

COLUMBIA STATION

9123 Route 108, Old Annapolis Road
Columbia, MD 21045



TriAlliance

RETAIL/OFFICE/MEDICAL/EXECUTIVE SUITES OFFERED FOR LEASE

PROPERTY IDENTIFICATION:	Columbia Station
ADDRESS:	9123 Route 108, (Old Annapolis Road), Columbia, Maryland 21045
TOTAL SQUARE FEET:	12,170sf
DESCRIPTION:	The site plan includes a three-story building totaling 12,170 square feet of retail and office space. The building offers free surface parking, well-landscaped grounds, property management, and a professional setting for employees and visitors.
AVAILABLE OFFICE SPACE:	Offering 1 st floor Retail, 2 nd floor Office and 3 rd floor Executive Suites with shared conference room and kitchenette See attached schedule for detail
EXECUTIVE SUITES:	3 rd Floor, plug and play, with shared Conference Room, Kitchenette and Balcony
LEASE STRUCTURE & RATES:	Triple Net Lease Structure 1 st Fl-\$32.50 p.s.f. 2 nd Fl- \$22-\$24 p.s.f. 3 rd Fl- \$22-\$24 p.s.f. Execute Suites
EXPENSES:	Triple Nets estimated to be \$3.75psf Tenant responsible for proportionate share of CAM, Real Estate Taxes, Columbia Association Tax and Insurance
UTILITIES:	Tenant responsible for individually metered gas and electric directly to BGE
PARKING:	42 Free lighted surface parking spaces available
PUBLIC FACTOR:	The rentable square feet includes a 12% common area factor on the 2 nd & 3 rd floors
TOTAL NUMBER OF LEVELS:	3
ELEVATOR:	One passenger elevator with after hour controlled entry
CEILING HEIGHT:	8'-9' under dropped ceiling
EXTERIOR CONSTRUCTION:	Stone & Siding with wood framed exterior walls

FLOOR CONSTRUCTION:	Concrete and masonry foundation; wood framed upper level floor structure
ELECTRIC SERVICE:	Supplied by BGE. All suites are 3 phase;120/208V; Retail is 125-150 amps, Office tenant 60-150 amps
HEATING SYSTEM:	Split system heat pump controlled by Tenant
AIR CONDITIONING:	Split system heat pump controlled by Tenant
INTERIOR FINISH:	Entry vestibule and open-air lobbies feature thinset stone veneer wainscot, vinyl bead board, horizontal lap siding, exposed ceiling joists and Azek composite decking.
SECURITY:	Exterior cameras; after hour controlled entry Elevator
ZONING:	B-1, (Business: Local) which is Howard County's designation for retail sales and services
FIRE ALARM:	Full building alarm system, with control panel, annunciator panel, horns, strobes, activation stations and sprinkler monitoring devices per Howard County code
SPRINKLER:	Full building sprinkler system, demand-activated; dry-system in open-air lobbies, stairways & attic in accordance with NFPA 13 & Howard County code
UTILITY SERVICE:	Public water, public sewer, gas, electric, Comcast Cable, Dataports and telephone serve the property.
BUSINESS HOURS OF BUILDING:	24- Hour Access
YEAR BUILT:	1989, Major renovation 2017
ADDITIONAL INFORMATION:	<ul style="list-style-type: none"> • Major renovation located on Route 108 (Old Annapolis Road), on the south side of Route 108 providing the only B-1 zoned property from Columbia to Clarksville. • Conveniently located in the Columbia North Submarket less than half mile of new location of Howard County Circuit Courthouse • Close proximity to hotels, shopping malls, retail centers and recreational uses. • Excellent access to I-695, I-95, Routes 70, 40 and 29 • Professional Property Management provided by • Executive Suites, Conference, Kitchenette, Balcony • Custom design your office space

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services

www.trialliance.com

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SPACE AVAILABILITY-suites are divisible

RETAIL:

Unit 101	1,069 SF
Unit 102	1,306 SF
Unit 103	2,254 SF

2nd FLOOR OFFICE:

Suite 201	1,307 SF
Suite 202	317 SF includes balcony
Suite 203	1,036 SF
Suite 204	1,165 SF

3rd FLOOR OFFICE

Suite 310	1,003 SF
Suite 311	1,131 SF

3rd FLOOR EXECUTIVE SUITES WITH SHARED CONFERENCE, KITCHENETTE AND BALCONY



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Suite Inclusions

Each unit will be delivered with the following improvements and amenities:

1. **Suite Entry Door and Lock:** : One 3'-0" x 6'-8" x 1 ¾" solid core metal pre finished door will be provided for each suite accessed from exterior lobby/walkways. The door will be set in a painted hollow metal door frame and shall be outfitted with finished hinges, surface mounted closer and with lockset. Entry doors to Executive Suites will be solid core hardboard doors set in wood frames.
2. **Heating and Cooling:** Landlord shall provide heating and cooling sufficient for the usable space based on the net square feet. All supply, return and distribution ductwork will be provided by the Landlord for Office tenants. Retail tenants TBD. Each Suite will be serviced by independent mechanical equipment with independent automatic temperature controls provided by Landlord. Air handler equipment shall be located within each Suite. Corresponding condenser equipment for HVAC shall be located on the ground level of the Building
3. **Electric Service:** Supplied by BGE. Suites 3 phase;120/208V; Retail 125-150 amps, Office 60-150 amps
4. **Sprinkler System:** Landlord will install full building main sprinkler system; dry system in open-air lobbies, stairways and attic in accordance with NFPA 13 and Howard County code. Relocation and inverting of existing heads shall be the responsibility of the Retail Tenant.
5. **Window Blinds:** Landlord shall install window blinds on all exterior suite windows.
6. **Water Service:** Water supply, vent and sanitary piping will be available within each Suite. Finished restroom provided for Office tenants including tankless water heater. Retail tenants shall provide its own source for hot water and is to provide a sub-meter for any plumbing in excess of one sink located within each Suite.
7. **Demising Partitions:** Landlord shall provide partitions that demise the Suites from the common areas of the Building. Demising walls will be painted.
9. **Fire Alarm System:** The building fire alarm system shall be designed and installed with capacity sufficient to accommodate additional devices required within each Suite. The cost for any required extender or booster panels shall be the responsibility of the Retail tenant.
10. **Internet Connectivity:** The Landlord shall provide access to the conduit for high speed internet connection service to have access points on each floor of the Building, and/or an appropriate vertical chase at basement level to accommodate access to other levels of the Building. The cost associated with bringing service from these points to each Suite, as well as any initiation of independent service costs shall be the responsibility of the Tenant.
11. **Flooring:** Finished wood underlayment or concrete pad in 1st floor Retail suites; Office suites TBD
12. **Finished Ceiling Height:** The installation of any finished ceiling elements within each 1st floor Suite shall be the responsibility of the Retail tenant, however the Landlord shall be responsible to allow for a clearance of approximately 8' (final finished ceiling height) with adequate space above for ductwork. Landlord shall provide finished ceiling elements within the 2nd and 3rd floor Suites including ductwork,

acoustical ceiling tiles with diffusers and lights and for a clearance of approximately 8'-9' (final finished ceiling height)

13. **Office Building Parking:** Free and unreserved parking spaces shall be provided for the use of the Tenant's vehicles.

Construction by Interstate Construction & Development Company



Interstate Construction and Development Company
www.icdcorp.com
(410) 861-9250

Architectural services provided by Architecture By Design

Rich Radcliffe, AIA

Associate



Engineering services provided by Sill Engineering Group, LLC



Financing provided by The Columbia Bank

Jeffery C. Long, Sr.

The Columbia Bank

2219 York Road, Suite 400

Timonium, MD 21093



THE COLUMBIA BANK

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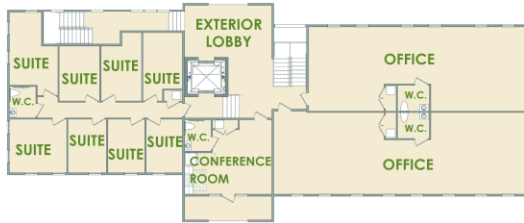
Site Plan



FIRST FLOOR: RETAIL



SECOND FLOOR: OFFICES



THIRD FLOOR: OFFICES

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