



WATERVIEW OFFICE CENTRE

7130 MINSTREL WAY | COLUMBIA, MARYLAND 21045

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Excellent central corridor, Columbia location
- Generous build-out allowance
- On-site property management
- Restaurant in building
- Café, wellness/yoga/massage and physical therapy on-site

AVAILABLE:

SUITE LL120: 2,771 SF**

SUITE 130: 2,430 SF
(AVAILABLE 12/1/25)

SUITE 225: 2,100 SF

**Direct exterior entry overlooking
Broken Land Parkway**

PARKING:

4.00/1,000 SF

ZONING:

NT (NEW TOWN)

RENTAL RATE:

\$21.00/SF, FS

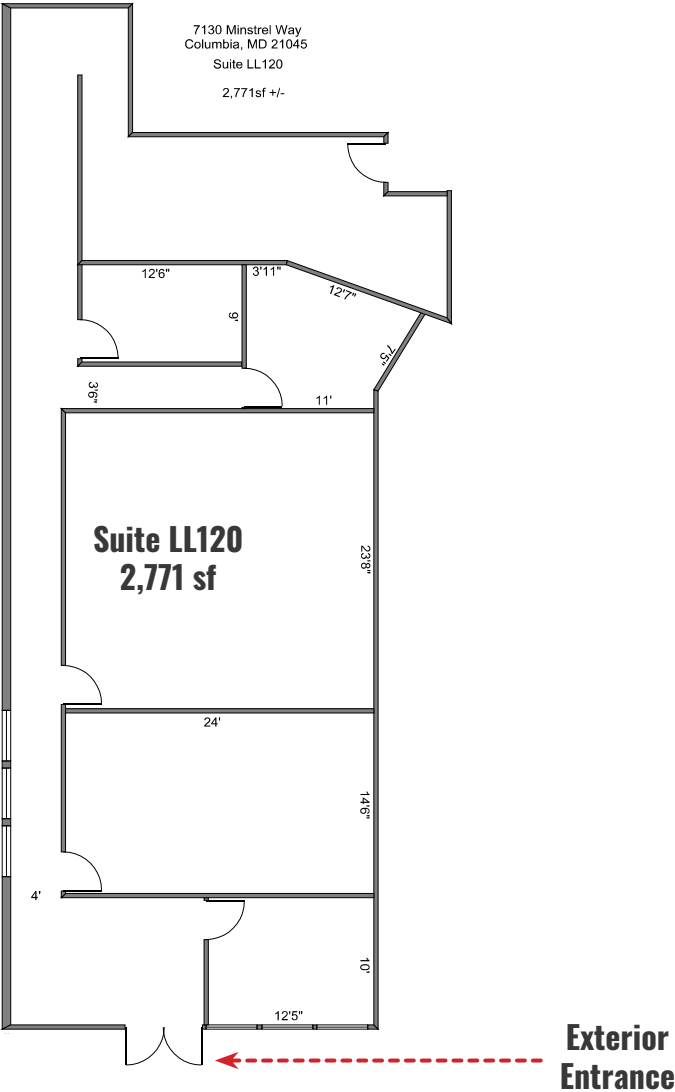
BROKER BONUS
\$2,000 BONUS

*GOOD FOR 3+ YEAR LEASE



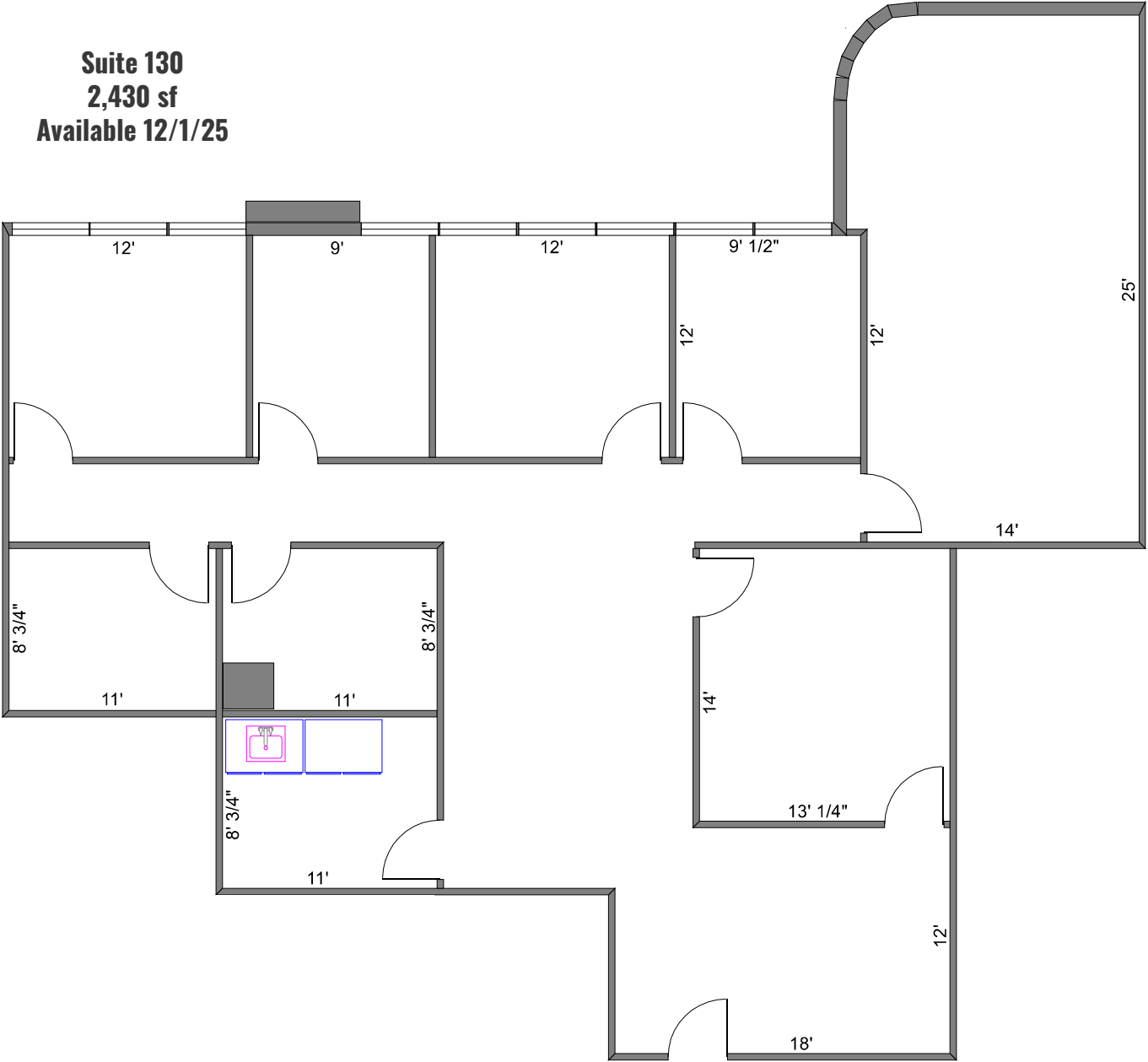
GOOGLE STREET VIEW

FLOOR PLAN

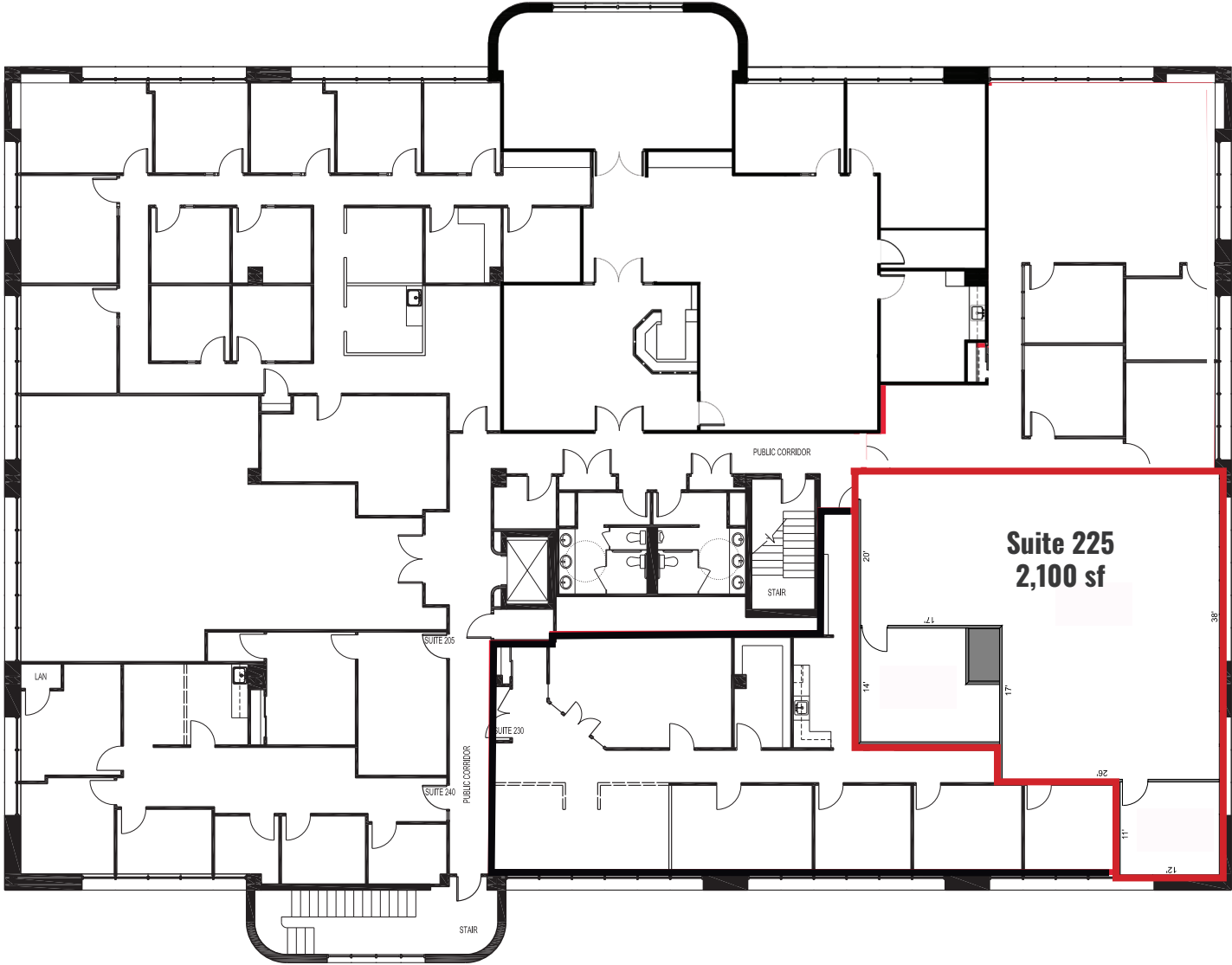


FLOOR PLAN

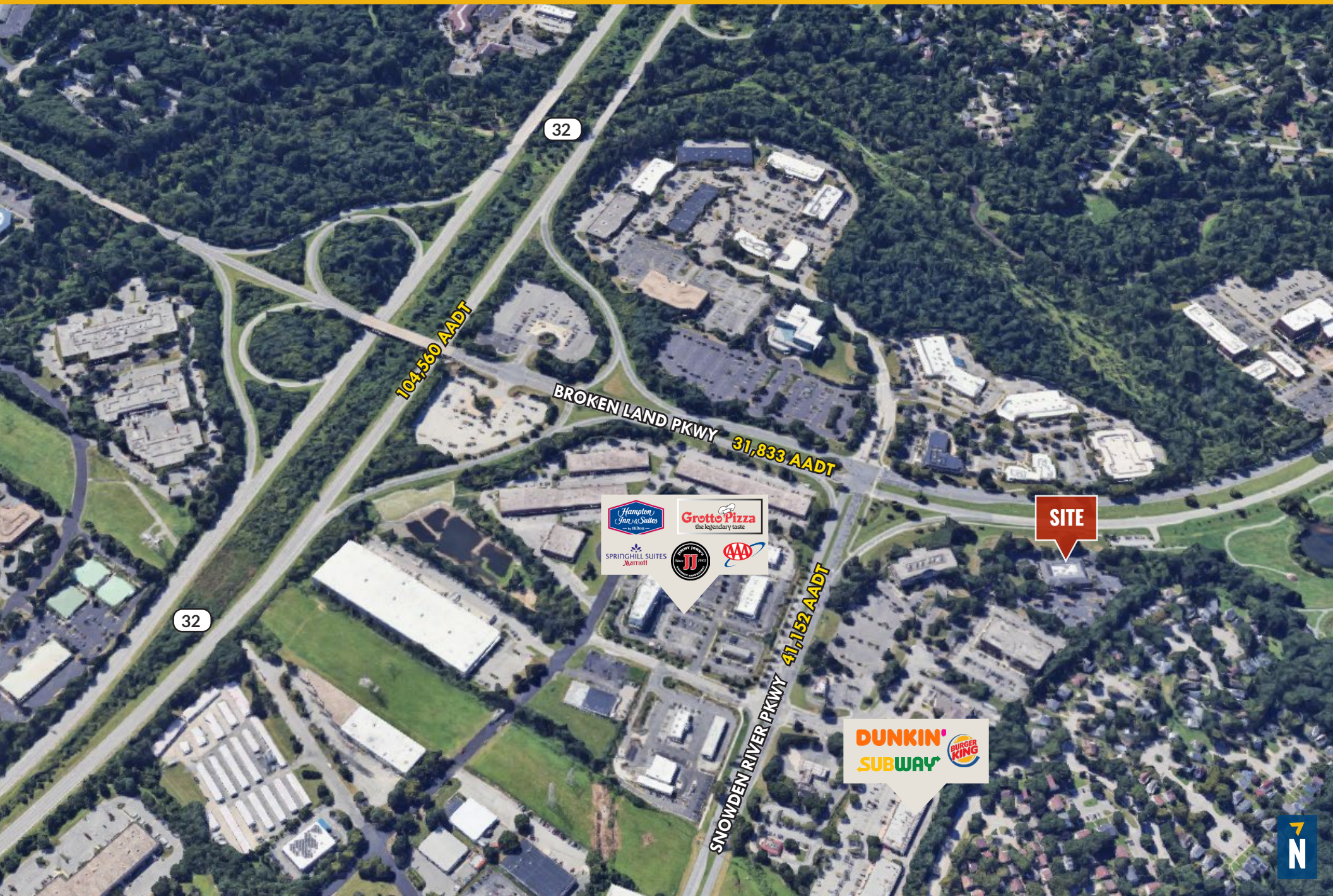
Suite 130
2,430 sf
Available 12/1/25



FLOOR PLAN



LOCAL BIRDSEYE



FOR MORE INFO **CONTACT:**



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VICE PRESIDENT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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