



**CUSHMAN &
WAKEFIELD**

FOR LEASE

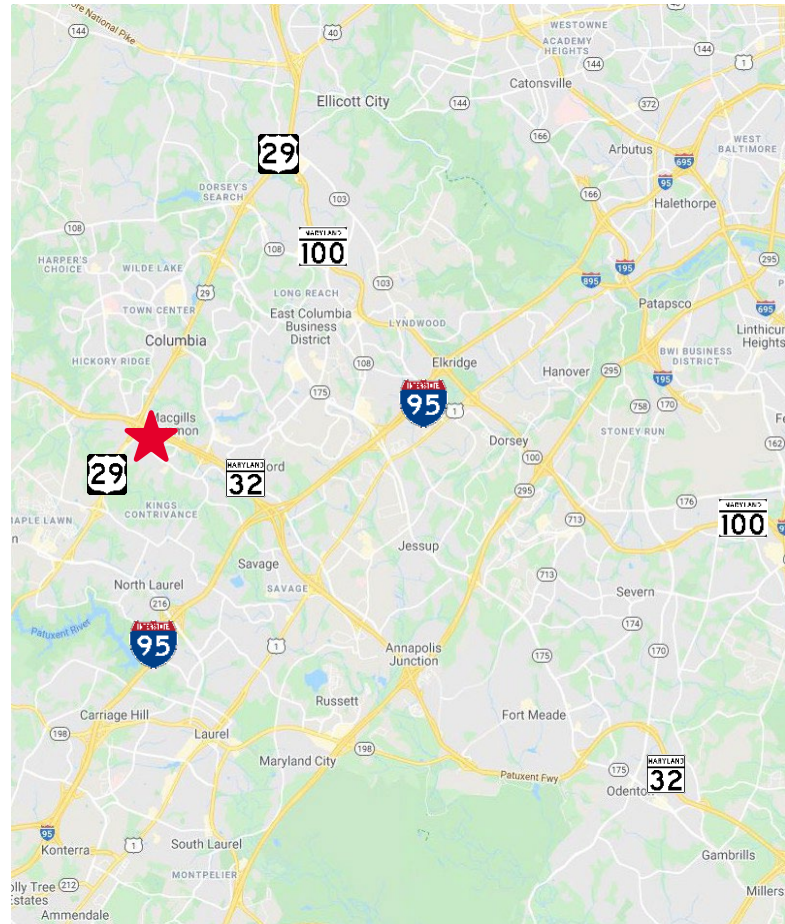
Rivers Center

8300-8335 Guilford Road / Columbia, MD



Features

- Five-building, single-story office and office/flex product
- Short drive from numerous and neighboring retail including Kings Contrivance Center, Snowden Square Shopping Center, Columbia Town Center, and Maple Lawn
- Well capitalized ownership providing professional and responsive “in-house” property management services
- Centrally located between major employment centers of Ft. Meade (NSA, DISA, US Cyber Command, etc.), JHU APL, Downtown Columbia, and BWI Airport
- Direct full service interchange access to MD Route 32 linking Rivers Center to Washington, DC and Baltimore by I-95, I-295, and US 29



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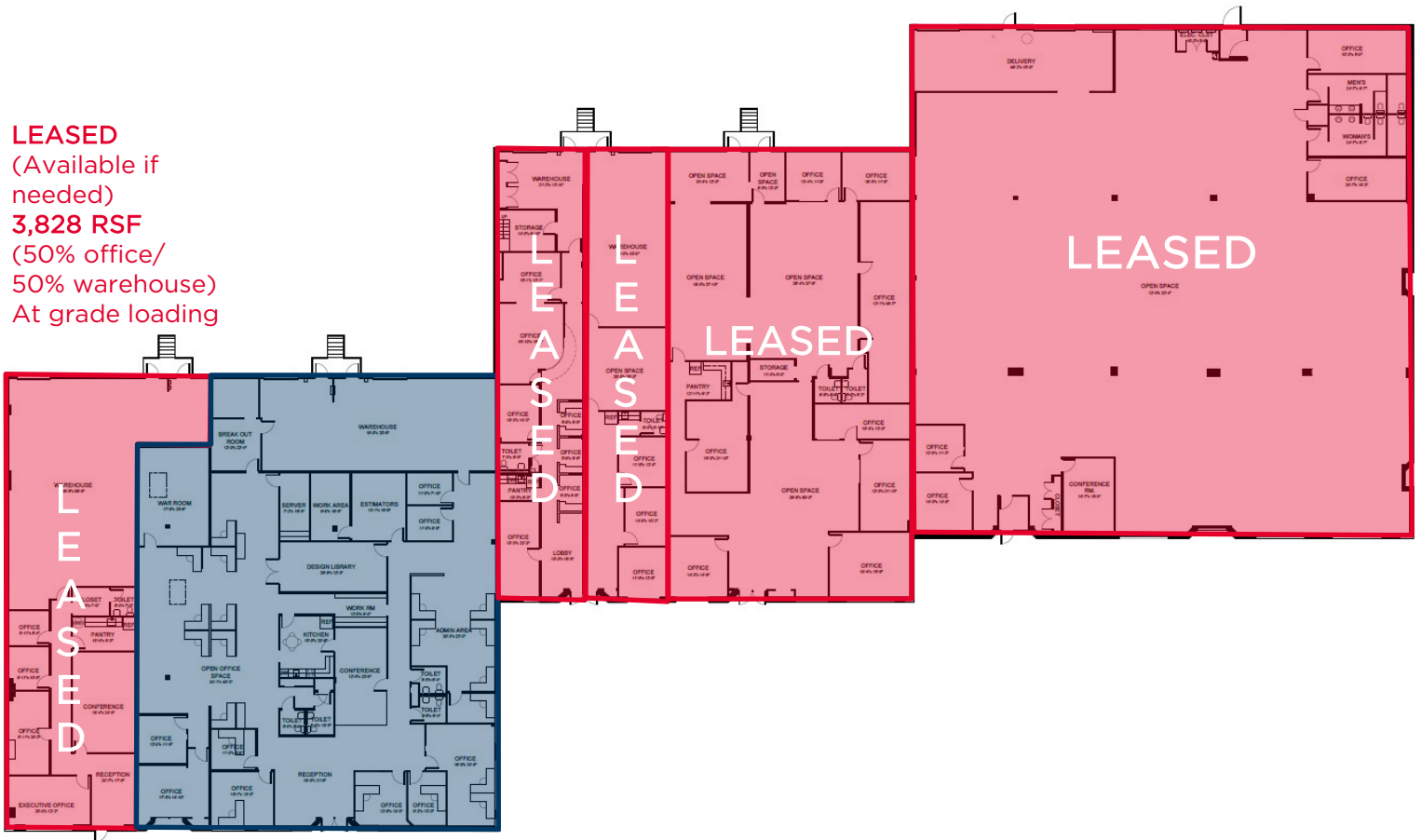
Full Building Floor Plan - 8300 Guilford Road

LEASED

(Available if
needed)

3,828 RSF

(50% office/
50% warehouse)
At grade loading



AVAILABLE

9,393 RSF

(75% office/ 25% warehouse)

2 dock-hi OHD's

3rd could be added

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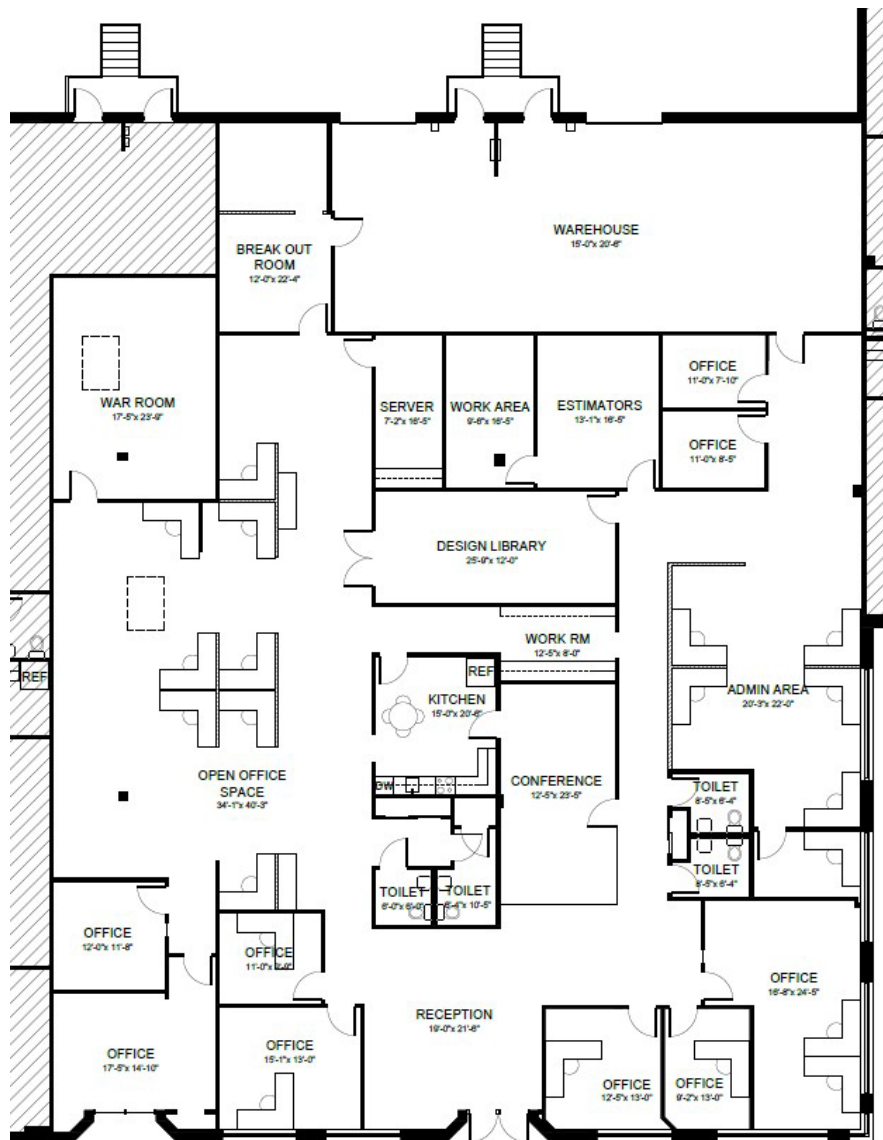
FOR LEASE

Rivers Center

8300-8335 Guilford Road / Columbia, MD

8300 Guilford Road - 9,393 RSF Office/Flex

- 9,393 SF of Flex Space
- 2 dock hi OHD's
- ~70% office space / 30% warehouse
- Can be combined with an adjacent 3,828 SF suite for up to 13,221 SF which includes at-grade loading capabilities



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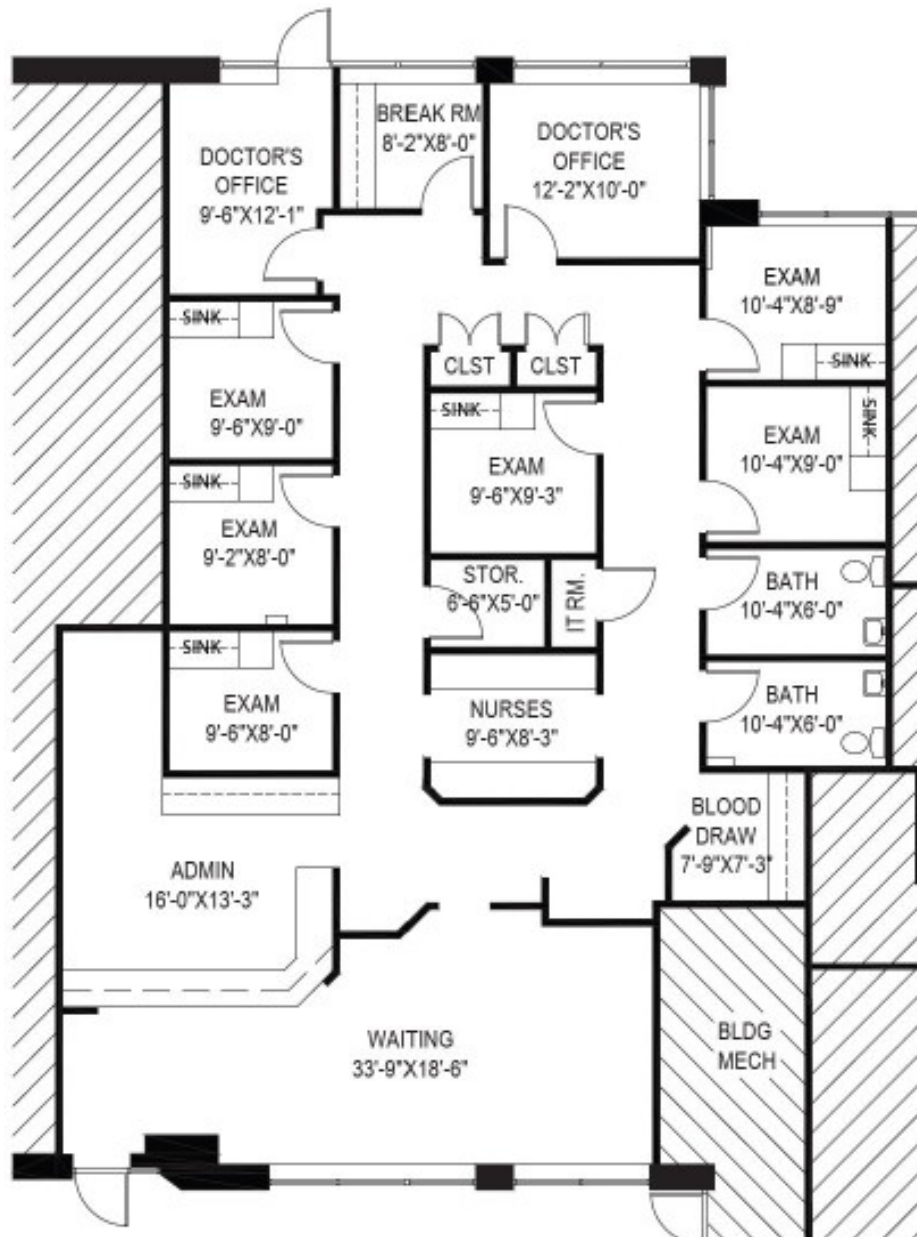
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Rivers Center

8300-8335 Guilford Road / Columbia, MD

**8325 Guilford Road
2,414 RSF - Suite G
Medical/Office**



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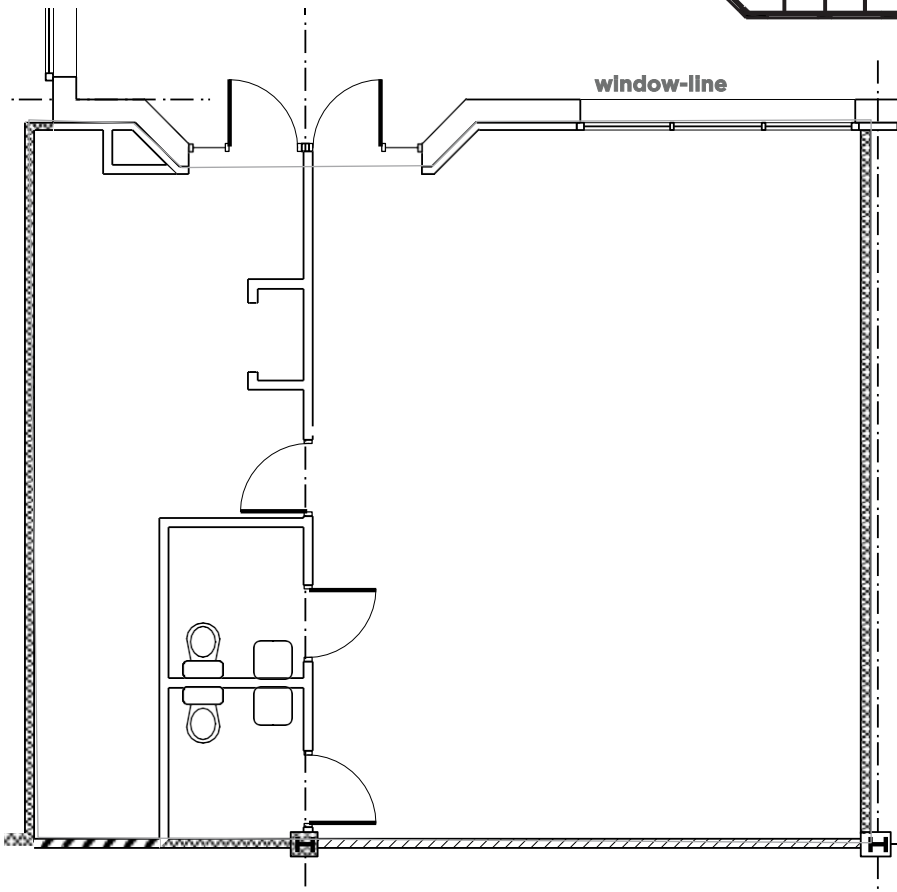
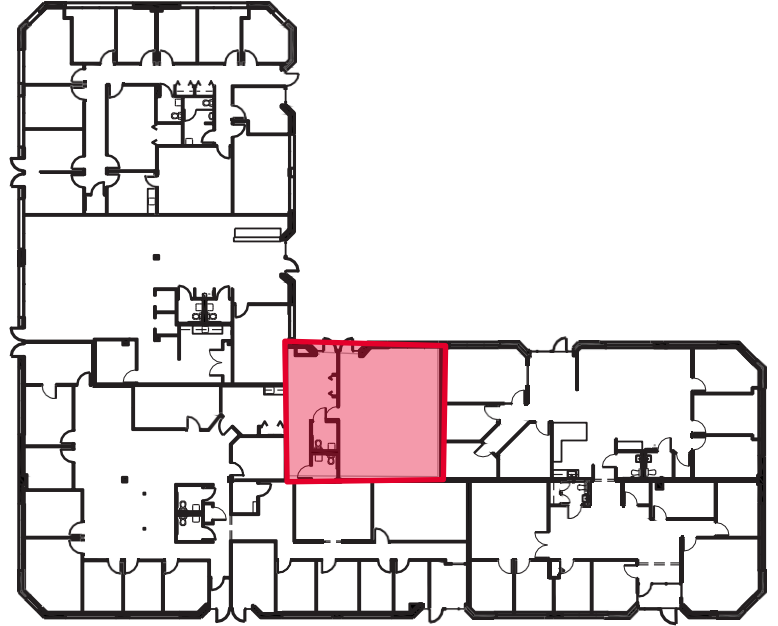
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Rivers Center

8300-8335 Guilford Road / Columbia, MD

**8335 Guilford Road
1,253 RSF - Suite G
100% Office Space**



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Site Plan



www.riverscenter.com



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