

# FOR LEASE

 Howard County, Maryland

# BROKEN LAND BUSINESS CENTER 2

9693 GERWIG LANE | COLUMBIA, MARYLAND 21046

## AVAILABLE

Suite I: 2,000 sf

## BUILDING SIZE

24,300 sf

## PARKING

100+ surface spaces

## RENTAL RATE

\$16.50/sf net utilities and janitorial

## HIGHLIGHTS

- ▶ Move-in ready with abundant parking
- ▶ 15' clear ceiling height with drive-in loading
- ▶ 100% air conditioned
- ▶ 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



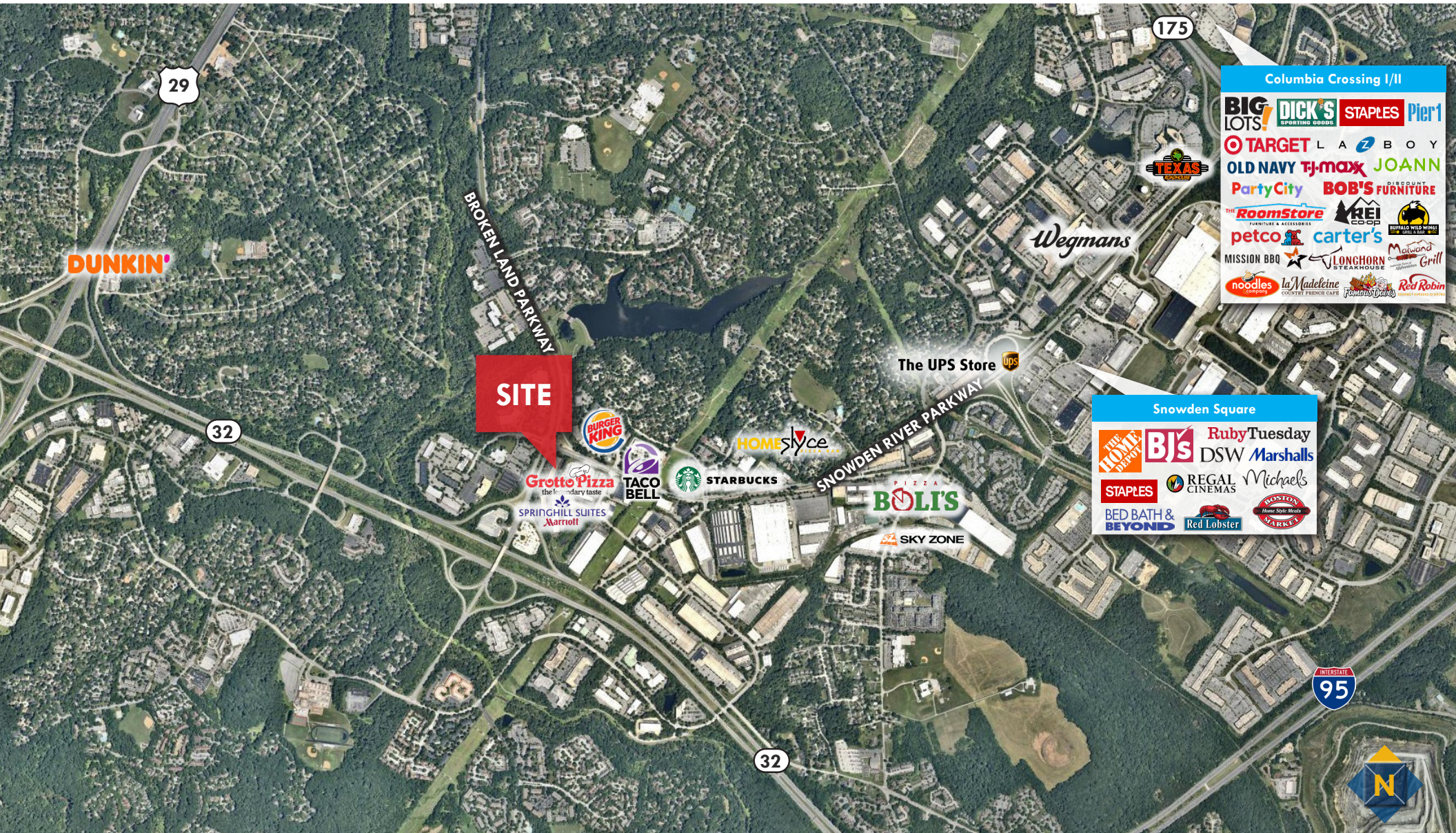


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# TRADE AREA

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**Columbia Crossing I/II**

- BIG LOTS! SPORTING GOODS
- DICK'S SPORTING GOODS
- STAPLES
- Pier 1
- TARGET
- LA Z BOY
- OLD NAVY
- TJ-maxx
- JOANN
- PartyCity
- BOB'S FURNITURE
- RoomStore
- REI COOP
- petco
- carter's
- MISSION BBQ
- LONGHORN STEAKHOUSE
- noodles
- La Madeleine COFFEEY 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