



# WATERVIEW OFFICE CENTRE

7130 MINSTREL WAY | COLUMBIA, MARYLAND 21045

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Excellent central corridor, Columbia location
- Generous build-out allowance
- On-site property management
- Restaurant in building
- Café, wellness/yoga/massage and physical therapy on-site

AVAILABLE:

SUITE 225: 2,100 SF

PARKING:

4.00/1,000 SF

ZONING:

NT (NEW TOWN)

RENTAL RATE:

\$21.00/SF, FS

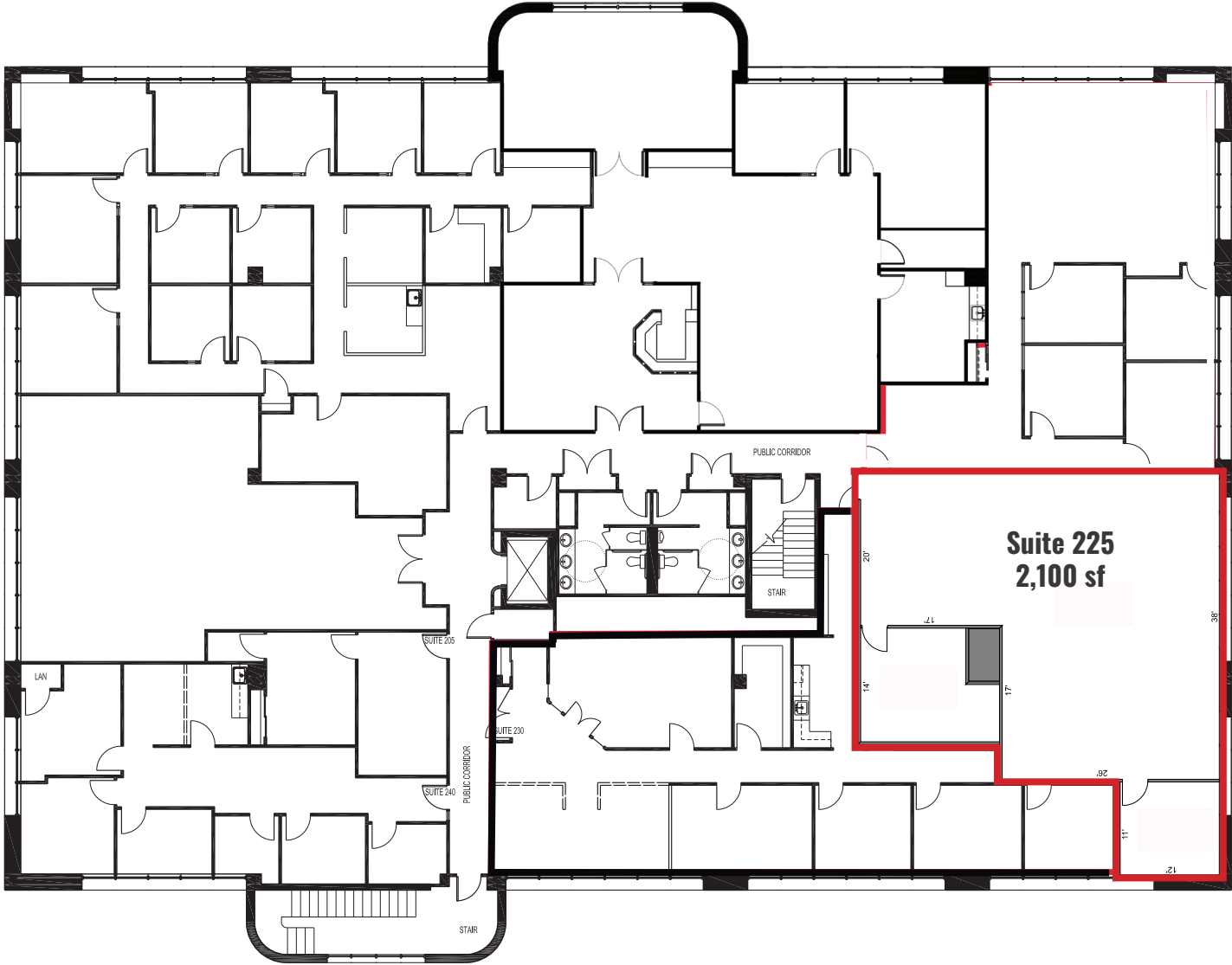
**BROKER BONUS**  
**\$2,000 BONUS**

\*GOOD FOR 3+ YEAR LEASE

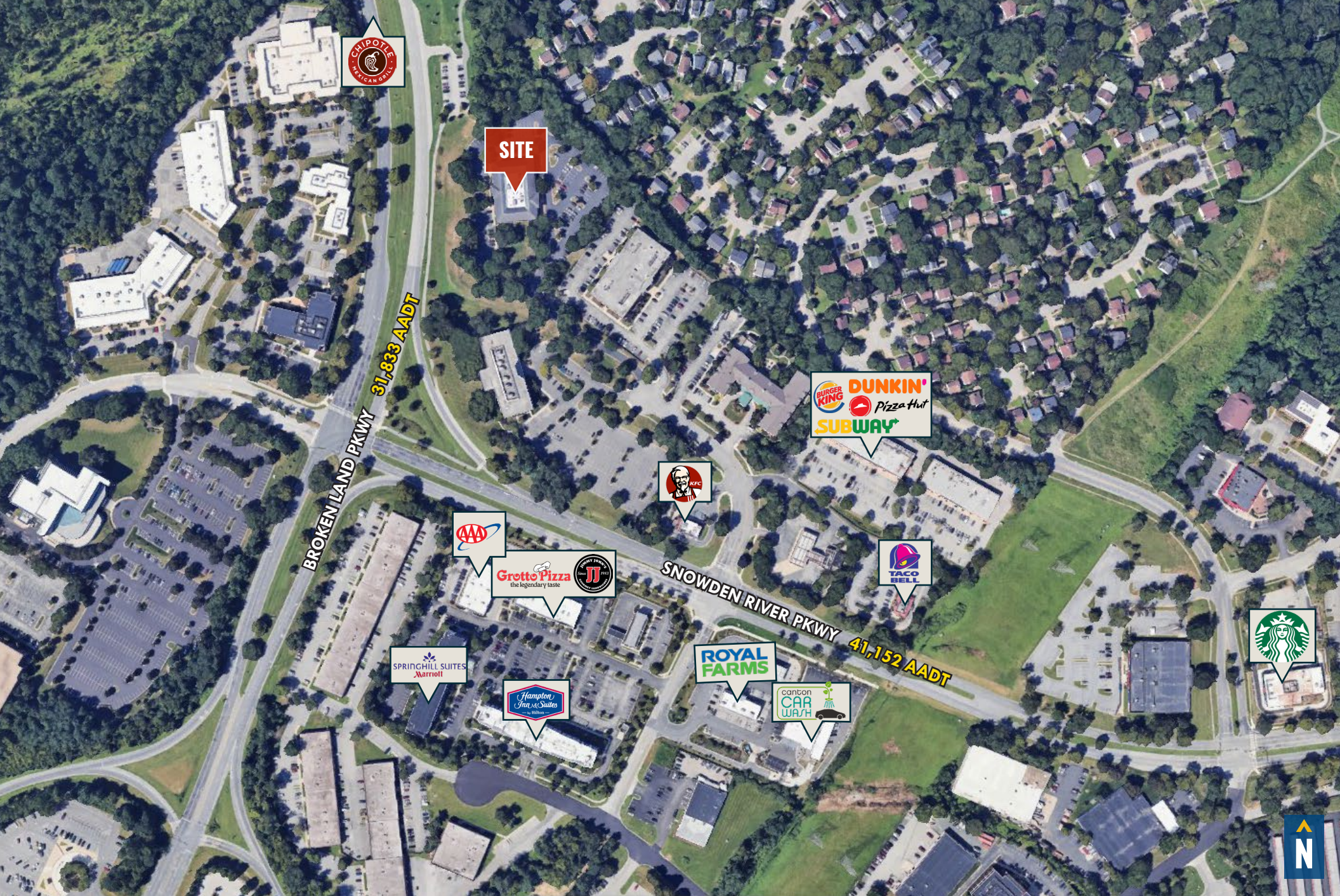


GOOGLE STREET VIEW

# FLOOR PLAN



# LOCAL BIRDSEYE



**SITE**

**BROKEN LAND PKWY**  
31,833 AADT



**SNOWDEN RIVER PKWY**  
41,152 AADT



# FOR MORE INFO **CONTACT:**



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*VICE PRESIDENT*

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

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