



FOR **LEASE/SALE**

2 STORY, RENOVATED MANSION

9254 BENDIX ROAD | COLUMBIA, MARYLAND 21045



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- One of a kind user office building
- Fully renovated, move-in ready
- Expansive covered porches
- Modern MEP systems
- Adjacent to Howard County Circuit Court
- Immediate access to Route 108, Route 29, and Route 100
- Abundant surface parking
- Amenity rich environment on Route 108
- Building is part of the Woodlands Office Condominiums
- Basement & third floor storage not included in square footage
- High ceilings

AVAILABLE:

5,242 SF ±

LOT SIZE:

4.51 ACRES ±

PARKING:

1.66/1,000 SF

ZONING:

POR (PLANNED OFFICE RESEARCH)

SALE PRICE:

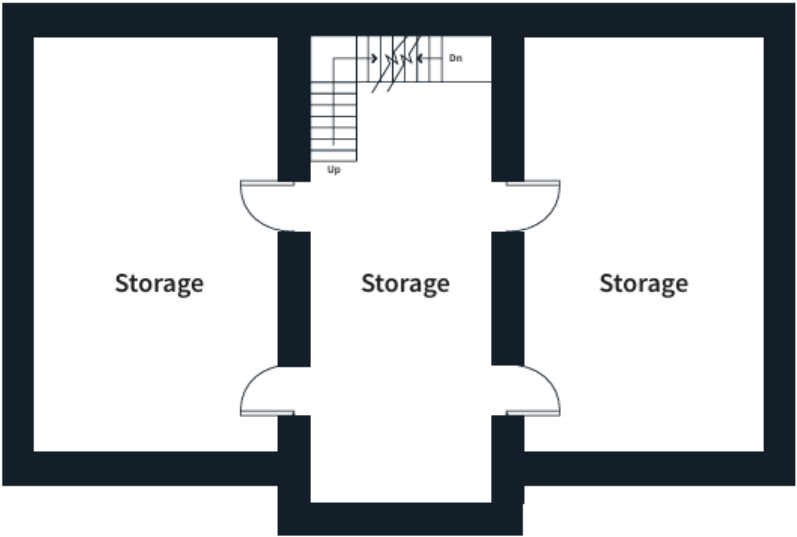
\$1,140,000



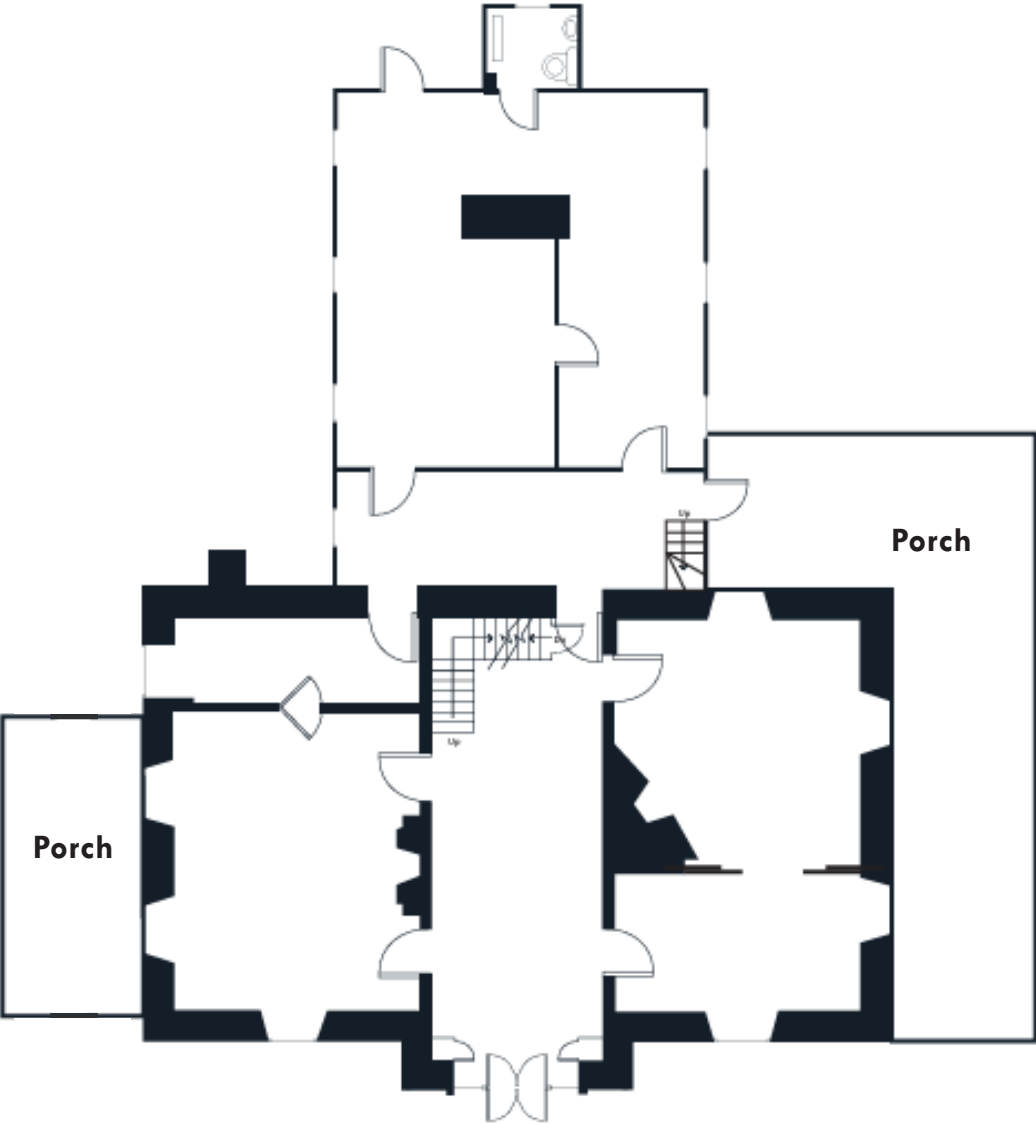
GOOGLE STREET VIEW

FLOOR PLAN

Basement

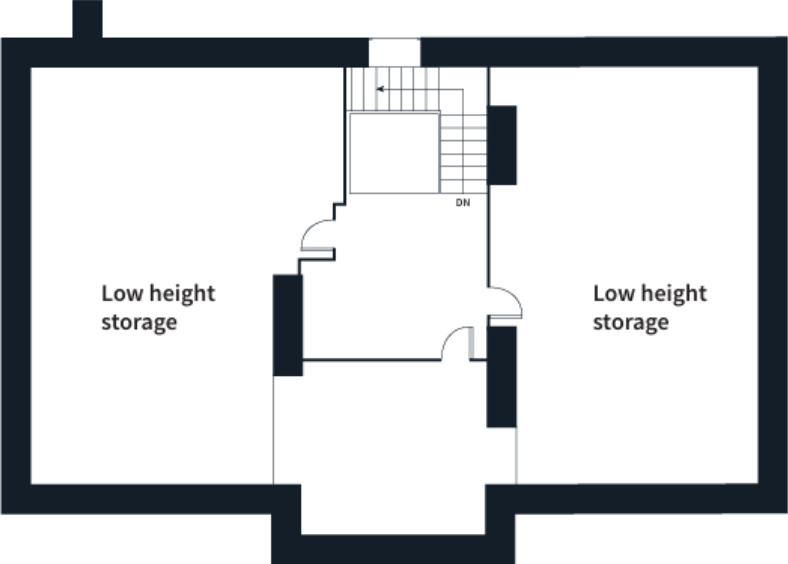


First Floor

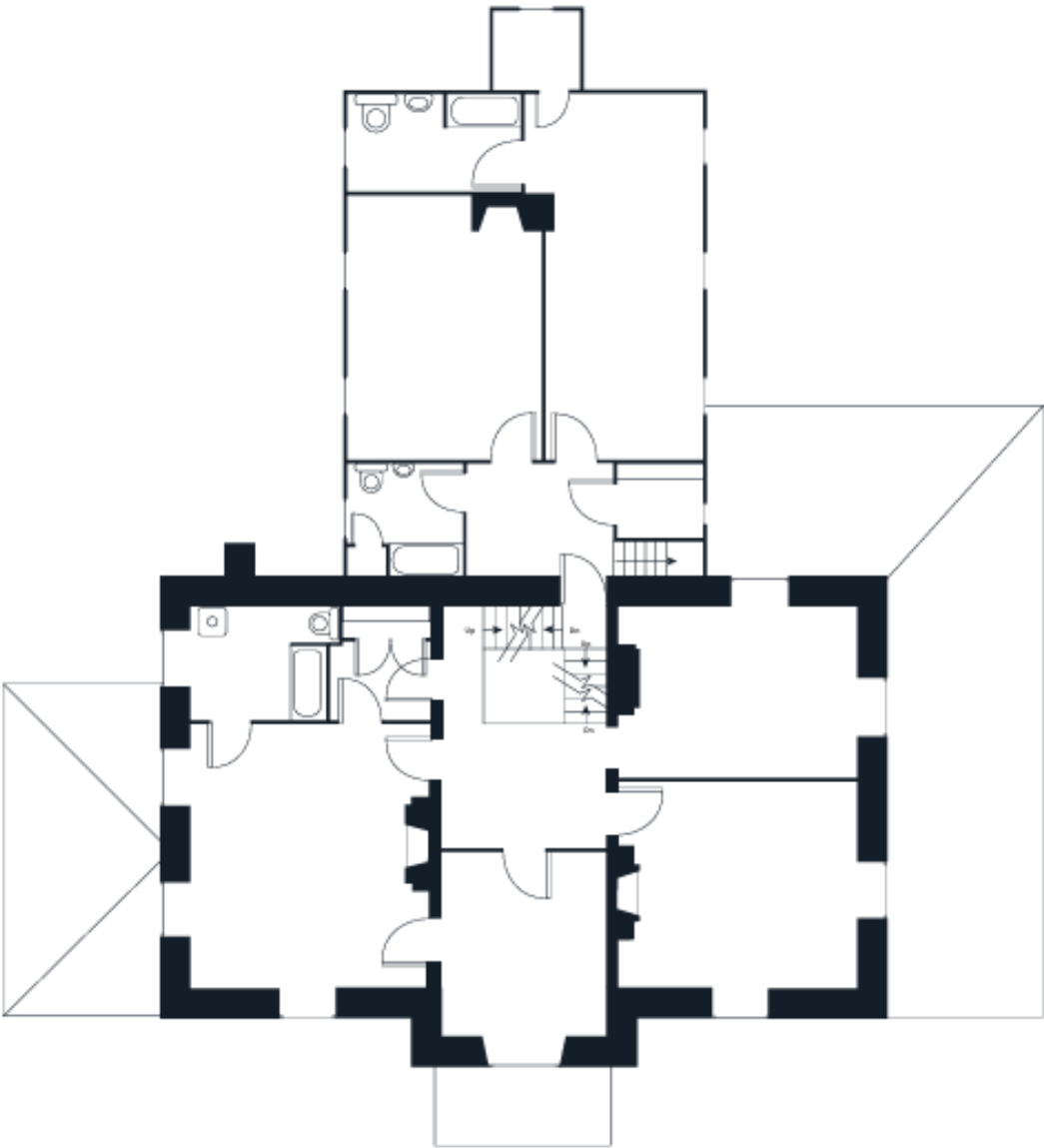


FLOOR PLAN

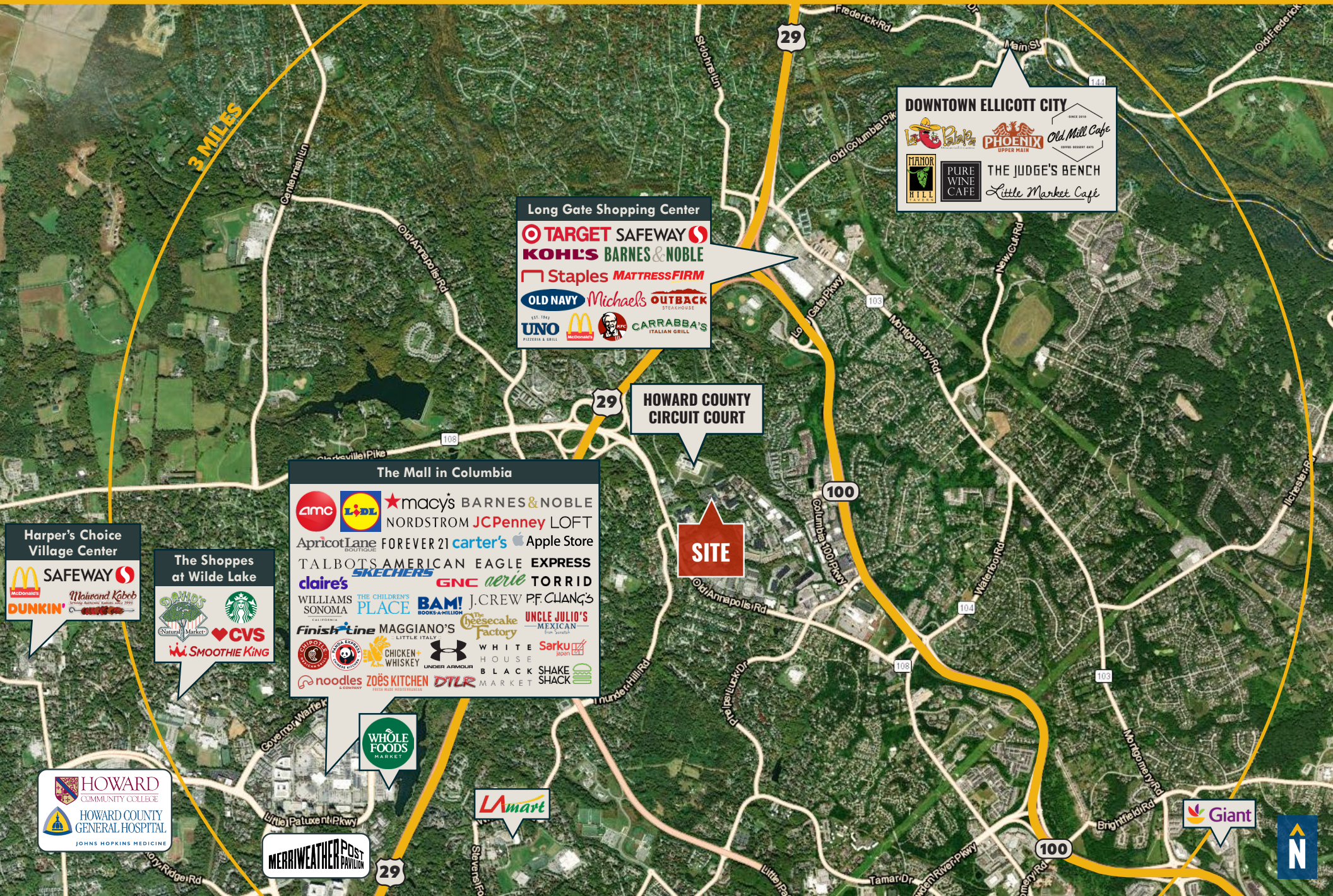
Loft



Second Floor



MARKET AERIAL



3 MILES

DOWNTOWN ELLICOTT CITY

Long Gate Shopping Center

HOWARD COUNTY CIRCUIT COURT

SITE

The Mall in Columbia

Harper's Choice Village Center

The Shoppes at Wilde Lake

WHOLE FOODS MARKET

LAmart

MERRIWEATHER POST PAVILION

Giant



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