



# MCLEAN RIDGE IV

8098 SANDPIPER CIRCLE | WHITE MARSH, MARYLAND 21236

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Single story office building with individual suite entrances
- Efficient floor plan
- Convenient access to I-95, I-695, Route 40, and Route 7 (Philadelphia Road)
- Nearby Amenities include White Marsh Mall, The Avenue at White Marsh, Nottingham Commons, hotels, banking, and more
- Established White Marsh landlord

AVAILABLE:

SUITE F: 1,508 SF  
SUITE X: 2,997 SF

PARKING:

5.6/1,000 SF

ZONING:

ML

RENTAL RATE:

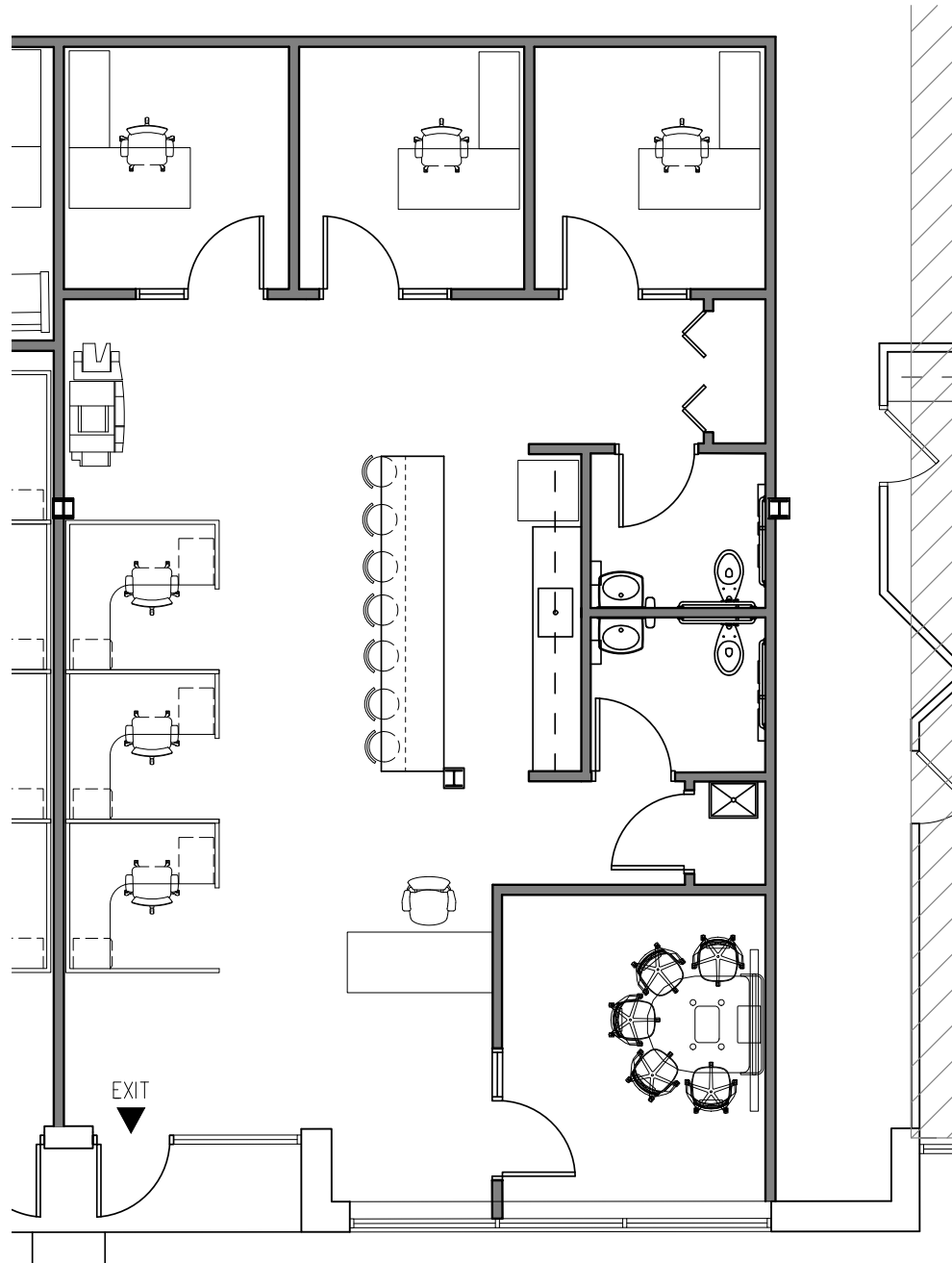
\$16.00/SF NNN





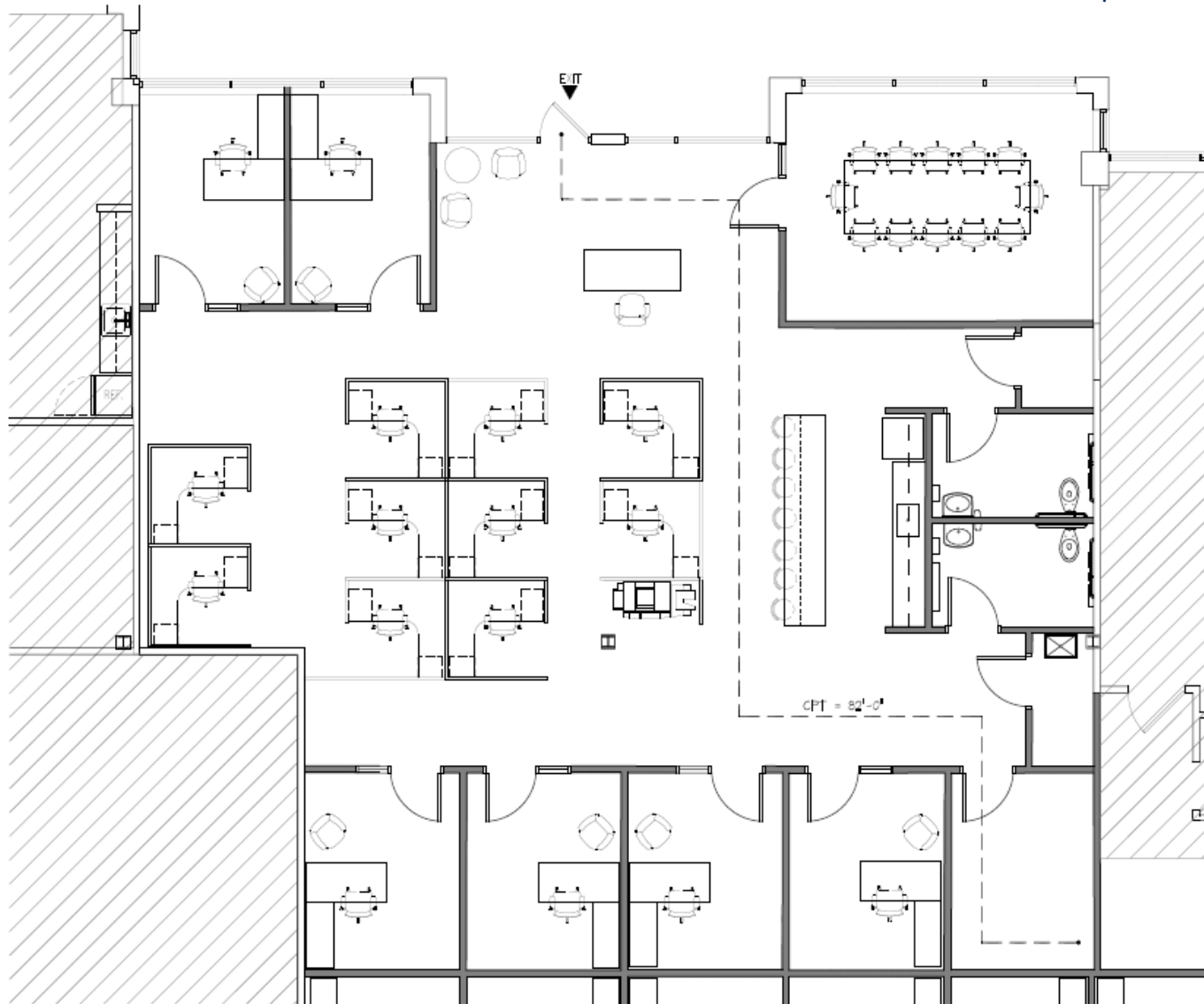
# FLOOR PLAN

**SUITE F**  
1,508 SF



# FLOOR PLAN

SUITE X  
2,997 SF





# LOCAL BIRDSEYE



White Marsh Mall

Buffalo Wild Wings  
Chick-fil-A  
Macy's  
Dave & Buster's  
Popeyes  
Olive Garden  
Boscov's  
Cinnabon

THE AVENUE at White Marsh

Starbucks  
Ulta  
Nike Clearance Store  
AMC Theatres  
Banditos Bar & Kitchen  
Barnes & Noble  
Bar Louie  
The Local

Avenue Grand  
SMART. STYLISH. EXCLUSIVELY GRAND.

SITE



# FOR MORE INFO **CONTACT:**



## **MATT MUELLER**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.6658**

**MMUELLER@mackenziecommercial.com**



## **JOE BRADLEY**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4892**

**JBRADLEY@mackenziecommercial.com**



## **HENSON FORD**

*VICE PRESIDENT*

**410.494.6657**

**HFORD@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

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