

# FOR LEASE

 Howard County, Maryland

# BROKEN LAND BUSINESS CENTER 1

9691 GERWIG LANE | COLUMBIA, MARYLAND 21046

## AVAILABLE

Suite K: 2,000 sf

## BUILDING SIZE

42,000 sf

## PARKING

120 surface spaces

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ In-line suite in warm lit shell condition
- ▶ New HVAC system 2020
- ▶ Drive-in loading - 15' clearance
- ▶ Situated near the intersection of Broken Land Parkway and Route 32, with proximity to Route 29 and I-95
- ▶ Ideally located near Columbia's Park and Ride locations



STREET VIEW

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**E. Hayes Merkert, SIOR | Senior Vice President**

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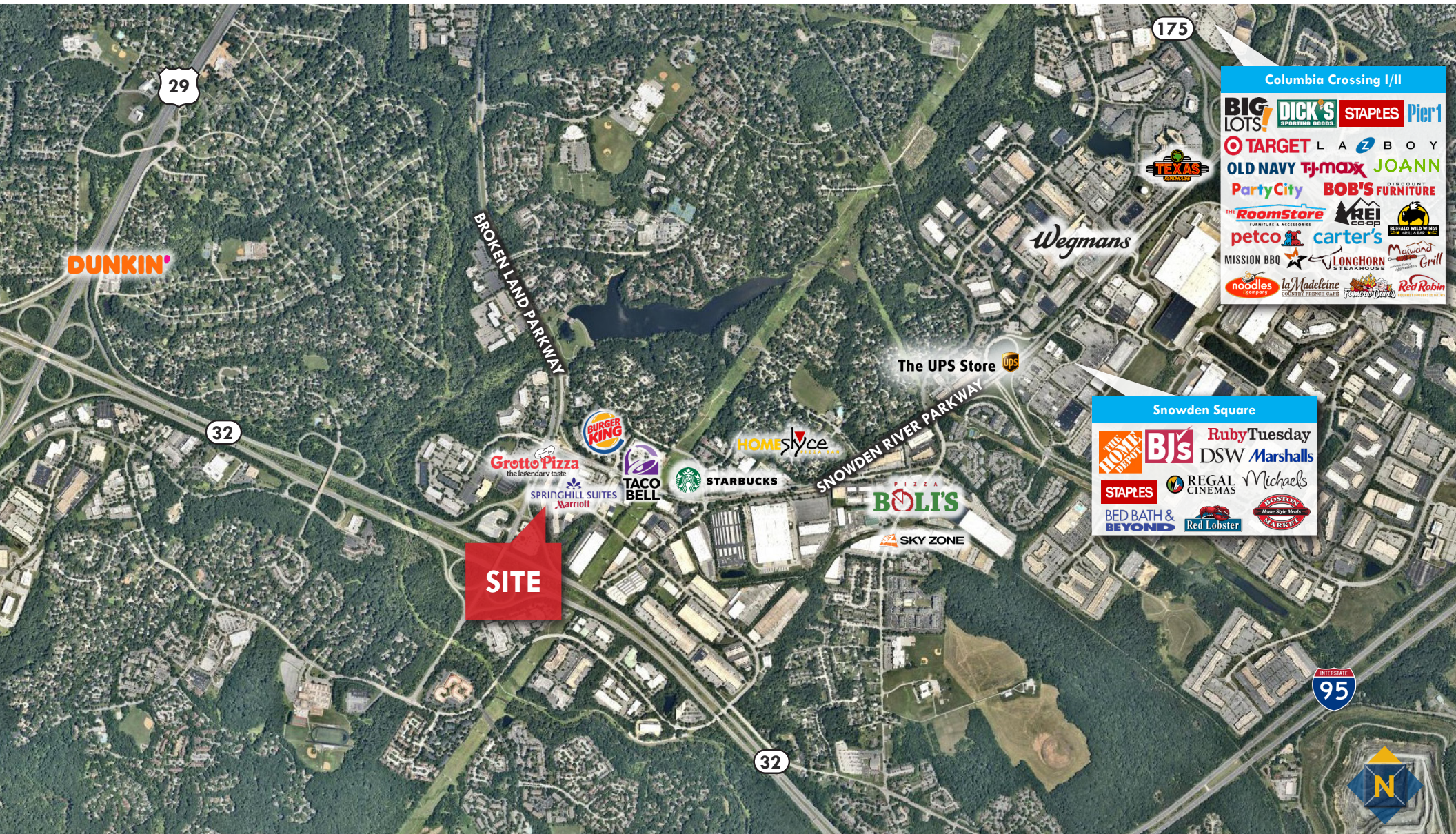


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# TRADE AREA

BROKEN LAND BUSINESS CENTER 1 | 9691 GERWIG LANE | COLUMBIA, MARYLAND 21046



**Columbia Crossing I/II**

- BIG LOTS! SPORTING GOODS
- DICK'S SPORTING GOODS
- STAPLES
- Pier 1
- TARGET
- LA Z BOY
- OLD NAVY
- TJ-maxx
- JOANN
- Party City
- BOB'S FURNITURE
- THE RoomStore
- REI COOP
- petco
- carter's
- MISSION BBQ
- LONGHORN STEAKHOUSE
- La Madeleine COFFEES FRENCH CAFE
- Red Robin

**Snowden Square**

- THE HOME DEPOT
- BJS
- Ruby Tuesday
- DSW
- Marshalls
- STAPLES
- REGAL CINEMAS
- Michaels
- BED BATH & BEYOND
- Red Lobster
- BOSTON MARKET



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# FLOOR PLAN

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