

**FOR  
LEASE  
Major  
Renovation**

**NEW RETAIL/OFFICE  
SPACE COMING SOON**  
Columbia Station  
9123 Route 108 (Old Annapolis Road)  
Columbia, MD 21045



**PROPERTY FEATURES**

- 12,170 s.f. available February 2018
- Three story Retail/Medical/ Office building, excellent access & visibility on Rt 108
- 1st Fl Retail \$32.50 NNN, 2<sup>nd</sup> Fl Office \$22-\$24 NNN, 3<sup>rd</sup> Fl Executive Suites w/shared Conference & Kitchenette
- Only B-1 zoning south side of Rt 108, Columbia to Clarksville
- Adjacent to major business park w/large employment base
- Close proximity to Town Center, hotels & retail centers
- Excellent access to Rt 29, Rt 100, Rt 40, I-95, I-70
- Free and unreserved parking

**FOR MORE INFORMATION  
PLEASE Contact:**

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