

# 9150

## GUILFORD ROAD

COLUMBIA, MD 21046

YOUR SIGN HERE

**FOR SALE**

**18,871 SF FREESTANDING BUILDING**



# PROPERTY DESCRIPTION

Address	9150 Guilford Road, Columbia, MD
Business Park	Rivers 95 Business Park
Product Type	Single Story / Glass-line wrapped
Building Size	18,871 SF Freestanding Building
Availability	Income producing at market rent until 2/28/27
Land Condominium	Columbia Rivers Corporate Park II-Land Condominium. Land Unit 3 - 16.93% interest (1 of 4 buildings). 2026 Condo Budget \$1.05 PSF
Year Built	1984
Signage	Prime Signage Opportunity on Guilford Road
HVAC	RTU Served (details available upon request)
Parking	Abundant parking
Zoning	NT (New Town)
Roof	Under warranty until 2033
Lot Size (SF per Plat)	22,161 SF, 0.51 Acre
Use	Ideal for office, medical, education, training, daycare

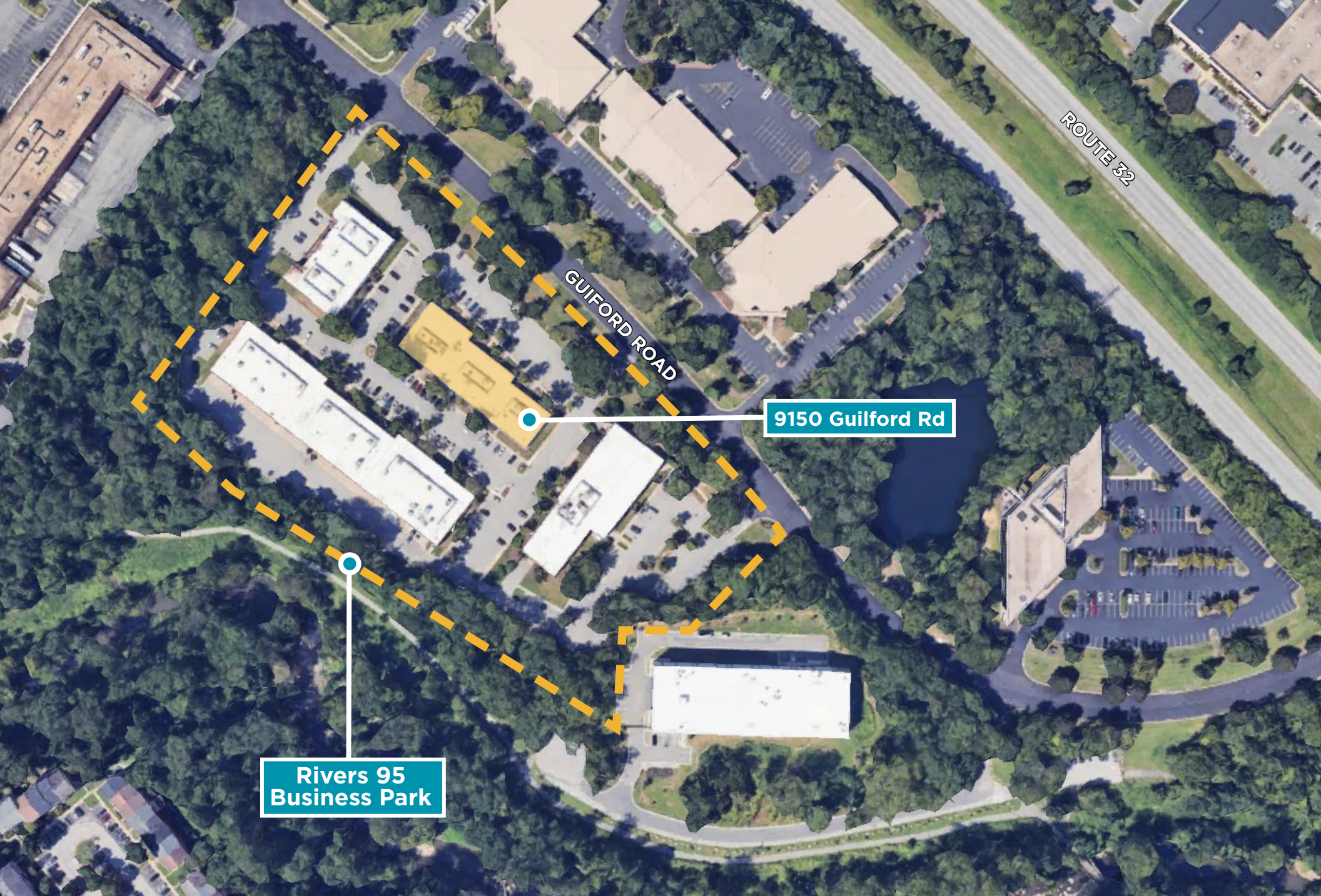


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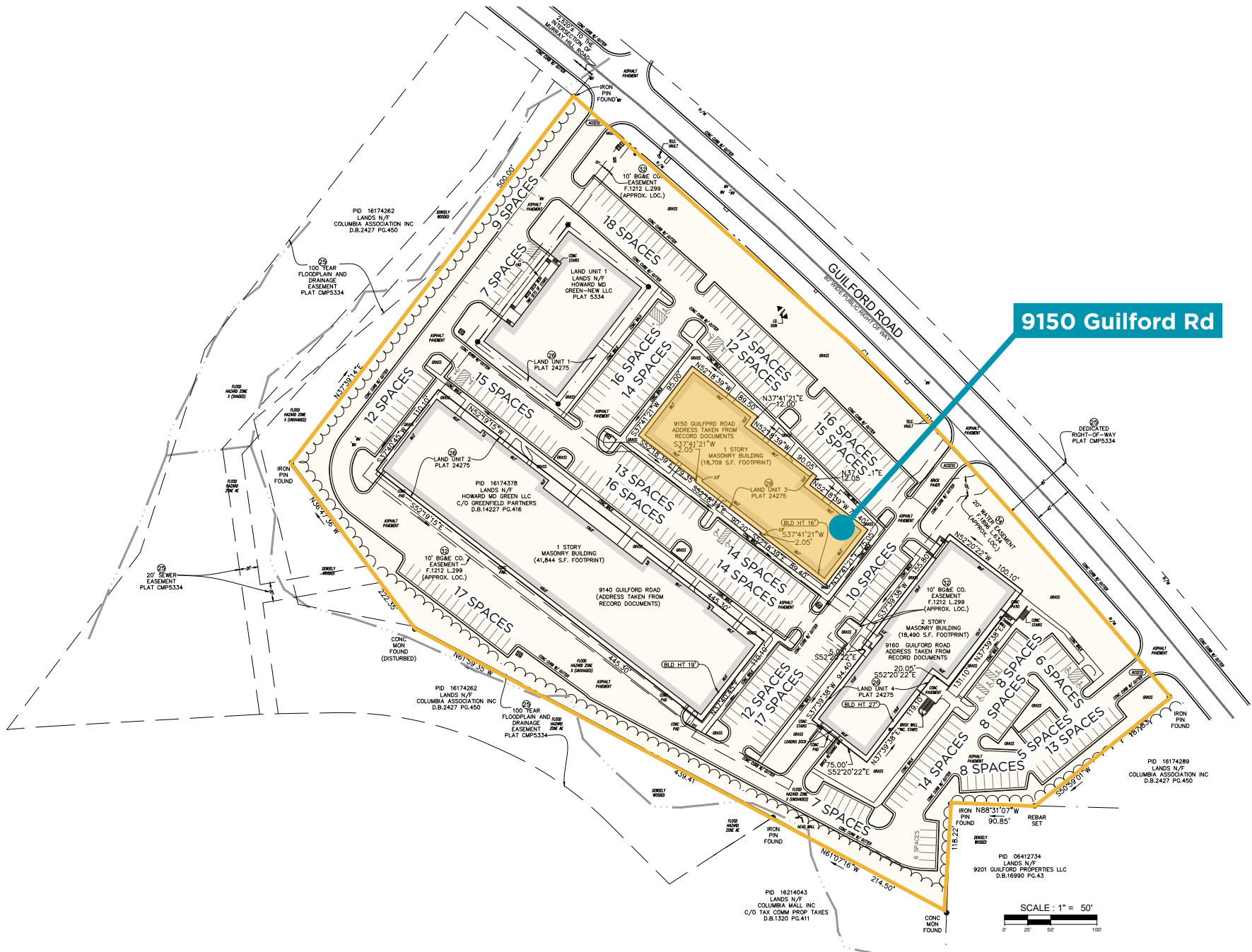
9150 Guilford Rd

Rivers 95  
Business Park

AERIAL VIEW

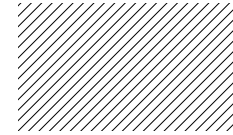
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9150 Guilford Rd

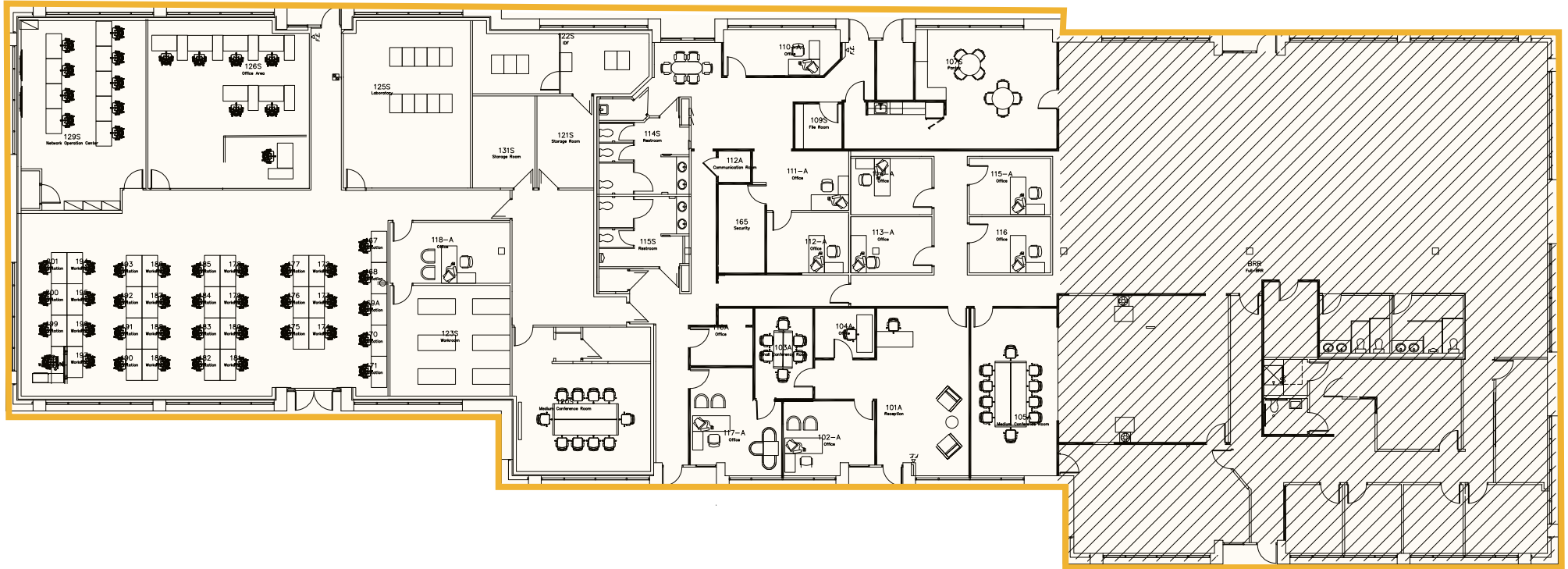


# SITE DEVELOPMENT PLAN

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COLUMBIA, MD 21046



Area is currently demised but can be easily combined with adjacent space.









**DRIVE TIMES** 

JHUAPL	12 MINS
FT. MEADE	15 MINS
BWI AIRPORT	17 MINS
BALTIMORE CITY	24 MINS
WASHINGTON DC	40 MINS

**9150 GUILFORD ROAD**

JOHNS HOPKINS  
HOWARD COUNTY  
MEDICAL CENTER

THE MALL IN  
COLUMBIA

HOWARD COMMUNITY  
COLLEGE

MARYLAND  
175

COLUMBIA  
CROSSING

DOBBIN  
CENTER

GATEWAY  
OVERLOOK

MARYLAND  
32

COLUMBIA  
GATEWAY

SNOWDEN  
SQUARE

KINGS CONTRIVANCE  
VILLAGE CENTER

MARYLAND  
32

INTERSTATE  
95

JOHNS HOPKINS  
UNIVERSITY  
APPLIED PHYSICS  
LABORATORY

**IN THE HEART OF COLUMBIA, MARYLAND**

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GUILFORD ROAD  
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