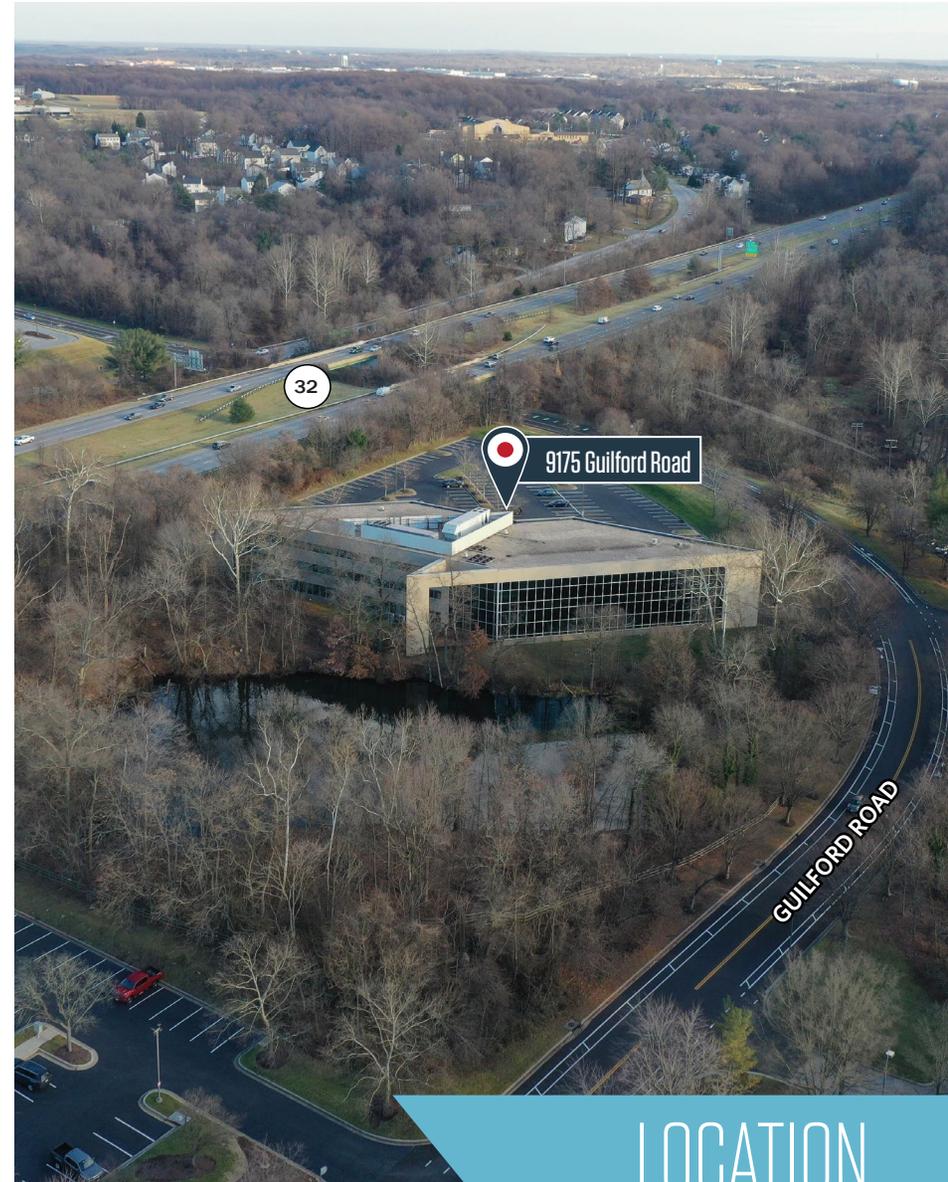
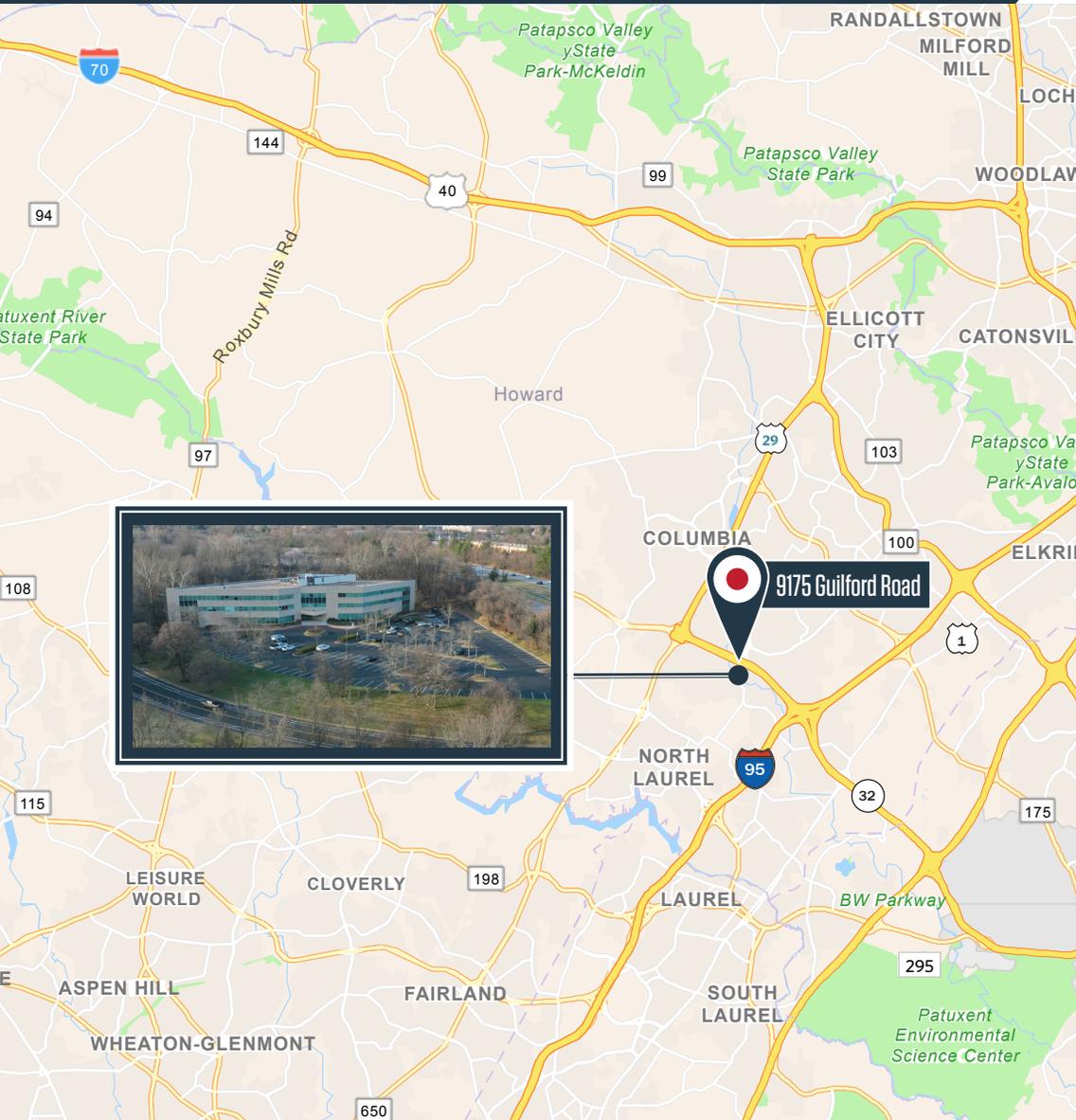
Austin Eber  
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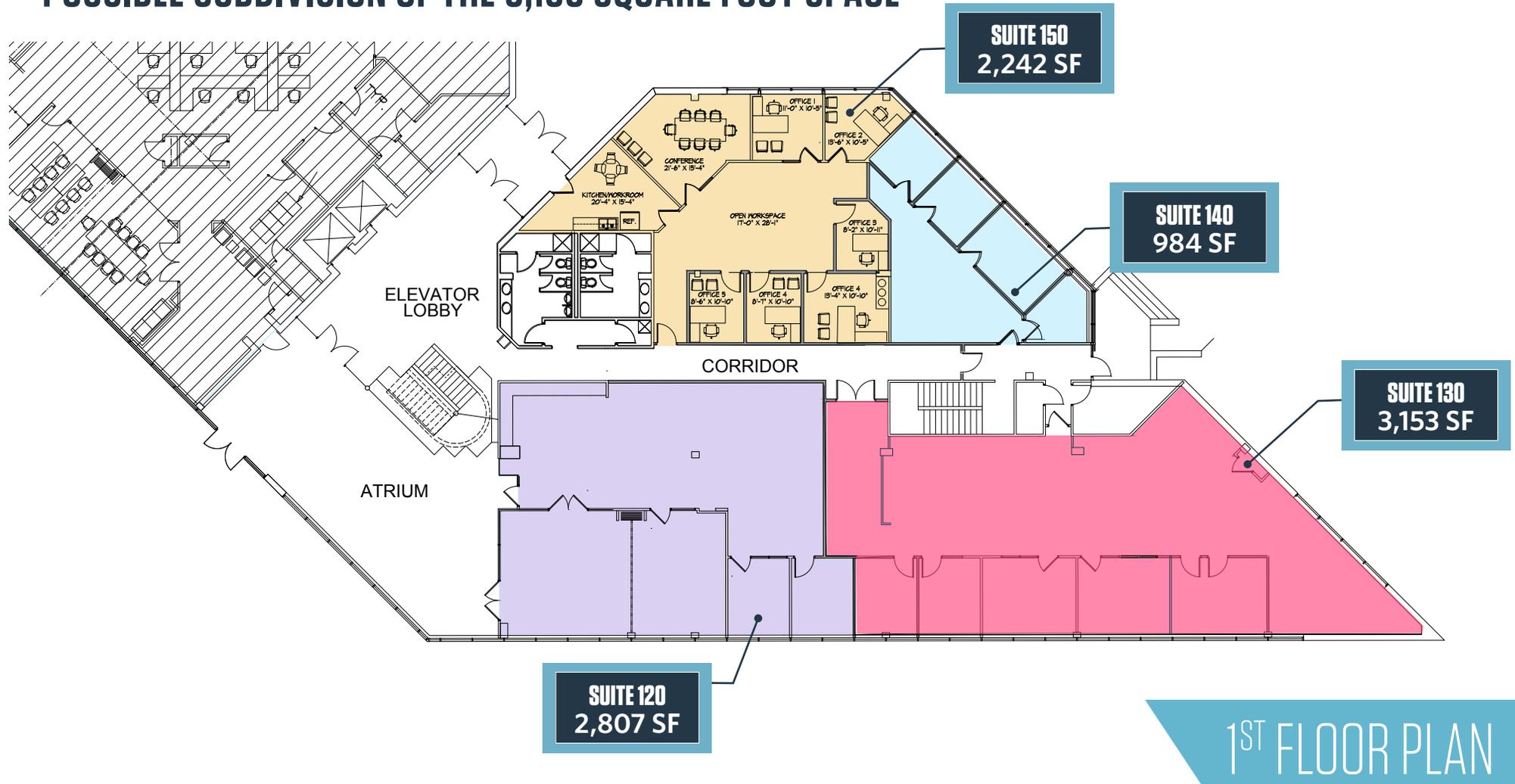
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## POSSIBLE SUBDIVISION OF THE 9,186 SQUARE FOOT SPACE



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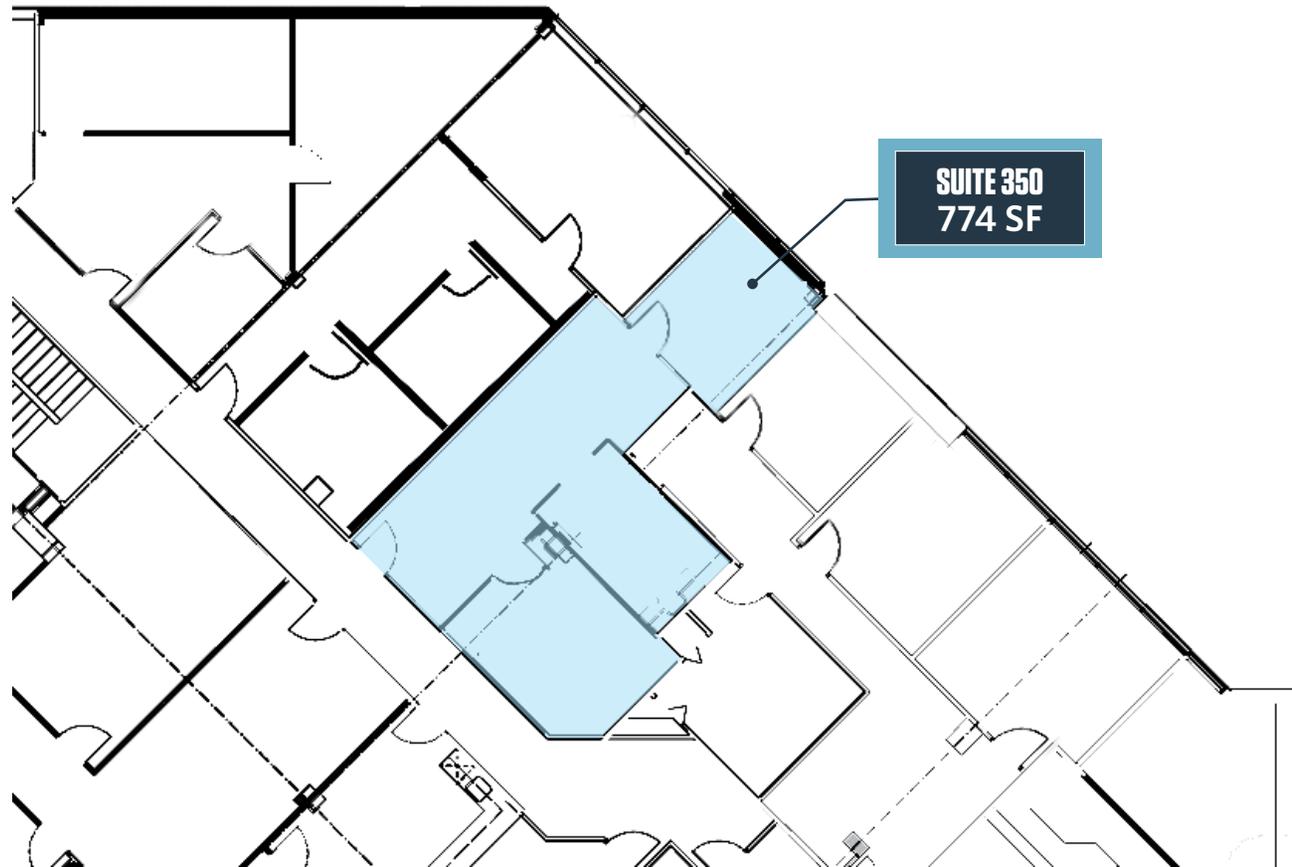
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3<sup>RD</sup> FLOOR PLAN

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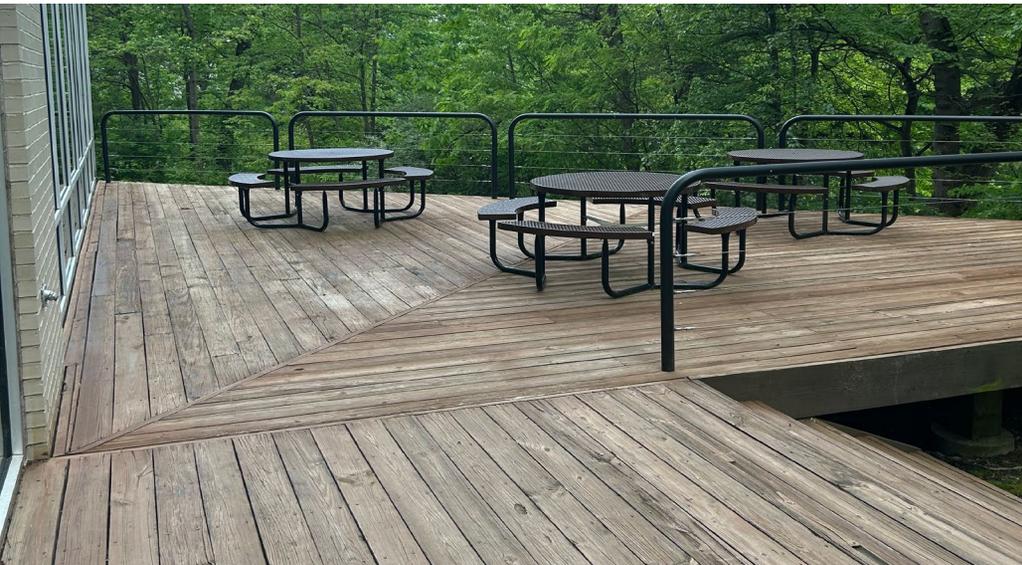
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For More Information, Please Contact:

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