



FOR **LEASE/SALE**

2 STORY, RENOVATED MANSION

9254 BENDIX ROAD | COLUMBIA, MARYLAND 21045



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- One of a kind user office building
- Ideal for general office operations, conferences, meetings, and larger events
- Fully renovated, move-in ready
- Expansive covered porches
- Modern MEP systems
- Adjacent to Howard County Circuit Court
- Immediate access to Route 108, Route 29, and Route 100
- Abundant surface parking
- Amenity rich environment on Route 108
- Building is part of the Woodlands Office Condominiums
- Basement & third floor storage not included in square footage
- High ceilings

AVAILABLE:

5,242 SF ±

LOT SIZE:

4.51 ACRES ±

PARKING:

1.66/1,000 SF

ZONING:

POR (PLANNED OFFICE RESEARCH)

SALE PRICE:

\$1,140,000

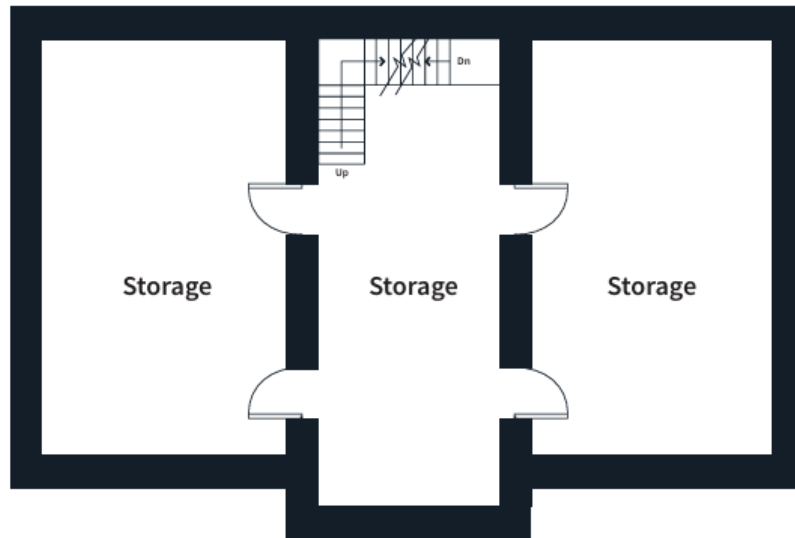


GOOGLE STREET VIEW

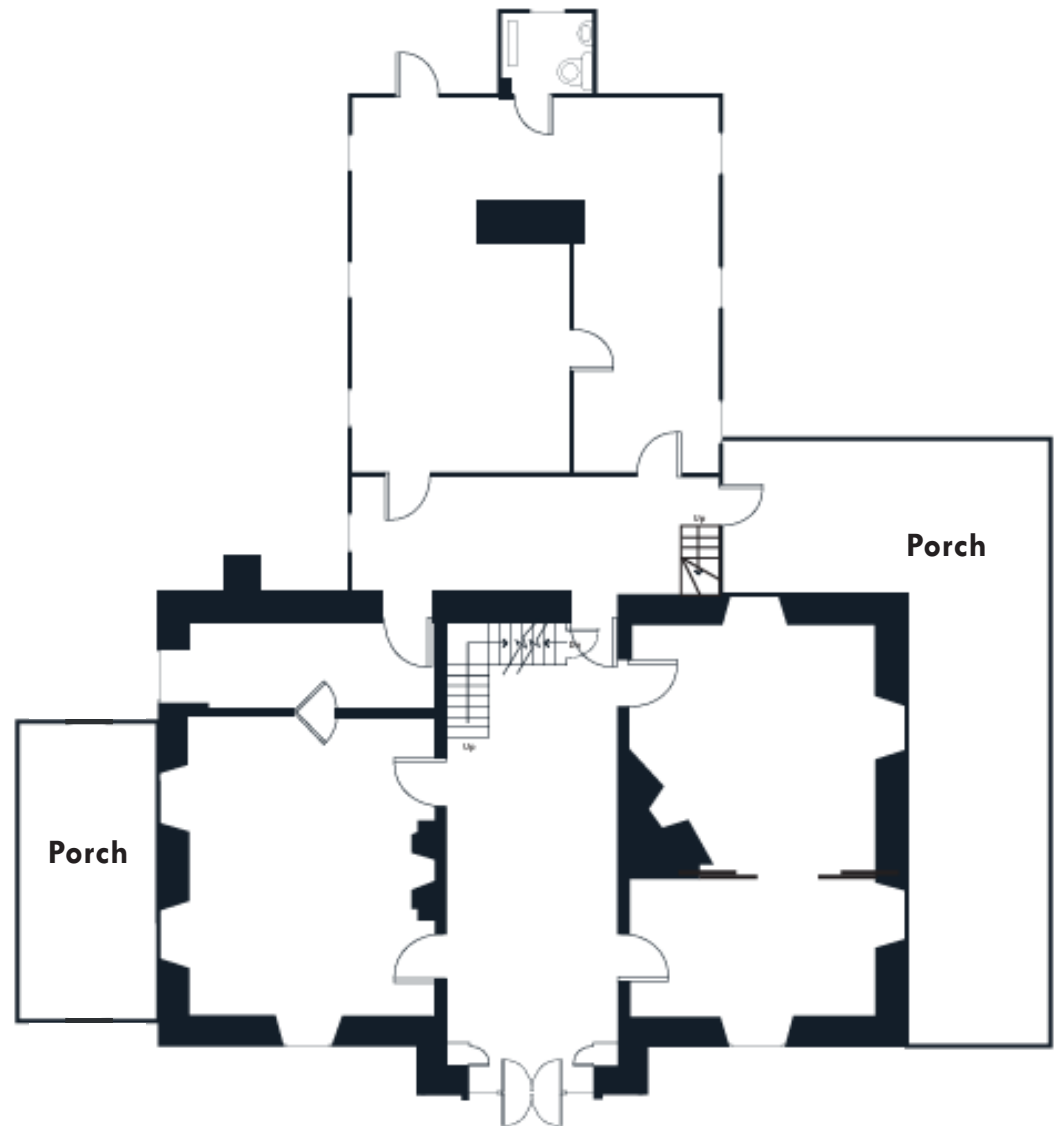


FLOOR PLAN

Basement

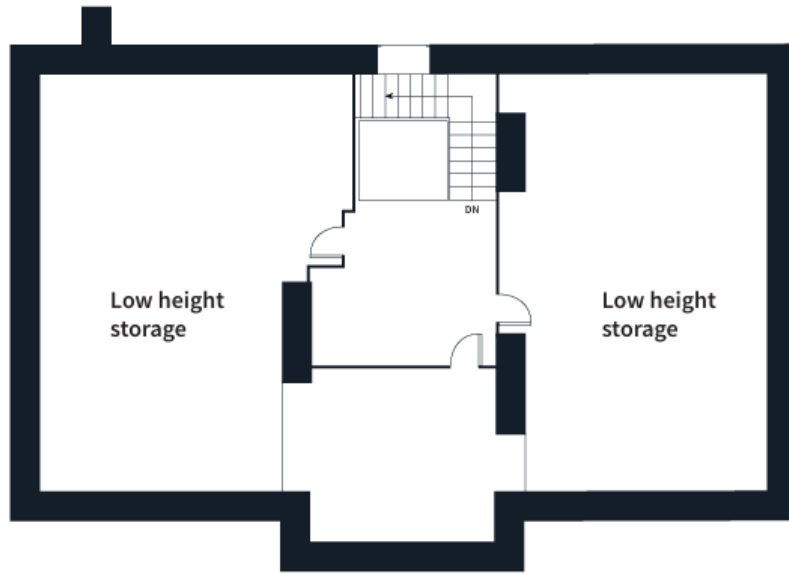


First Floor

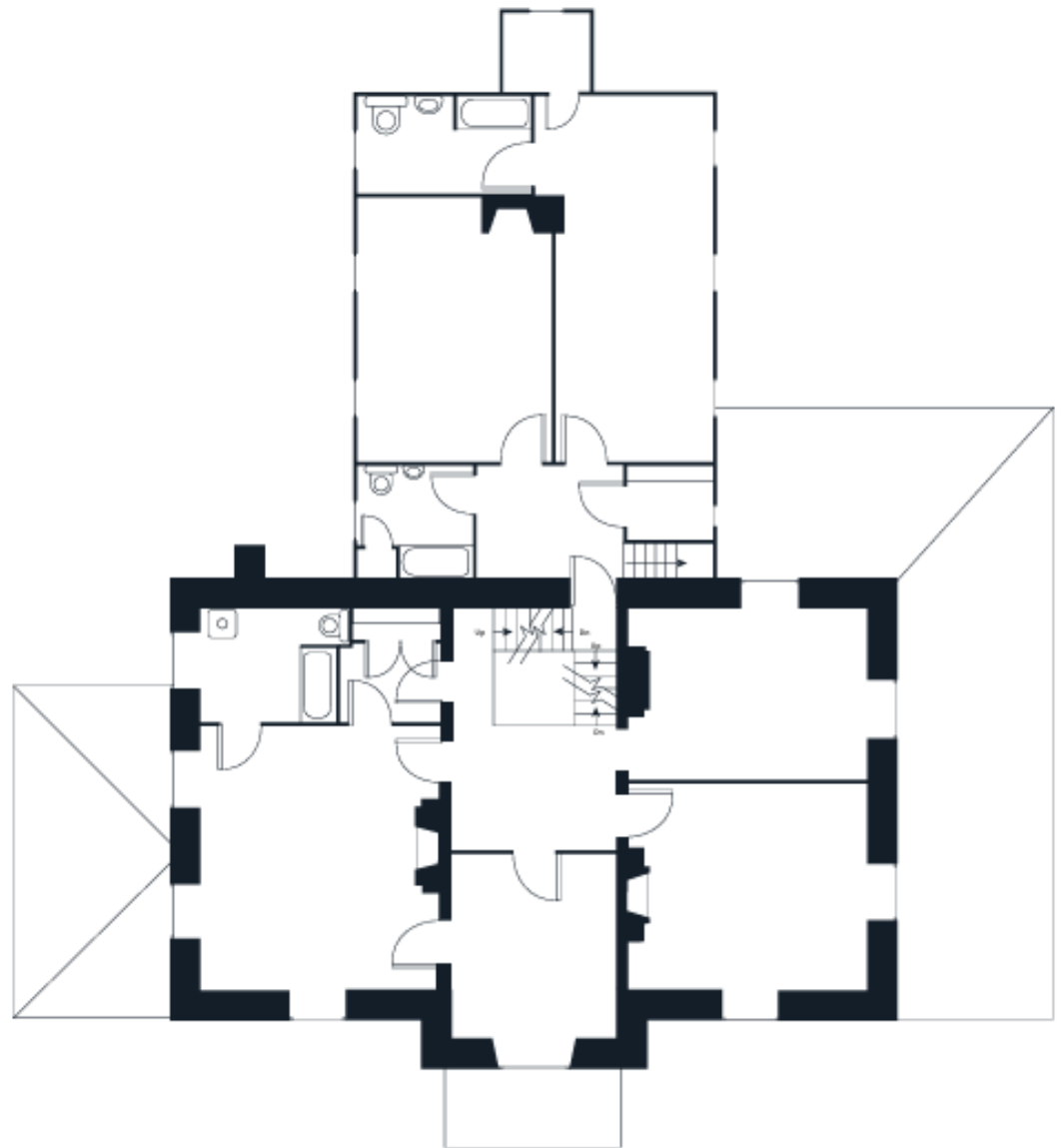


FLOOR PLAN

Loft



Second Floor



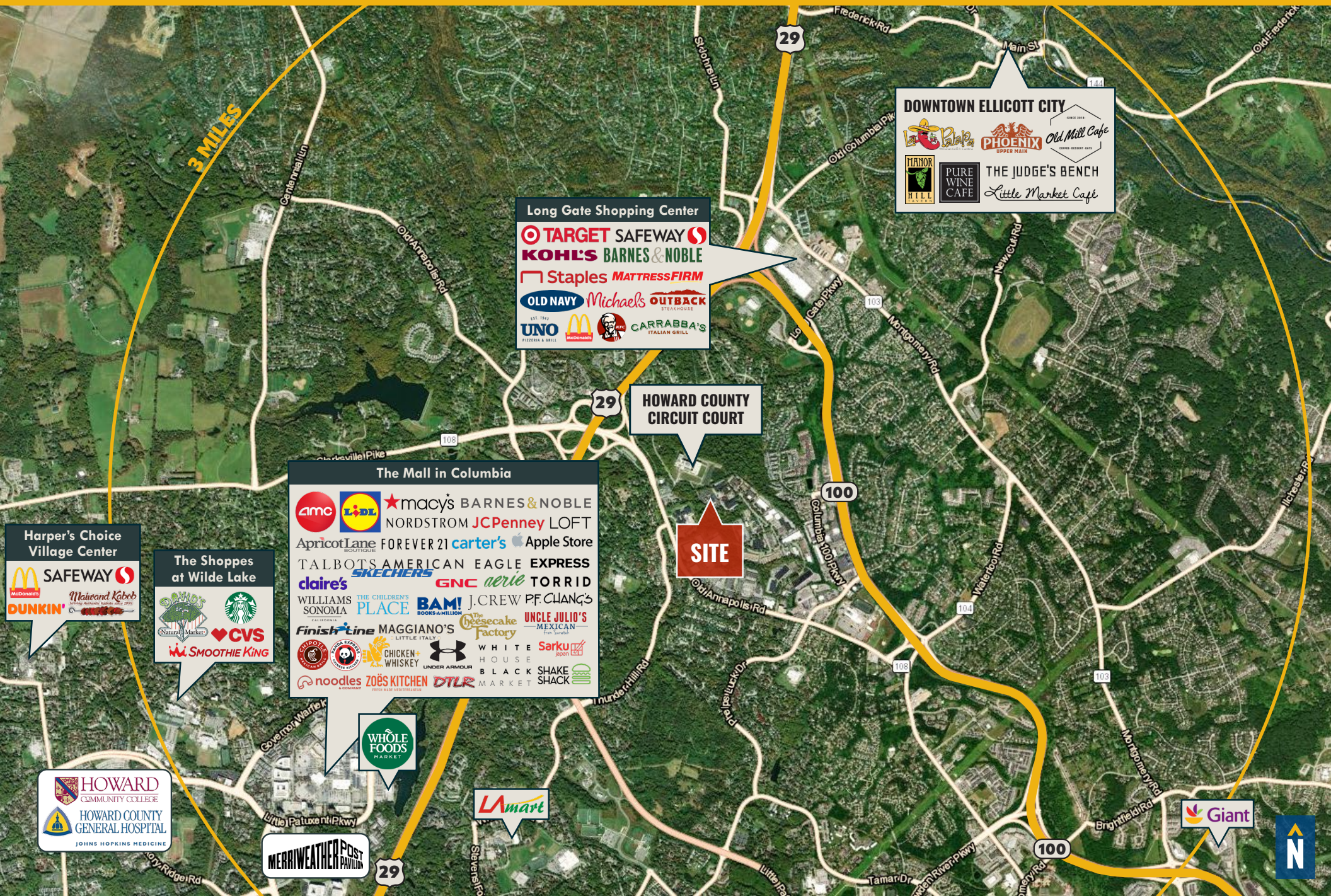
INTERIOR PHOTOS



HOWARD
COMMUNITY COLLEGE

HOWARD COUNTY
GENERAL HOSPITAL

JOHNS HOPKINS MEDICINE



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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