

10245

OLD COLUMBIA ROAD

COLUMBIA, MD 21046



FOR SALE

7,838 SF OFFICE CONDOMINIUM

 **CUSHMAN &
WAKEFIELD**

PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to present a unique single-story office condominium in the heart of Columbia, MD.

Located in the Rivers Corporate Park, Howard County, 10245 Old Columbia Road represents a niche opportunity for an Owner-Occupant to purchase at a significant discount to replacement cost.

Built in 1985 (Renovated 2010), the central location and functional building have allowed the prior owner to serve its customers in the greater metro area.

The site boasts 69 striped, onsite parking spaces, including an exclusive EV station, commanding a standout branding presence on the corner of Old Columbia and Guilford roads. The interior is highlighted with a large conference room, private offices, and open administrative and workstation area.

Address	10245 Old Columbia Road, Columbia, MD 21046
Business Park	Rivers Corporate Park
Lease Description	Rivers Corporate Park Parcel E-2, Condominium Unit B
Condominium Size	18,358 SF (Units A & B)
Condominium Unit Size	Unit B: 7,838 SF
Land Area	2.55 Acres
Year Built	1985 (Renovated 2010)
Type	Single-story office, brick on block/steel frame
Sprinklers	Fully sprinklered - Wet
HVAC	Heating & cooling central (New HVAC 2010)
Parking	69 marked spaces (3.65:1000 ratio)
Zoning	NT, New Town
Utilities	Public water & sewer, electric, natural gas
Roof	New roof installed 2010 (30 years life expectancy)



OFFERS ARE TO BE SUBMITTED TO:

ANDREW SMITH
Senior Director
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10245 OLD COLUMBIA ROAD

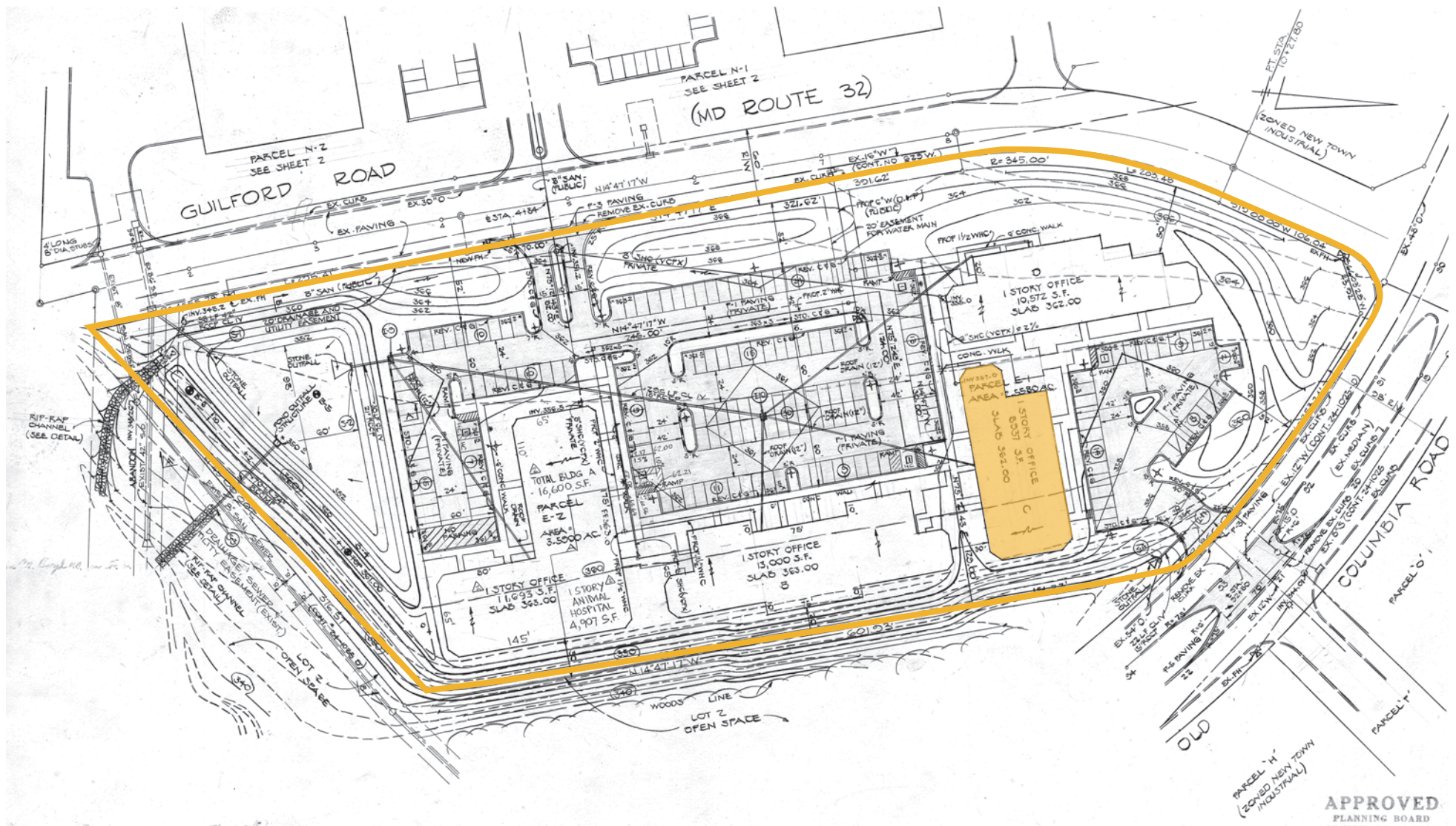
GUILFORD ROAD

RIVERS CORPORATE PARK

OLD COLUMBIA ROAD

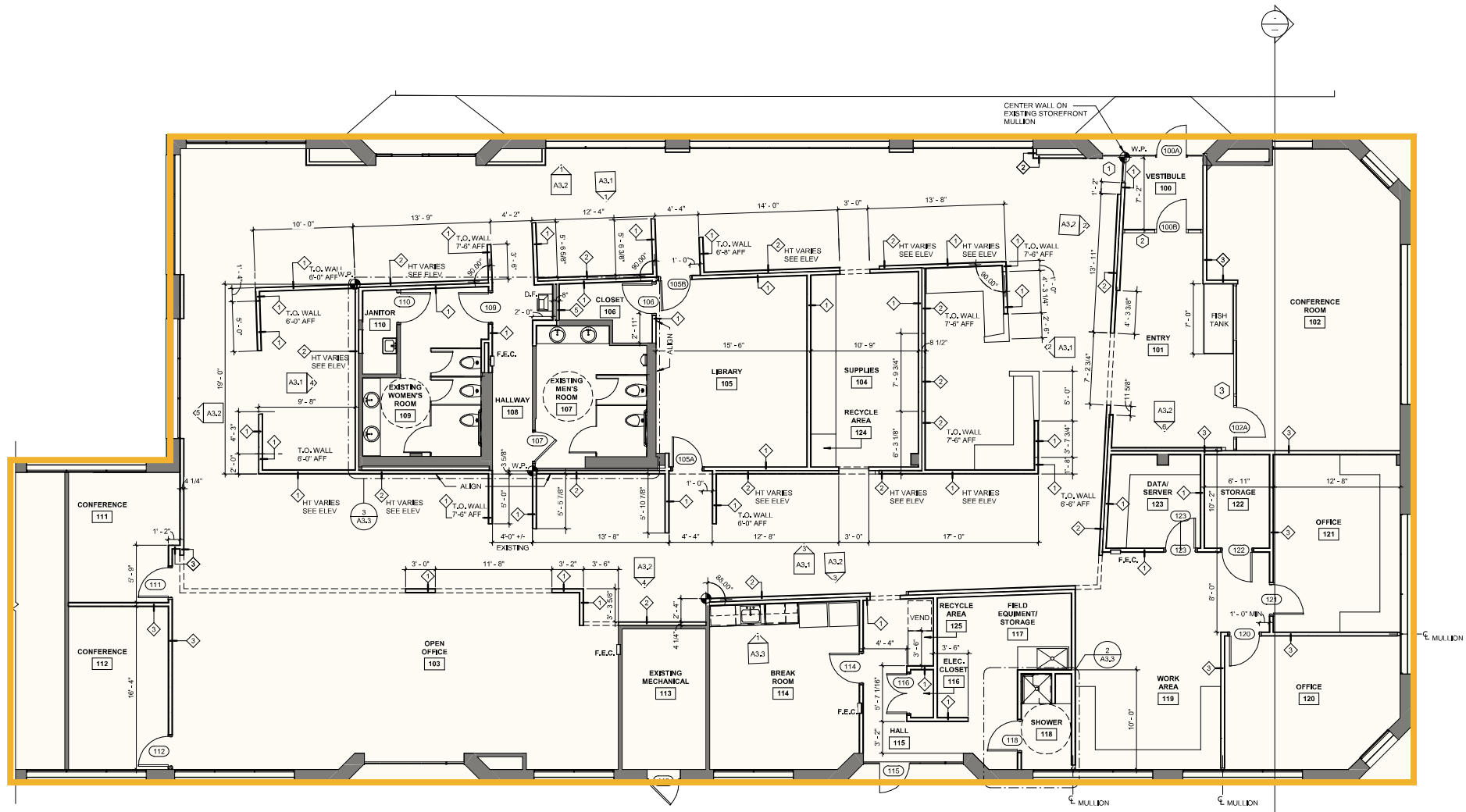
AERIAL VIEW

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SITE DEVELOPMENT PLAN

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FLOOR PLAN

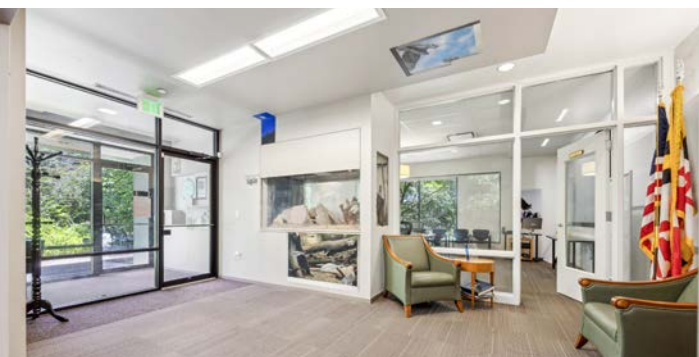
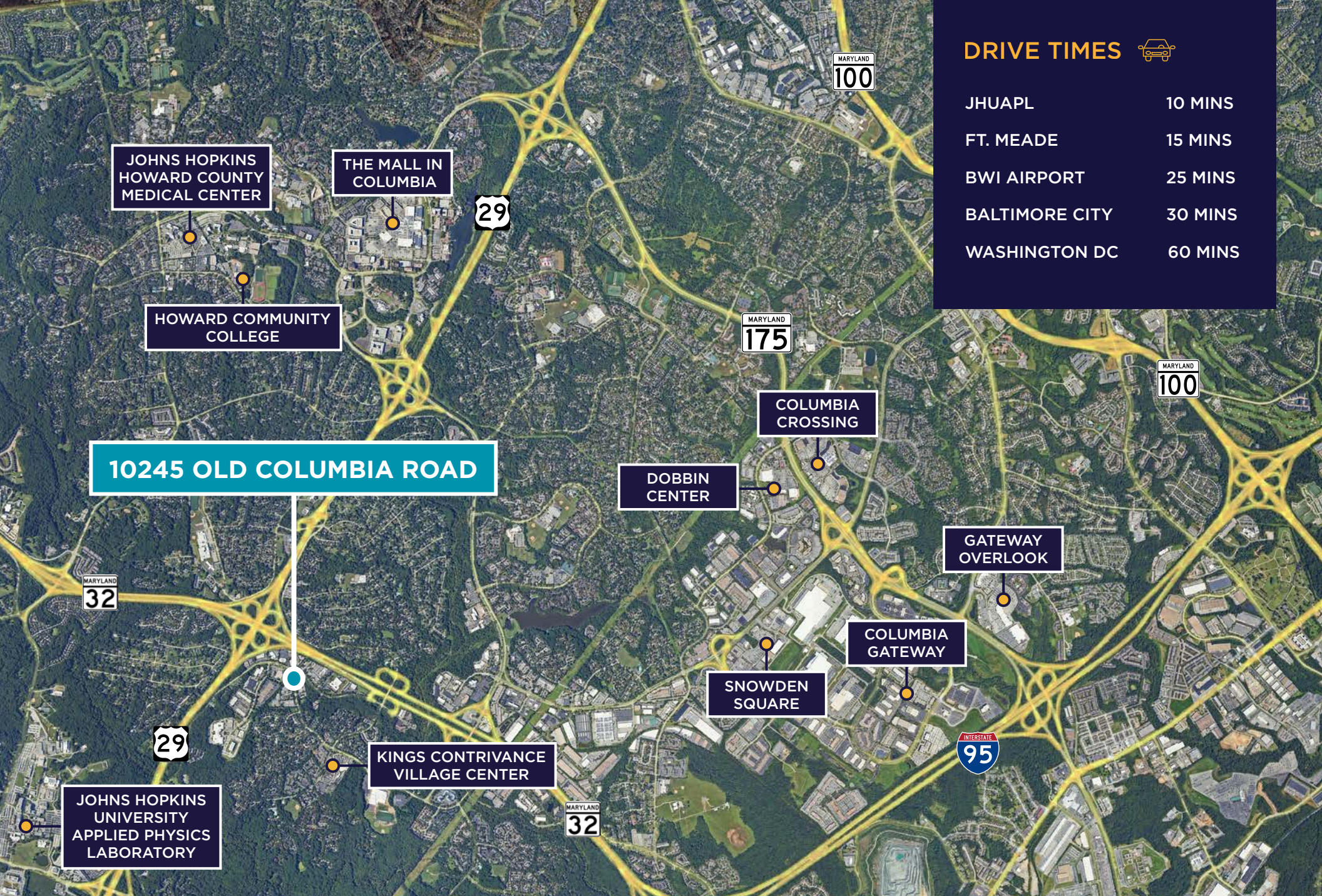


PHOTO GALLERY

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DRIVE TIMES

JHUAPL	10 MINS
FT. MEADE	15 MINS
BWI AIRPORT	25 MINS
BALTIMORE CITY	30 MINS
WASHINGTON DC	60 MINS

IN THE HEART OF COLUMBIA, MARYLAND

10245
OLD COLUMBIA ROAD
COLUMBIA, MD 21046



GUILFORD ROAD

10255

10245

OLD COLUMBIA ROAD

CONTACT:

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