

FOR LEASE

Howard County, Maryland

QUARRY POND OVERLOOK

9175 GUILFORD ROAD | COLUMBIA, MARYLAND 21046



OFFICE/MEDICAL SPACE AVAILABLE

AVAILABLE

- Suite 100: 4,154 rsf - 9,216 rsf
- Suite 204A: 614 rsf
- Suite 211: 868 rsf up to 1,039 rsf
- Suite 214: 1,919 rsf
- Suite 218: 1,641 rsf
- Suite 300: 5,826 rsf*
- Suite 306: 4,231 rsf*
- *contiguous from 788-10,845 sf*

RENTAL RATE

\$23.95 Full Service

PARKING RATIO

4/1,000 sf, 300 spaces

HIGHLIGHTS

- ▶ New ownership and management; significant upgrades completed and under way
- ▶ Excellent location with access to Routes 32, 29 and I-95
- ▶ Beautiful building with large deck and outdoor seating overlooking quarry
- ▶ Complementary mix of professional and government contracting tenants
- ▶ High speed internet available through landlord or direct



Bethany Hobbs | Vice President

☎ 410.953.0359 ✉ bhobbs@mackenziecommercial.com

Morgan Wimbro | Real Estate Advisor

☎ 410.494.4846 ✉ mwimbro@mackenziecommercial.com



FOR LEASE

Howard County, Maryland

INTERIOR PHOTOS

QUARRY POND OVERLOOK | 9175 GUILFORD ROAD | COLUMBIA, MARYLAND 21046



Bethany Hobbs | Vice President

☎ 410.953.0359 ✉ bhobbs@mackenziecommercial.com

Morgan Wimbro | Real Estate Advisor

☎ 410.494.4846 ✉ mwimbro@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC | 410-974-9336 | 410 Severn Avenue | Annapolis, Maryland 21403



FOR LEASE

Howard County, Maryland

INTERIOR PHOTOS: SUITE 100

QUARRY POND OVERLOOK | 9175 GUILFORD ROAD | COLUMBIA, MARYLAND 21046



Bethany Hobbs | Vice President

☎ 410.953.0359 ✉ bhobbs@mackenziecommercial.com

Morgan Wimbro | Real Estate Advisor

☎ 410.494.4846 ✉ mwimbro@mackenziecommercial.com



MacKenzie Commercial Real Estate Services, LLC | 410-974-9336 | 410 Severn Avenue | Annapolis, Maryland 21403

FOR LEASE

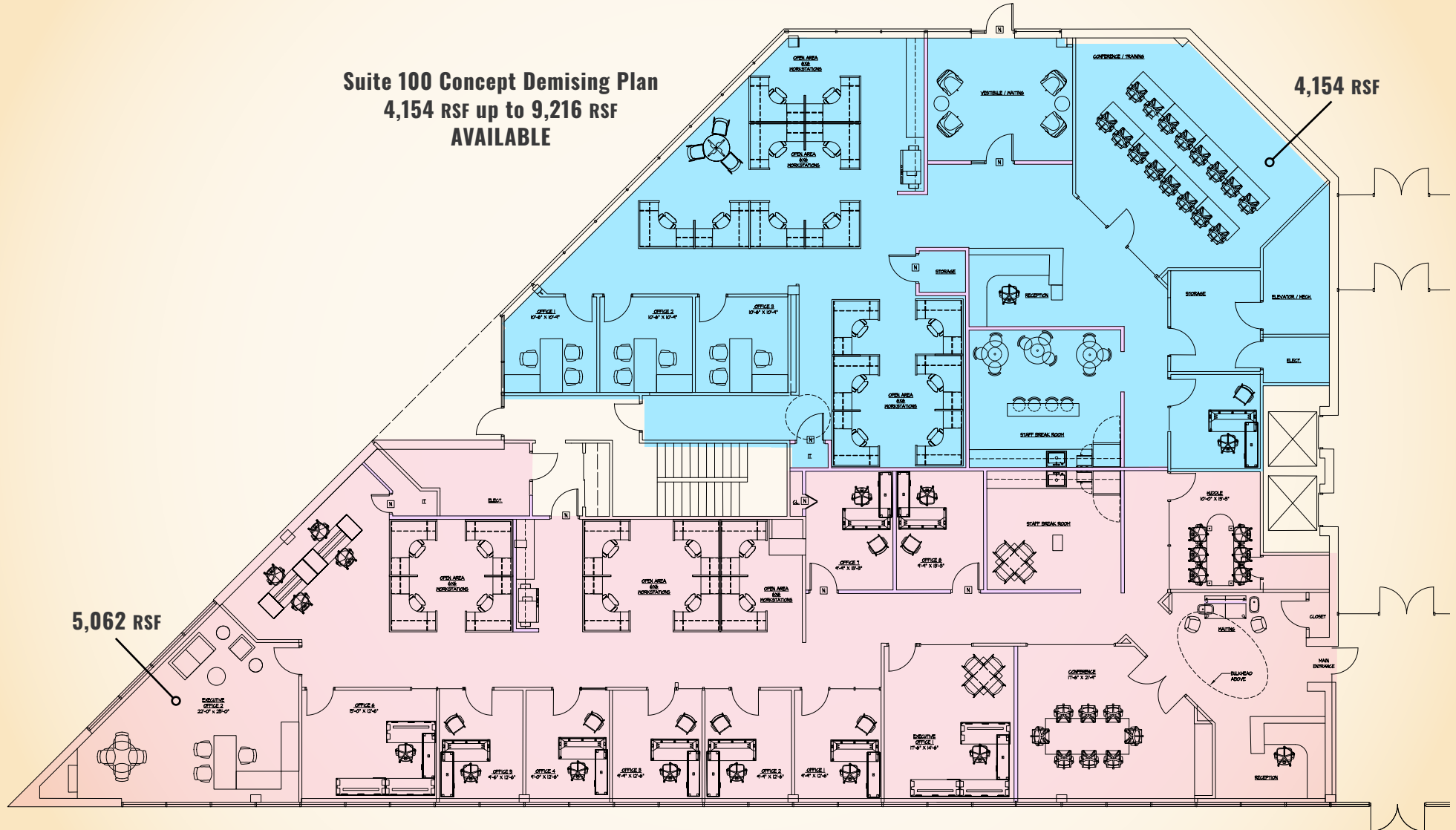
Howard County, Maryland

FLOOR PLAN: SUITE 100

QUARRY POND OVERLOOK | 9175 GUILFORD ROAD | COLUMBIA, MARYLAND 21046

QUARRY
POND OVERLOOK

Suite 100 Concept Demising Plan
4,154 RSF up to 9,216 RSF
AVAILABLE

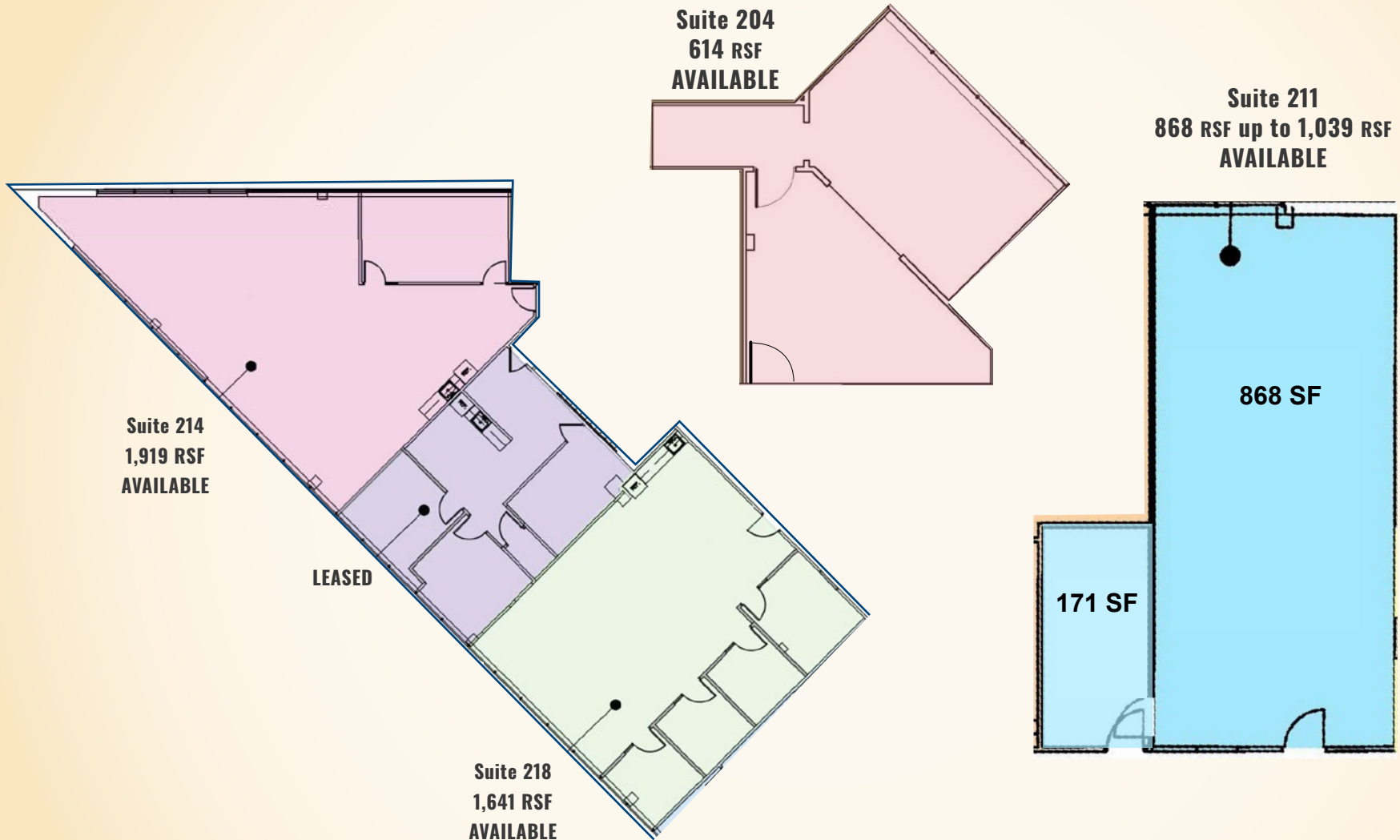


FOR LEASE

Howard County, Maryland

2ND FLOOR PLANS

QUARRY POND OVERLOOK | 9175 GUILFORD ROAD | COLUMBIA, MARYLAND 21046

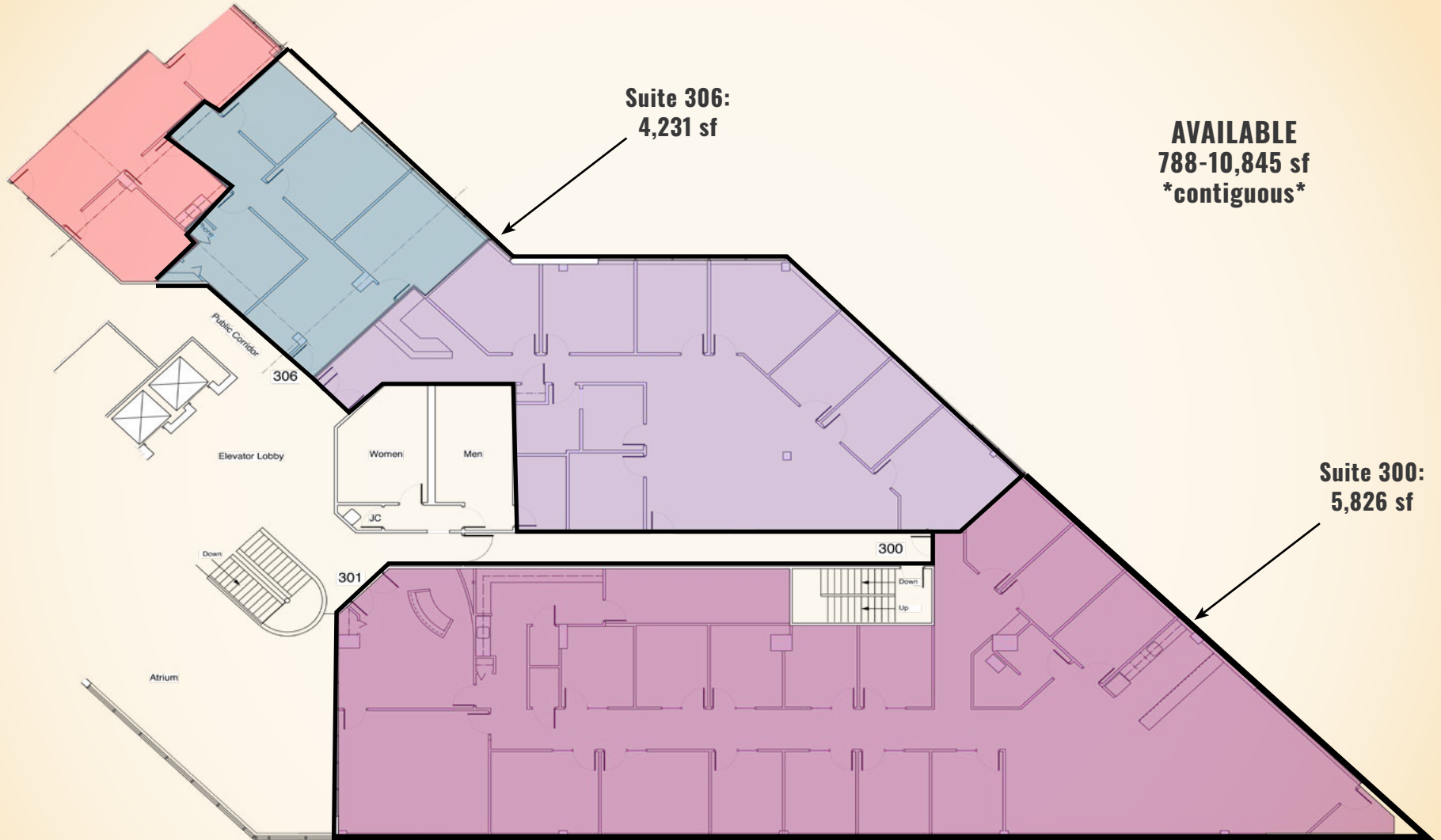


FOR LEASE

Howard County, Maryland

3RD FLOOR PLANS

QUARRY POND OVERLOOK | 9175 GUILFORD ROAD | COLUMBIA, MARYLAND 21046



Bethany Hobbs | Vice President

410.953.0359 | bhobbs@mackenziecommercial.com

Morgan Wimbro | Real Estate Advisor

410.494.4846 | mwimbro@mackenziecommercial.com

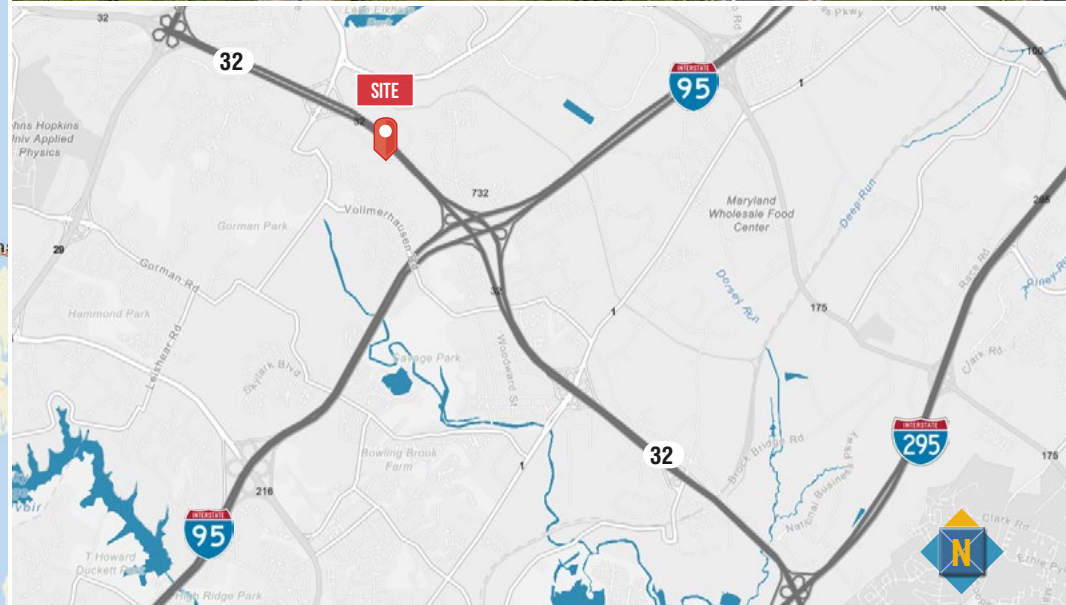
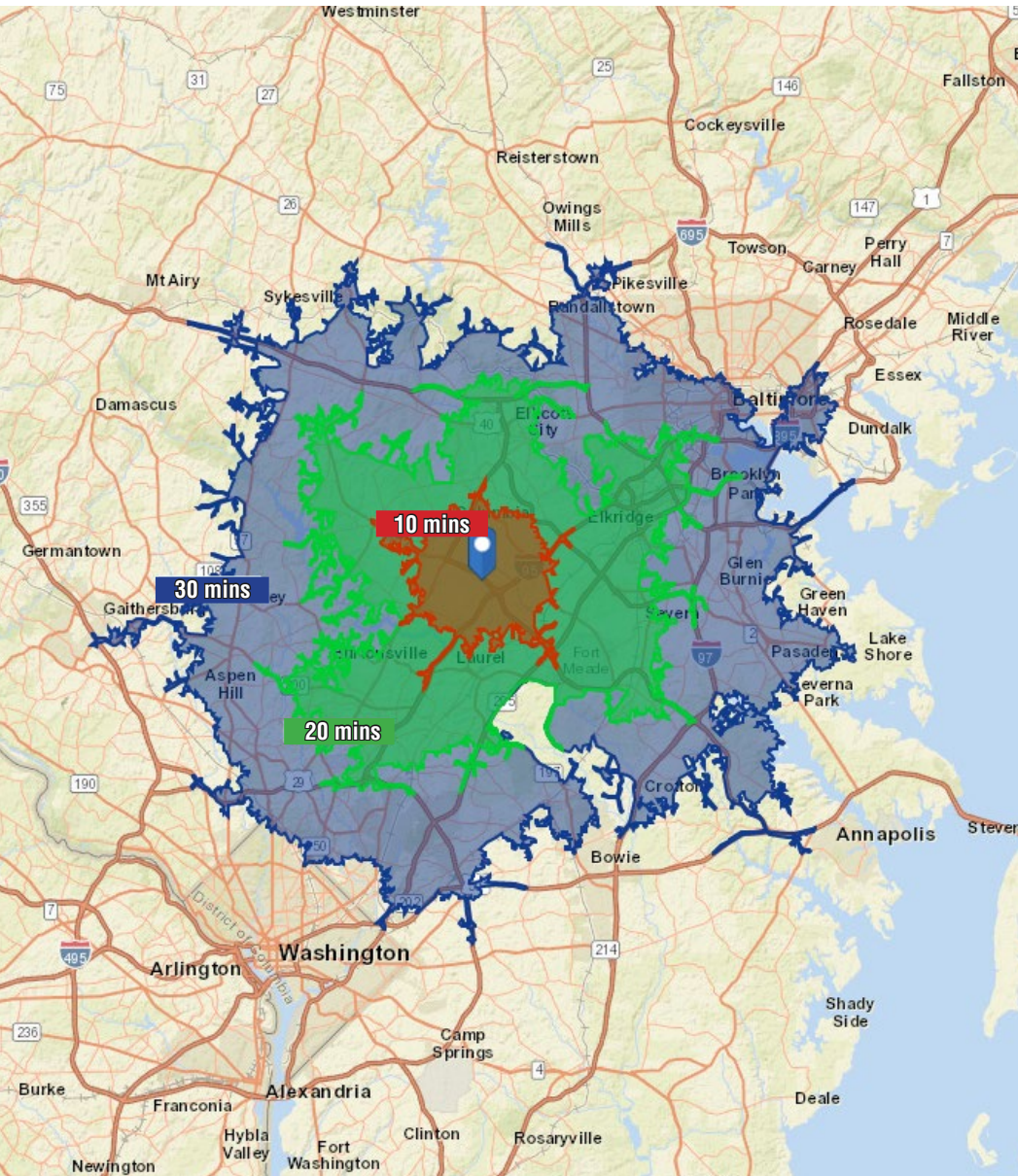


FOR LEASE

Howard County, Maryland

LOCATION AND DRIVE TIMES

QUARRY POND OVERLOOK | 9175 GUILFORD ROAD | COLUMBIA, MARYLAND 21046



Bethany Hobbs | Vice President

410.953.0359 | bhobbs@mackenziecommercial.com

Morgan Wimrow | Real Estate Advisor

410.494.4846 | mwimrow@mackenziecommercial.com

