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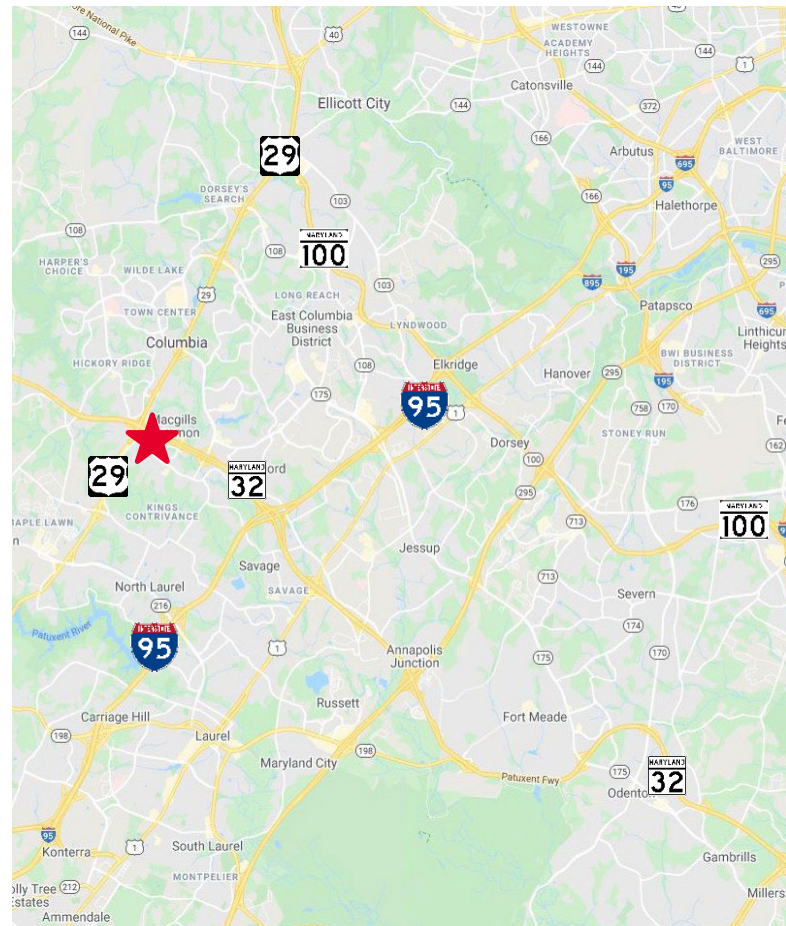
Rivers Center

8300-8335 Guilford Road / Columbia, MD



Features

- Five-building, single-story office and office/flex product
- Short drive from numerous and neighboring retail including Kings Contrivance Center, Snowden Square Shopping Center, Columbia Town Center, and Maple Lawn
- Well capitalized ownership providing professional and responsive “in-house” property management services
- Centrally located between major employment centers of Ft. Meade (NSA, DISA, US Cyber Command, etc.), JHU APL, Downtown Columbia, and BWI Airport
- Direct full service interchange access to MD Route 32 linking Rivers Center to Washington, DC and Baltimore by I-95, I-295, and US 29



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CUSHMAN & WAKEFIELD

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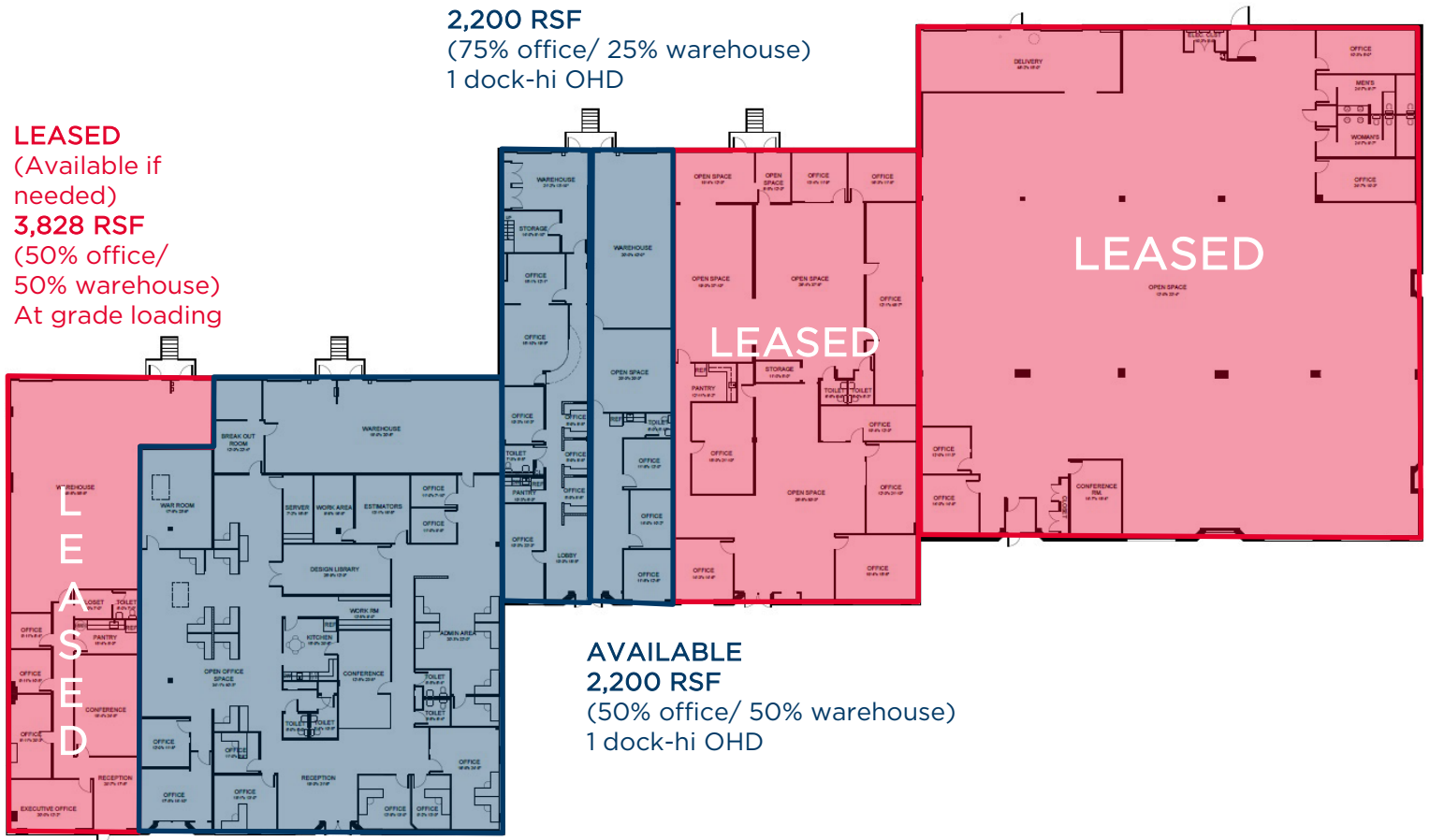
Rivers Center

8300-8335 Guilford Road / Columbia, MD

Full Building Floor Plan - 8300 Guilford Road

AVAILABLE
2,200 RSF
(75% office/ 25% warehouse)
1 dock-hi OHD

LEASED
(Available if needed)
3,828 RSF
(50% office/
50% warehouse)
At grade loading



AVAILABLE
2,200 RSF
(50% office/ 50% warehouse)
1 dock-hi OHD

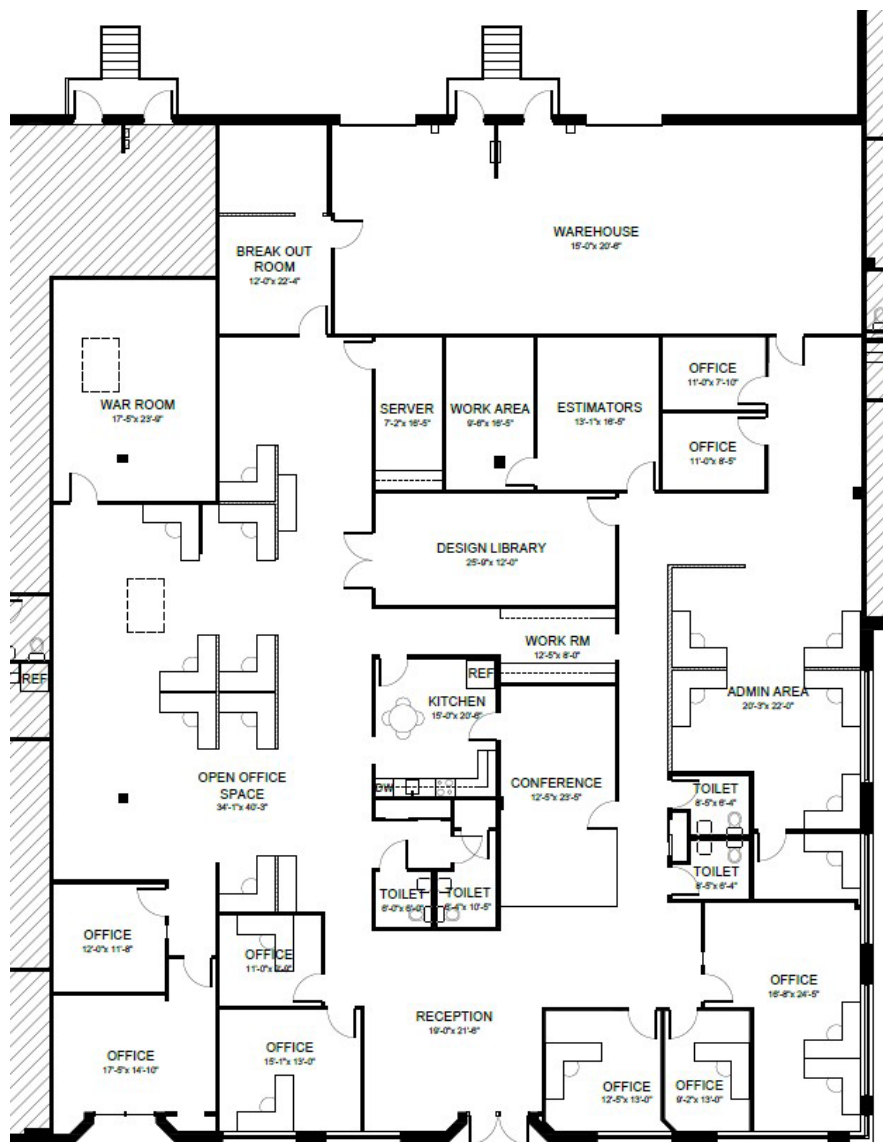
AVAILABLE
9,393 RSF
(75% office/ 25% warehouse)
2 dock-hi OHD's
3rd could be added

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8300 Guilford Road - 9,393 RSF Office/Flex

- 9,393 SF of Flex Space
- 2-3 dock hi OHD's
- ~75% office space / 25% warehouse
- Space can be combined with an adjacent 3,828 SF suite for up to 13,221 SF which includes at-grade loading capabilities

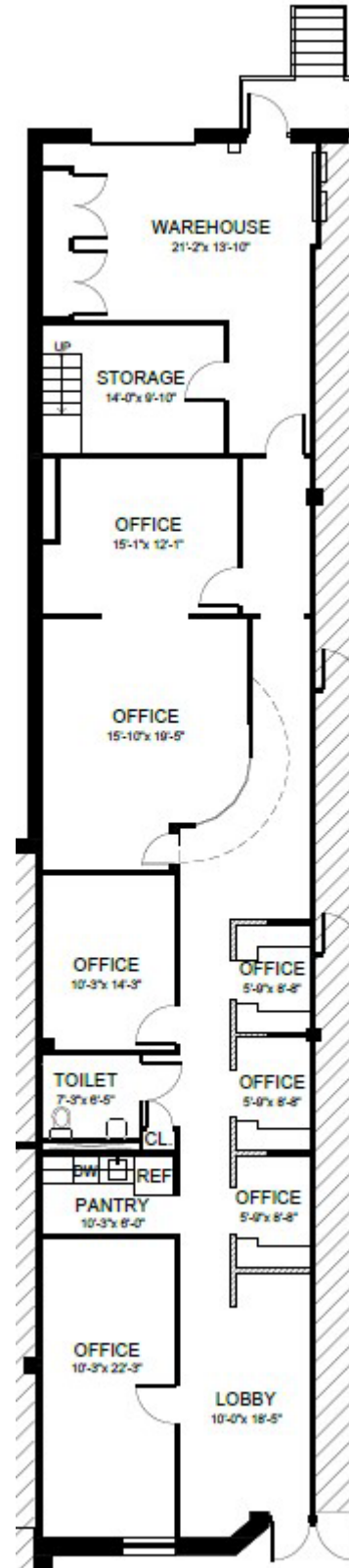


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**8300 Guilford Road
2,200 RSF – Suite D
Office/Flex**

- 2,200 SF of Flex Space
- 1 dock hi OHD's
- ~75% office space / 25% warehouse



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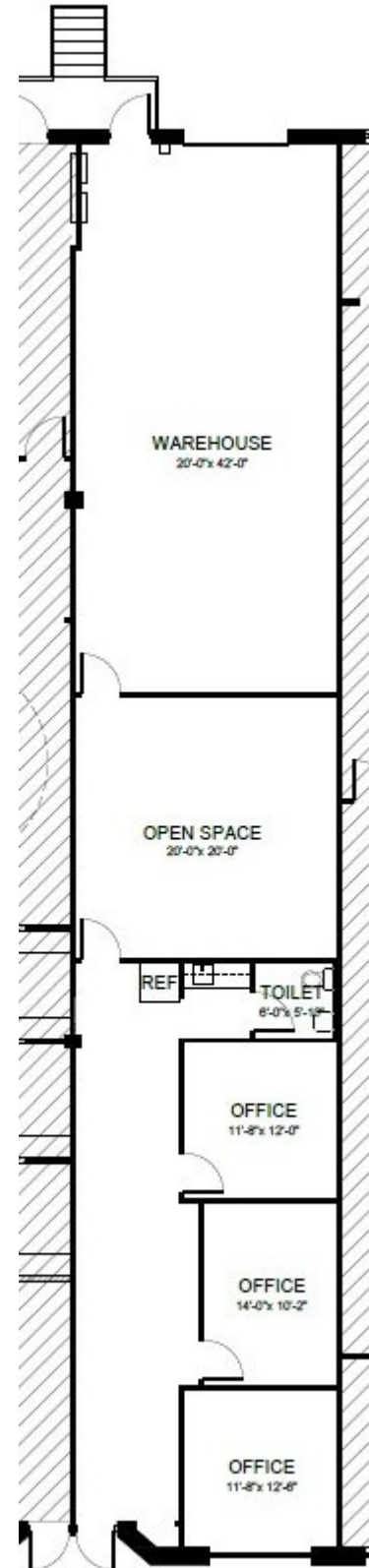
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Rivers Center

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8300 Guilford Road 2,200 RSF – Suite E Office/Flex

- 2,200 SF of Flex Space
- 1 dock hi OHD's
- ~50% office space / 50% warehouse

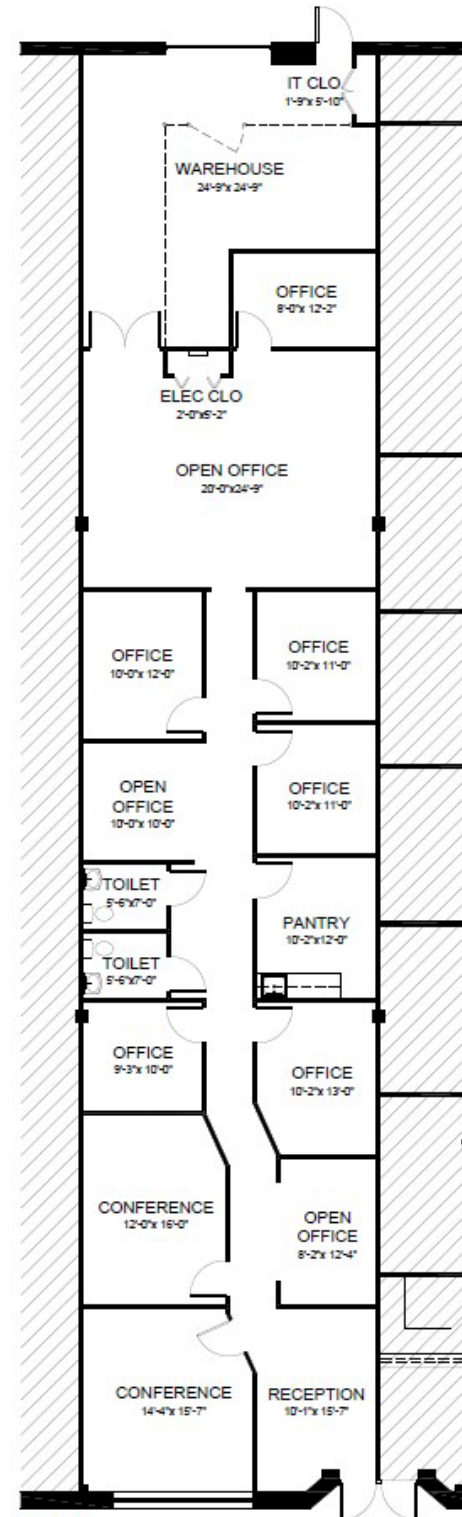


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8310 Guilford Road 3,136 RSF – Suite C Office/Flex

- 80% office space / 20% warehouse
- 1 dock hi OHD's
- Space can be combined with adjacent suites for up to 11,249 SF

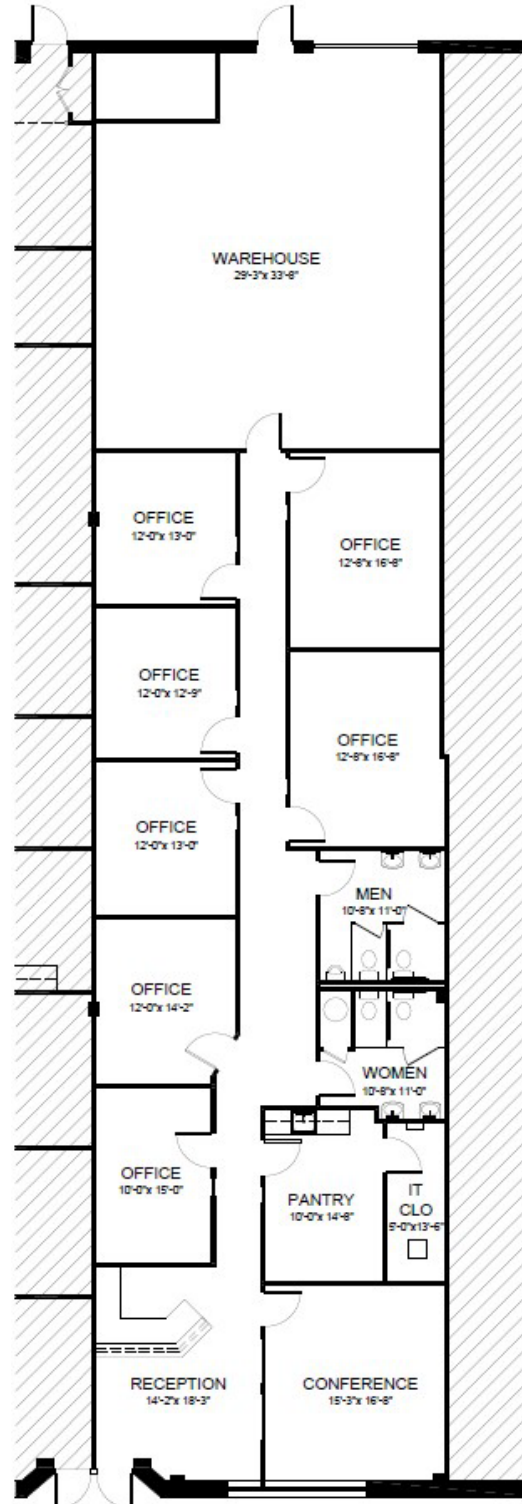


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**8310 Guilford Road
3,827 RSF - Suite D
Office/Flex**

- 70% office space / 30% warehouse
- Glass conference room in place
- 1 dock hi OHD's
- Space can be combined with adjacent suites for up to 11,249 SF



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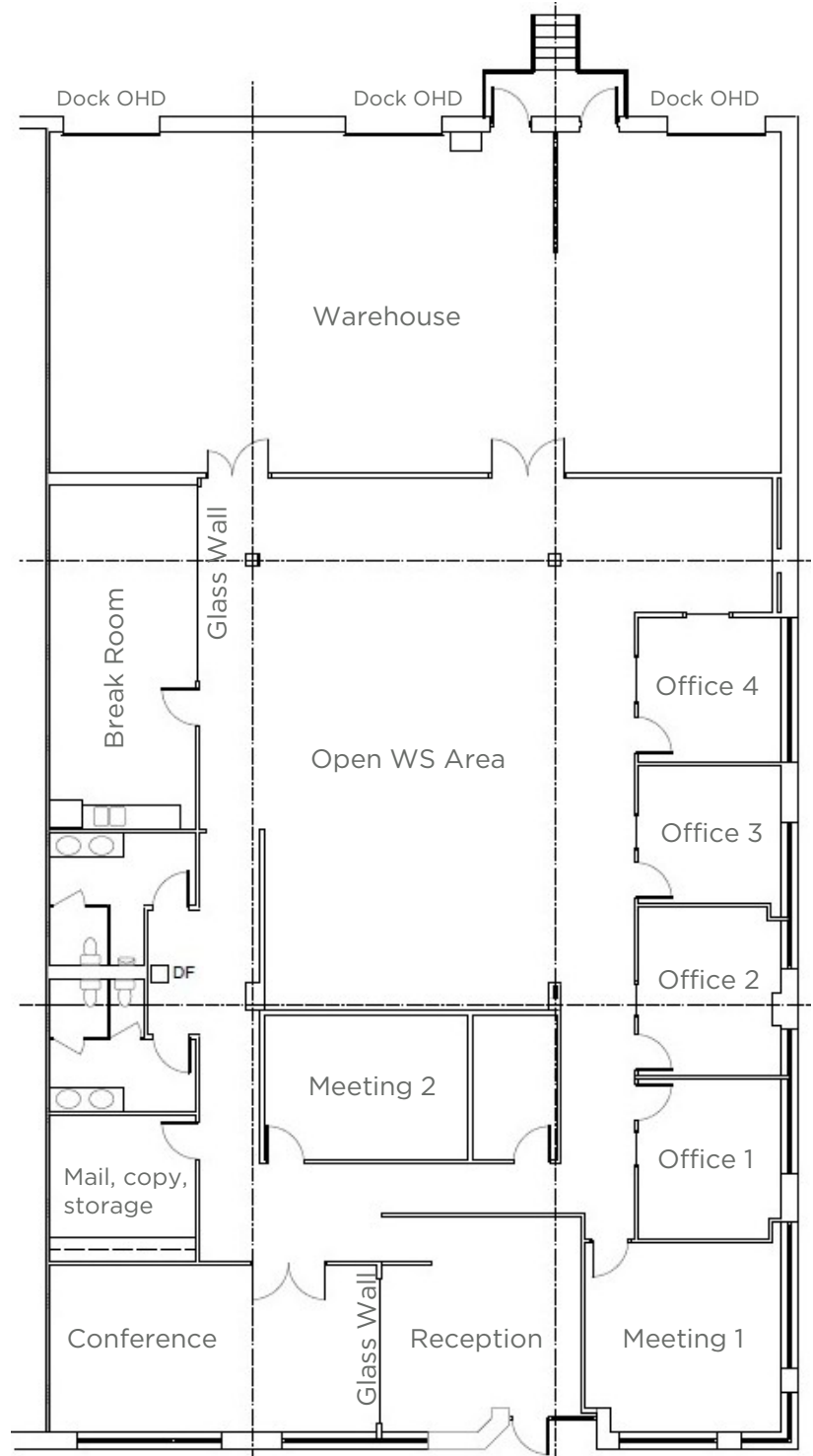
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Rivers Center

8300-8335 Guilford Road / Columbia, MD

8320 Guilford Road 6,780 RSF - Suite A Office/Flex

- 70% office / 30% warehouse (14' clear)
- 3 dock hi OHD's
- End unit with 100± LF window line

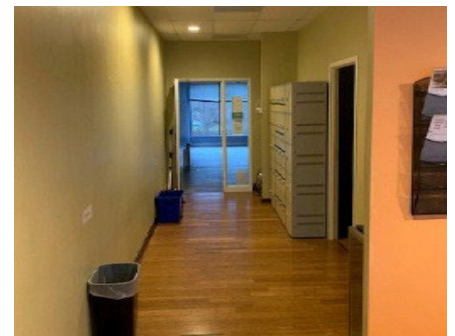
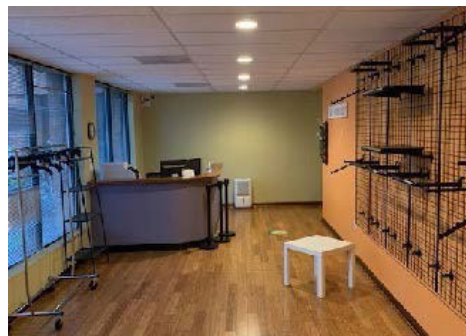
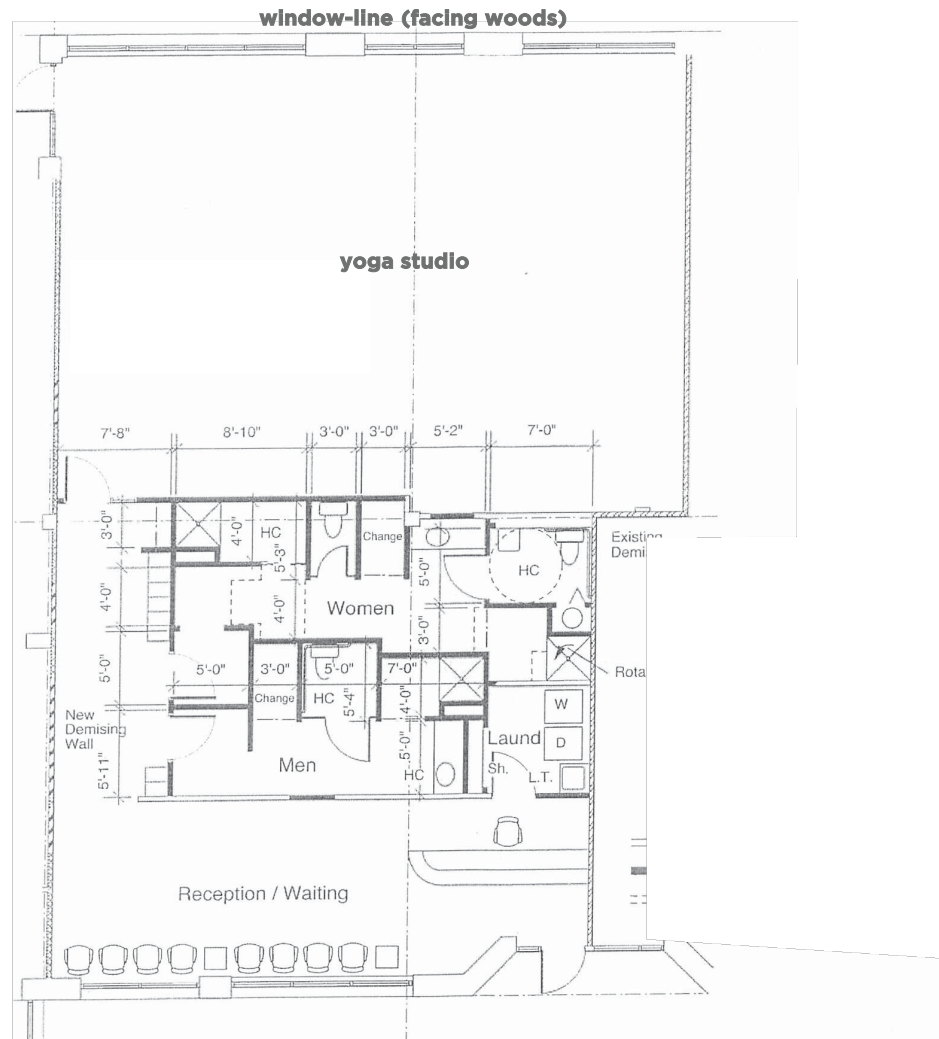


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8325 Guilford Road 2,633 RSF - Suite B Office/Retail

- Existing yoga studio buildout
- Move in ready condition (FF&E can convey)
- Neighboring suite available for up to 5,047 SF



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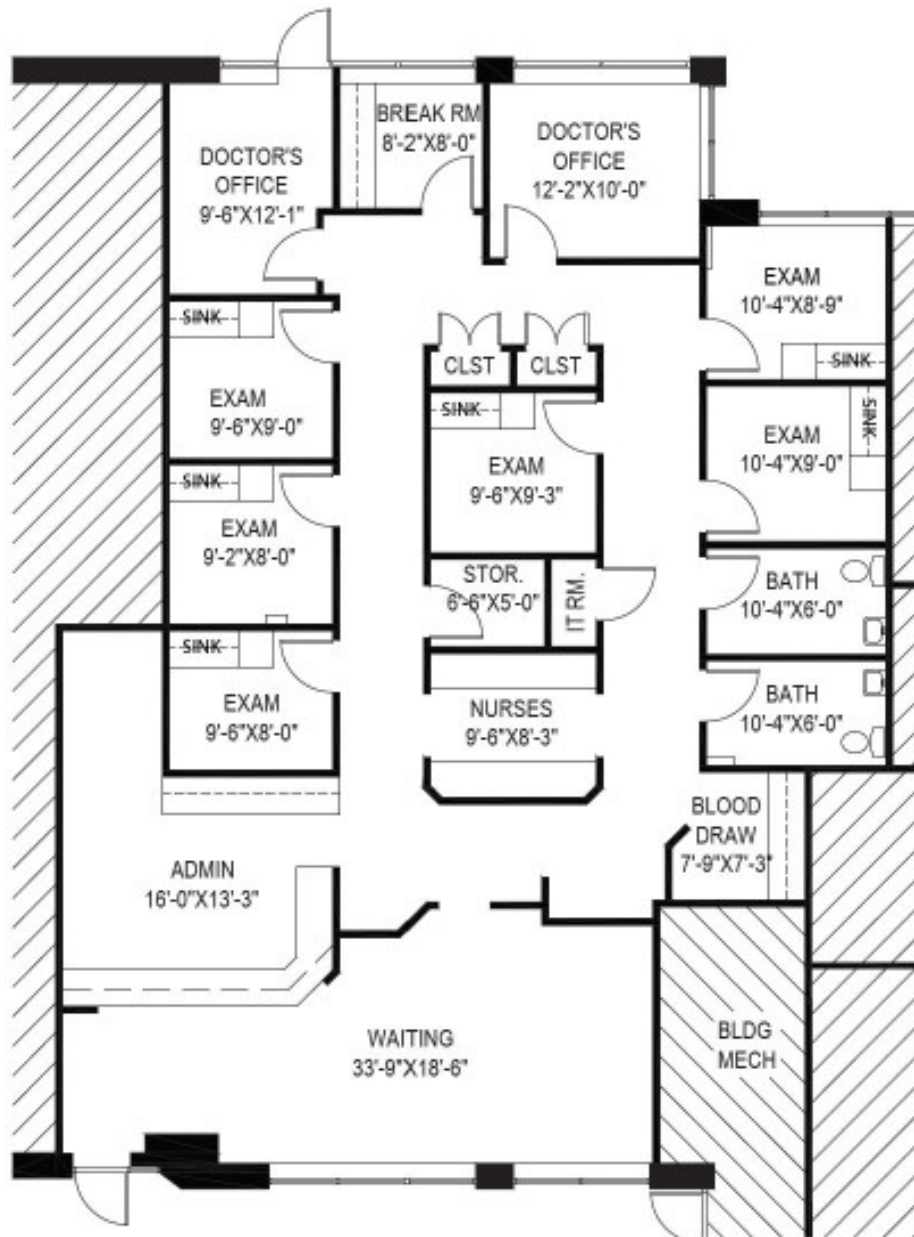
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**8325 Guilford Road
2,414 RSF - Suite G
Medical/Office**



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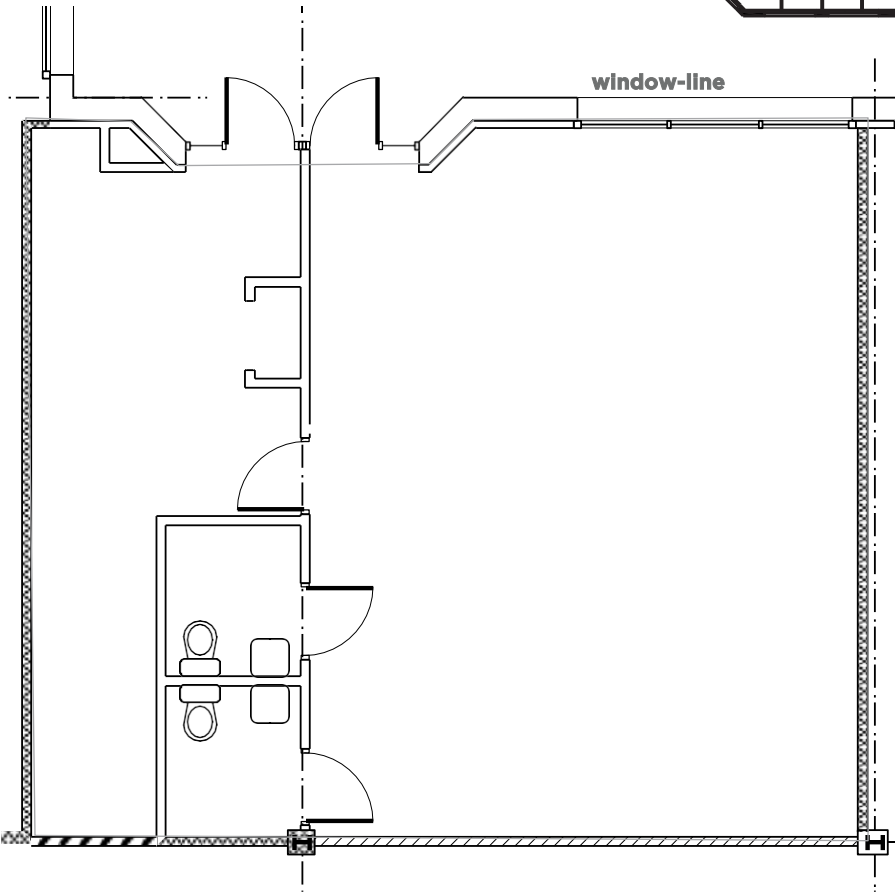
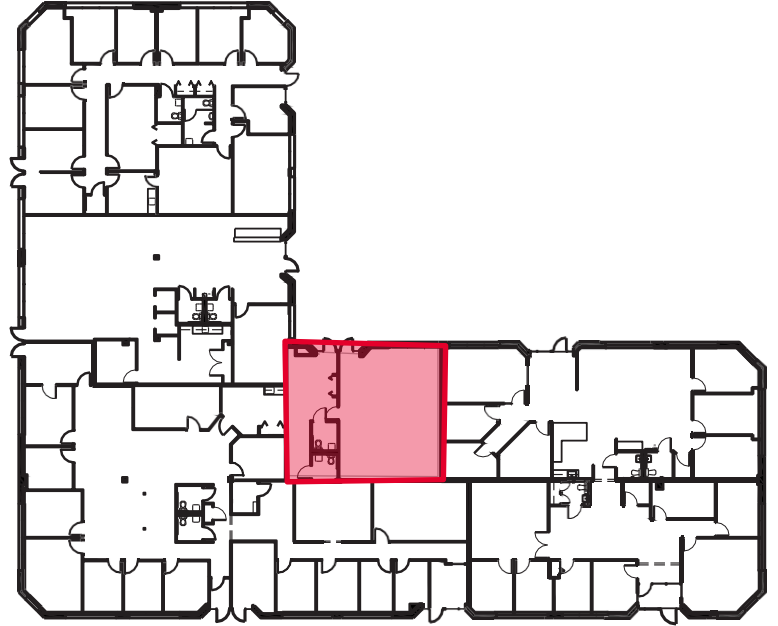


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Rivers Center

8300-8335 Guilford Road / Columbia, MD

8335 Guilford Road
1,253 RSF - Suite G
100% Office Space



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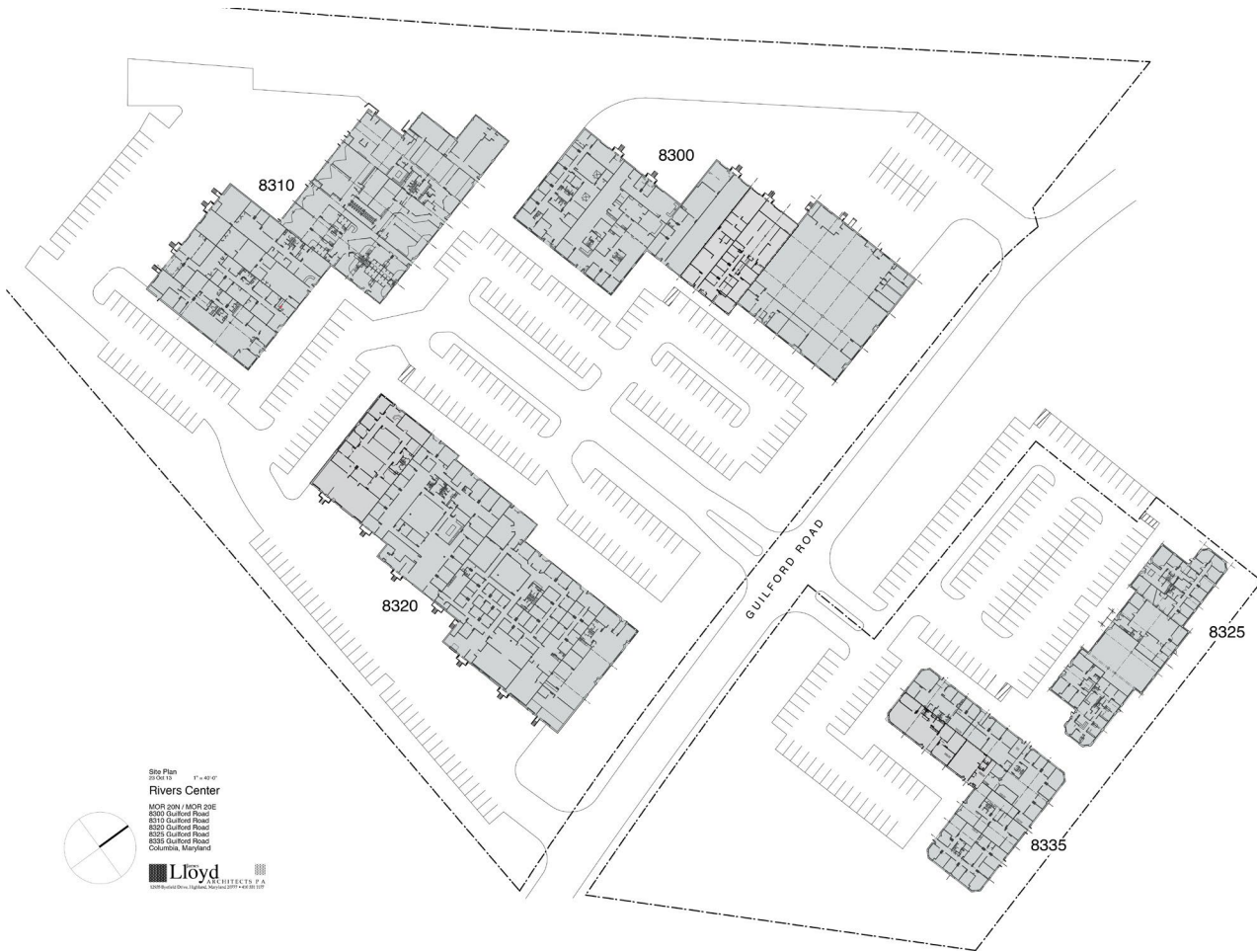


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Rivers Center

8300-8335 Guilford Road / Columbia, MD

Site Plan



Site Plan
2/26/19 1"=40'±

Rivers Center
 8300-8335 Guilford Road
 8310 Guilford Road
 8320 Guilford Road
 8335 Guilford Road
 Columbia, Maryland



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