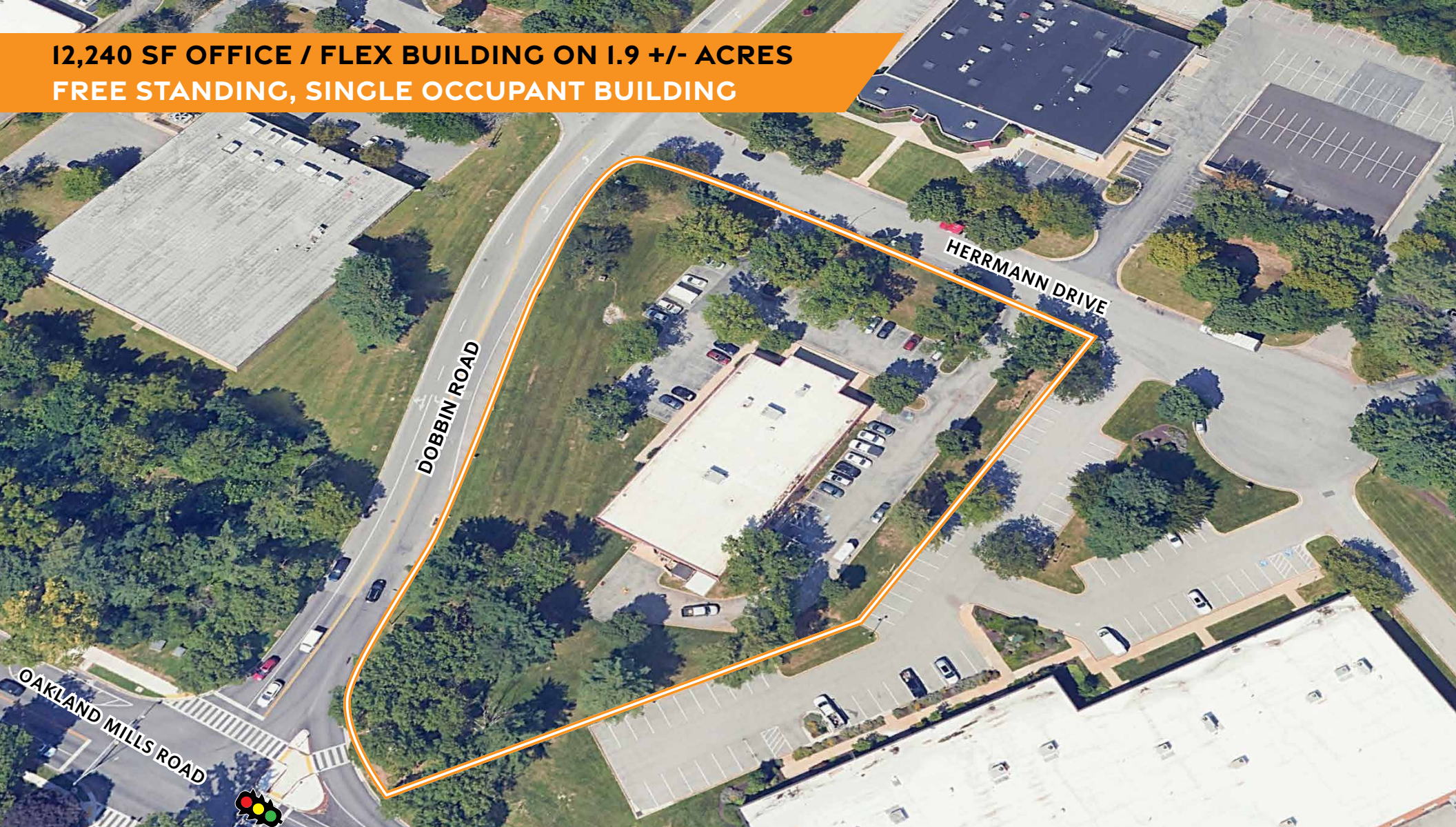


**12,240 SF OFFICE / FLEX BUILDING ON 1.9 +/- ACRES
FREE STANDING, SINGLE OCCUPANT BUILDING**



SEILING INDUSTRIAL CENTER
8901 HERRMANN DRIVE
COLUMBIA, MARYLAND

DAVID J. FRITZ, CCIM, SIOR
Principal
dfritz@klnb.com
443.574.1410



KLNB.COM
@KLNBCRE

THE OFFERING



KLNB, as an exclusive agent, is pleased to present the opportunity to acquire a unique single-story office/flex building in Columbia, Maryland.

Originally constructed in 1982, the building is located within the Seiling Industrial Center and has been the headquarters for the Maryland State Dental Association (MSDA). The central location and functional layout has allowed MSDA to serve its members statewide. This unique asset represents a niche opportunity for an owner-occupant to purchase at a significant discount to replacement cost.



Offers submitted to:

David J. Fritz, CCIM, SIOR
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PROPERTY INFORMATION

PROPERTY DETAILS

Building Size	12,240 SF
Year Built	1982
Land Area	+/- 1.9 Acres
Zoning	New Town (NT)
Type	Single-Story Office, Brick on Block / Steel Frame
Parking	40 Parking Spaces
Roof	Installed 2022 with 20 Year Warranty
Sprinklered	Yes

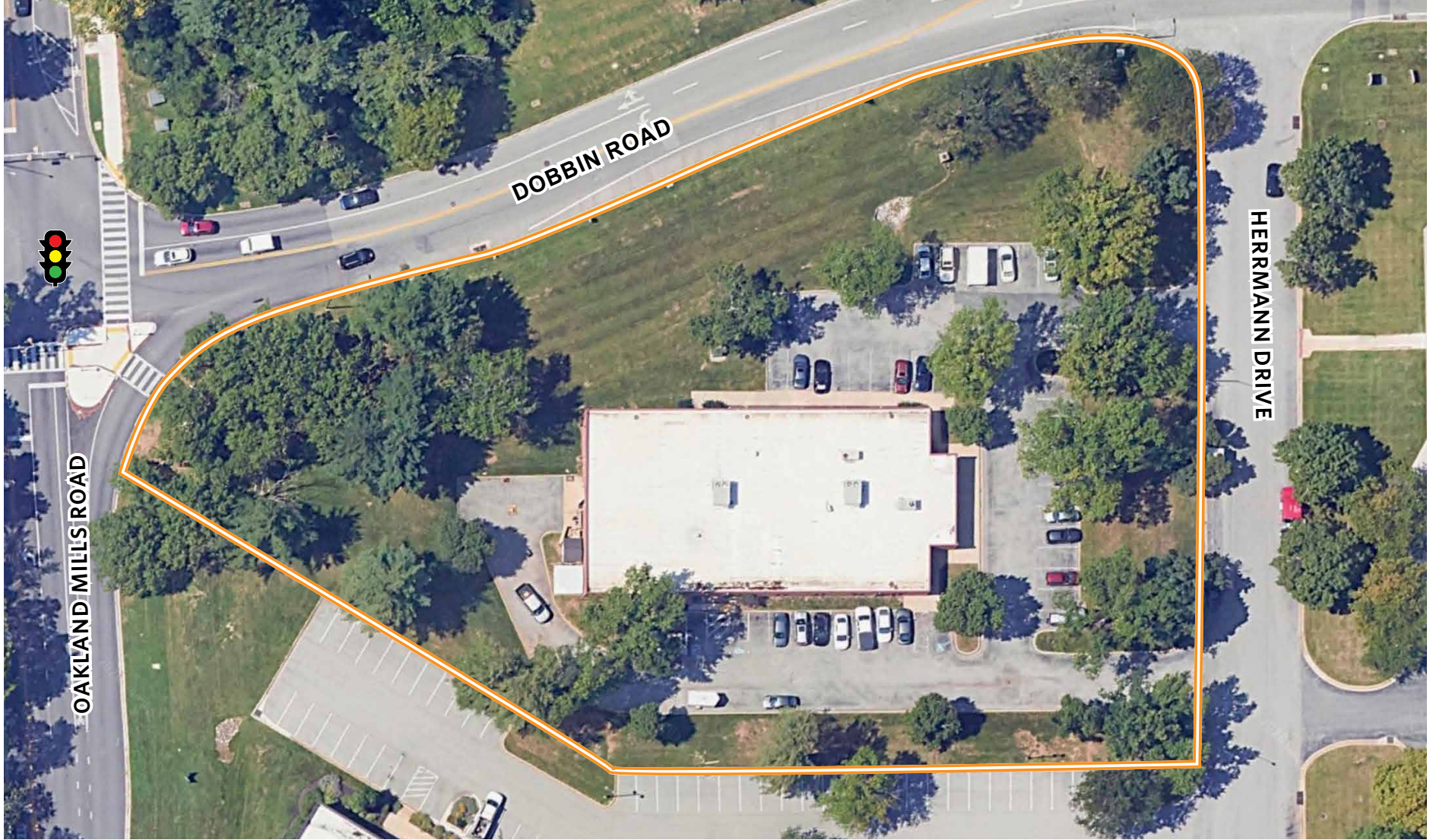
FEATURES

Utilities	Public water & sewer
Visibility	Dobbin Road Frontage
HVAC	100% Air-Conditioned; 4 RTU's
Loading	One (1) Ramp for Loading Areas

DISTANCES

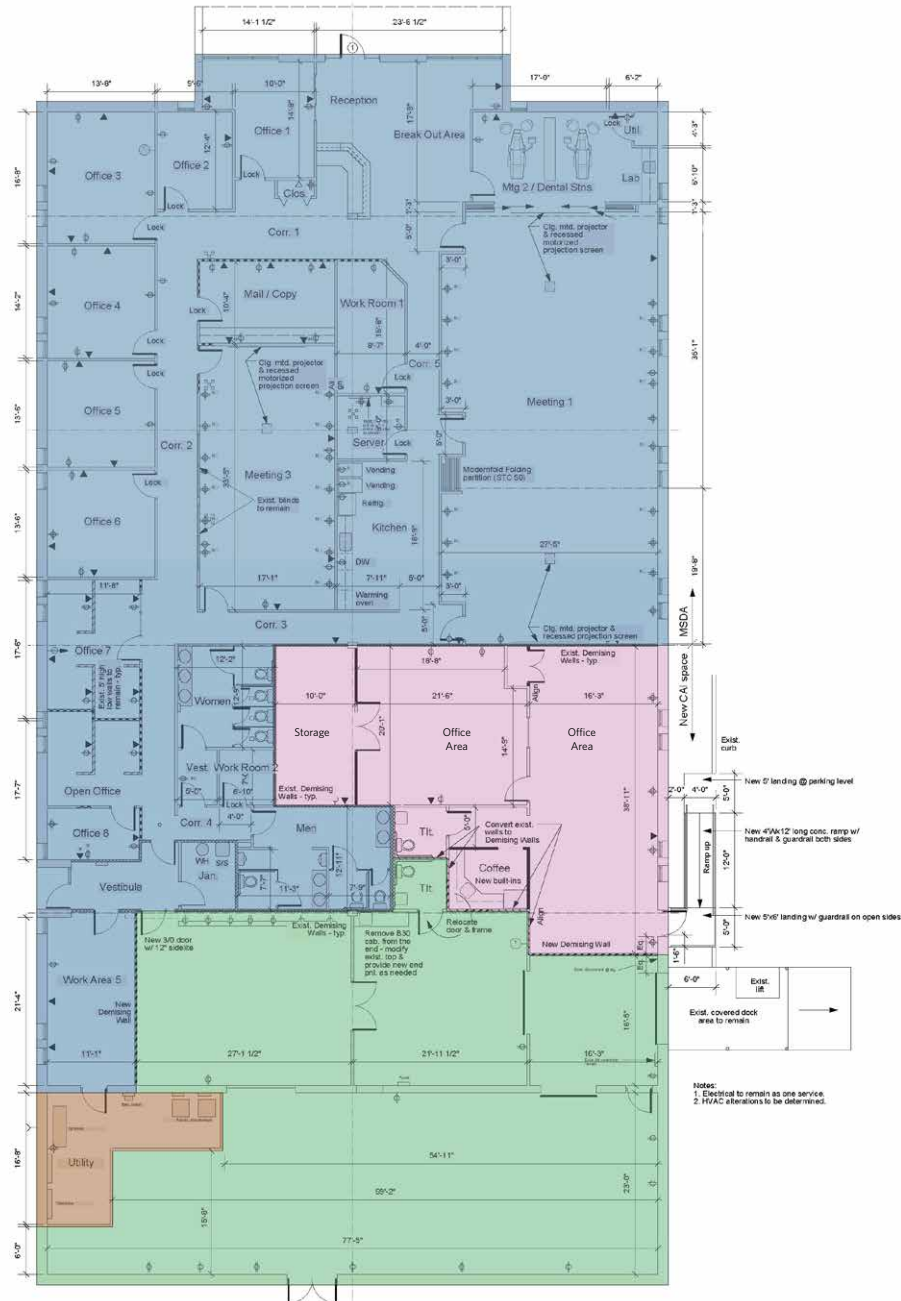
I-95	5 Minutes
DC Beltway (I-495)	16 Miles
Baltimore Beltway (I-695)	10 Miles

CURRENT SITE LAYOUT



FLOOR PLAN

	7,000 ± Rentable Square Feet - MSDA
	1,700 ± Rentable Square Feet
	3,259 ± Rentable Square Feet
	Utility Room - 266 ± Usable Square Feet



INTERIOR PHOTOS



RECEPTION AREA



TRAINING ROOM



PRIVATE OFFICES



KITCHEN

INTERIOR PHOTOS



RECEPTION DESK



WORK ROOM



STORAGE AREA

EXTERIOR PHOTOS



FRONT ENTRANCE



SIDE VIEW



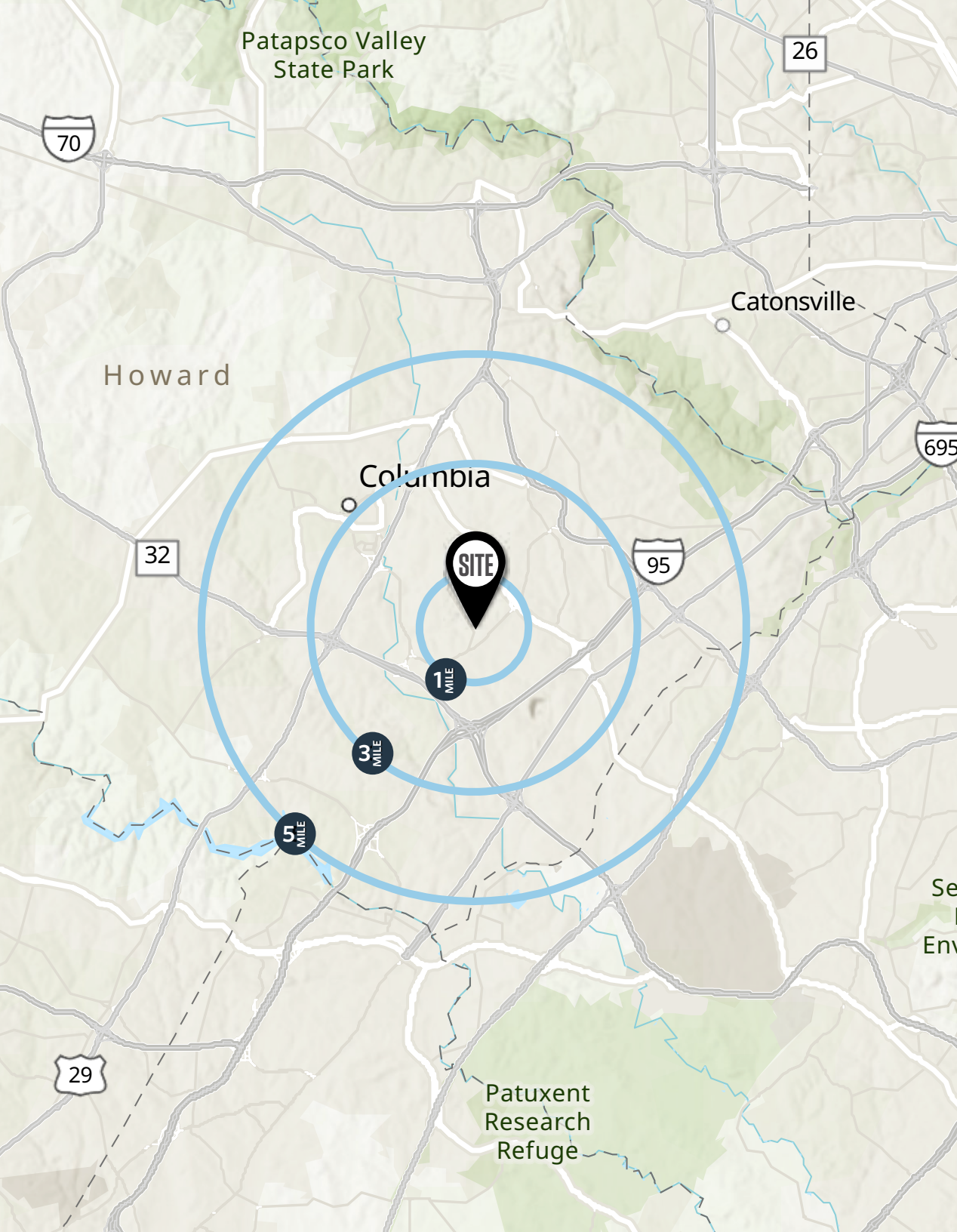
SIDE VIEW



LOADING



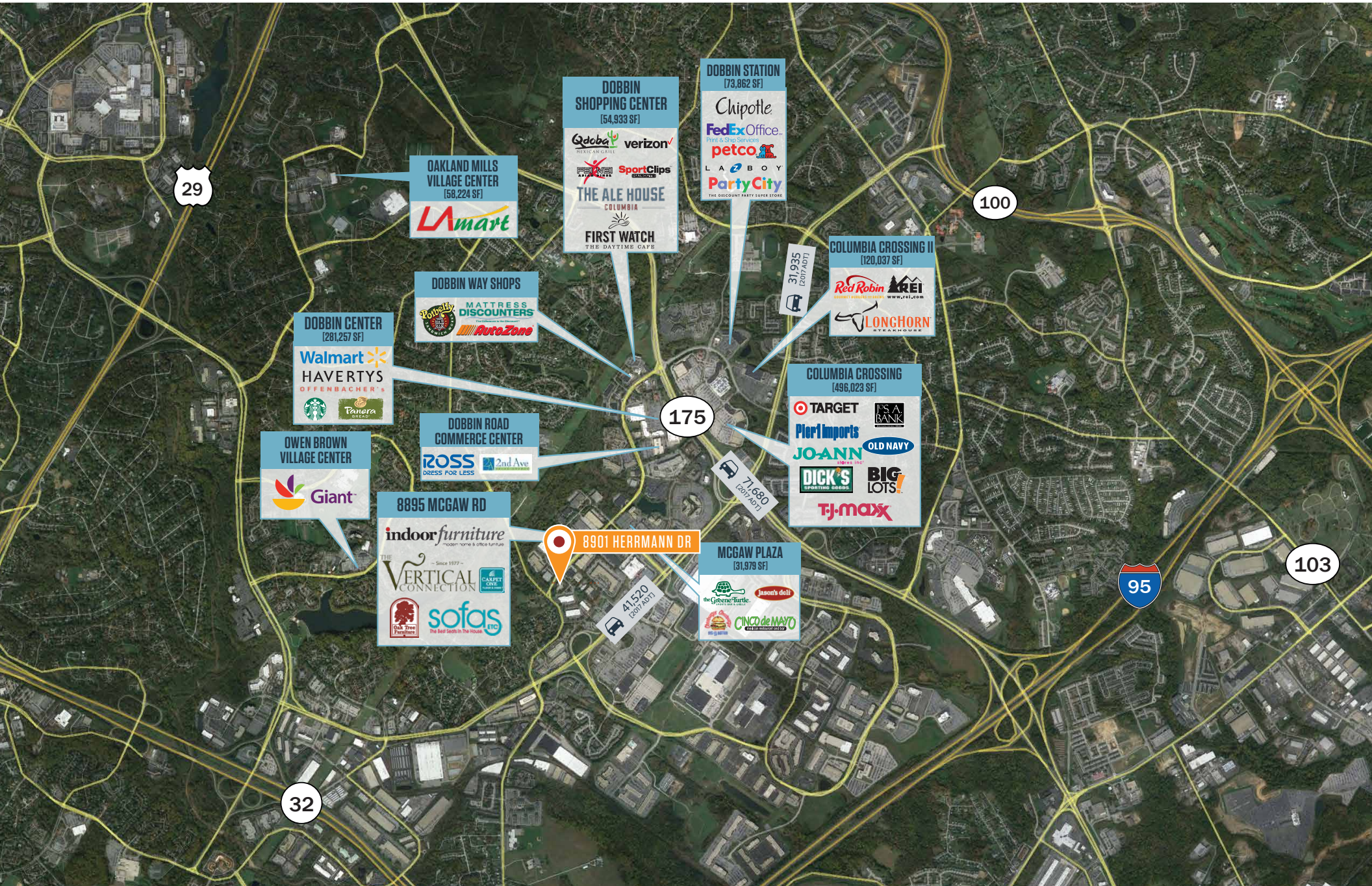
DOUBLE DOOR REAR ENTRANCE



2025 SITE

Radius	1 mi	3 mi	5 mi
Population	8,915	97,193	221,716
Households	3,376	37,438	81,301
Median Household Income	\$130,588	\$128,926	\$137,492
Median Age	39.3	37.4	38.3
Median Net Worth	\$585,943	\$397,491	\$521,530

NEARBY AMENITIES



29

100

175

103

95

32

OAKLAND MILLS VILLAGE CENTER
(58,224 SF)

LAmart

DOBBIN SHOPPING CENTER
(54,933 SF)

Qecba
verizon
SportClips
THE ALE HOUSE
COLUMBIA
FIRST WATCH
THE DAYTIME CAFE

DOBBIN STATION
(73,862 SF)

Chipotle
FedEx Office
petco
L A B O Y
Party City

DOBBIN CENTER
(281,257 SF)

Walmart
HAVERTYS
OFFENBACHER'S
Starbucks
Panera

DOBBIN WAY SHOPS

Mattress Discounters
AutoZone

COLUMBIA CROSSING II
(120,037 SF)

Red Robin
KREI
LONGHORN
STEAKHOUSE

OWEN BROWN VILLAGE CENTER

Giant

DOBBIN ROAD COMMERCE CENTER

ROSS
DRESS FOR LESS
2nd Ave

COLUMBIA CROSSING
(496,023 SF)

TARGET
Pier Imports
JO-ANN
DICK'S
SPORTING GOODS
TJ-maxx
US A BANK
OLD NAVY
BIG LOTS

8895 MCGAW RD

indoorfurniture
THE VERTICAL CONNECTION
sofas
Carpet One
The Green Turtle
Sofa.com

8901 HERRMANN DR

MCGAW PLAZA
(31,979 SF)

the Green Turtle
CINCO de MAYO
Jason's Deli

41520
(2017 ADT)

71680
(2017 ADT)

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THE IN FOR MARKET INSIGHT

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