

PROPERTY OVERVIEW

COLUMBIA CORPORATE PARK

STANFORD BOULEVARD & MCGAW ROAD, COLUMBIA, MD 21045



Building Information

- 88-acre park featuring Class A office and retail, located one mile from I-95 with easy access to Route 175
- Five Class A office buildings totaling 482,936 SF
- One million SF of business support, service retail facilities and restaurants surround the park
- On-site fitness center, shared 32-seat conference room and full-service restaurant in park
- Merge by Merritt employee engagement and concierge program with mobile app
- Free surface parking with ratio of 4/1,000
- FiOS service available
- 9'-10' finished ceiling height
- Concealed below-grade loading docks
- High speed gear traction elevators
- Premium parabolic lighting fixtures
- Computerized state-of-the-art air conditioning and heating system featuring overhead variable air volume (VAV) cooling and perimeter hot water hydronic heat in buildings 8825 and 8830. HVAC system allows for an infinite number of cooling zones



Surrounding Amenities

- Aida Bistro & Wine Bar
- Baja Fresh Mexican Grill
- Bertucci's Brick Oven Restaurant
- Bon Fresco
- California Tortilla
- Chick-fil-A
- Chipotle Mexican Grill
- Cinco de Mayo**
- Comfort Suites
- Courtyard Columbia
- Don Pablo's
- Five Guys Burger and Fries
- Frisco Taphouse
- Hobby Lobby
- Homewood Suites
- Houlihan's
- House of India
- Jason's Deli**
- Ledo Pizza
- Life Time Fitness
- LongHorn Steakhouse
- Marriott Courtyard Hotel
- Noodles & Co
- Nottingham's**
- Olive Garden
- Panera Bread
- Qdoba Mexican Grill
- Red Lobster
- Red Robin
- Residence Inn Columbia
- Rise Biscuits & Chicken**
- Romano's Macaroni Grill
- Smoothie King**
- Stanford Grill
- Starbucks
- Sushi King
- Target
- TGI Friday's
- The Greene Turtle**
- Victoria Gastro Pub
- Wegmans
- **located within park

Site Plan

Columbia Corporate Park

8825 Stanford Boulevard
8830 Stanford Boulevard
8840 Stanford Boulevard
8850 Stanford Boulevard
8890 McGaw Road
8880 McGaw Road

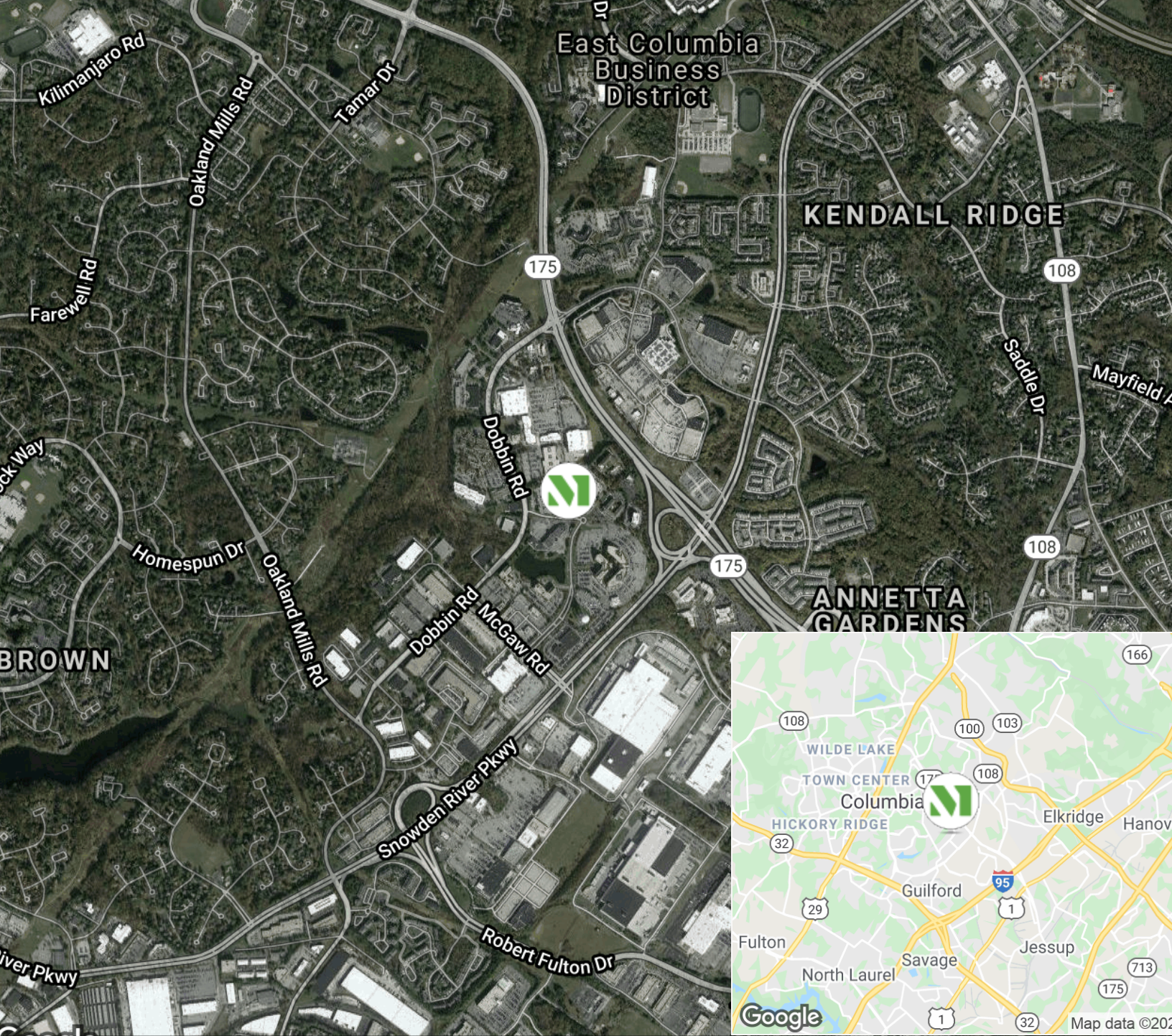
3-story office	77,658 SF
5-story office	140,374 SF
4-story office	94,164 SF
4-story office	94,580 SF
3-story office	79,900 SF
1-story retail	8,538 SF



“We were able to have a very integrated approach with Merritt, with the build-out, the construction team, and the designer to help us build a space that is as beautiful as this is.”

DARREN MCCUE
PRESIDENT
DUNBAR SECURITY SOLUTIONS





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

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