

OFFICE FOR SUBLEASE 8840 STANFORD BLVD

Columbia, MD 21045

Available: 853 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LISTING DATA

AVAILABLE SF: 853 SF

PROPERTY INFORMATION

COUNTY: Howard

BUILDING DATA

TOTAL BUILDING SF: 103,203 SF

YEAR BUILT: 1990

ZONING: NT

PROPERTY OVERVIEW

Small office sublease available in a Class A office building in the heart of Columbia, owned by Merritt Properties. Located on the first floor, the suite features floor-to-ceiling windows, direct access from the lobby, and peaceful views of a bubbling water feature, beautiful artwork, and mature landscaping. The property offers excellent parking and a range of shared amenities including a conference center, fitness center, break area with a ping-pong table, and an upscale vending machine.

Conveniently surrounded by some of Columbia's best retail and dining options, including Wegmans and Glenwood's, formerly known as Stanford Grill.

Sublease through 12/31/2030

Will Dash
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

8840 Stanford Blvd, Suite 4300 | Columbia, MD 21045 | 410.712.0888 |

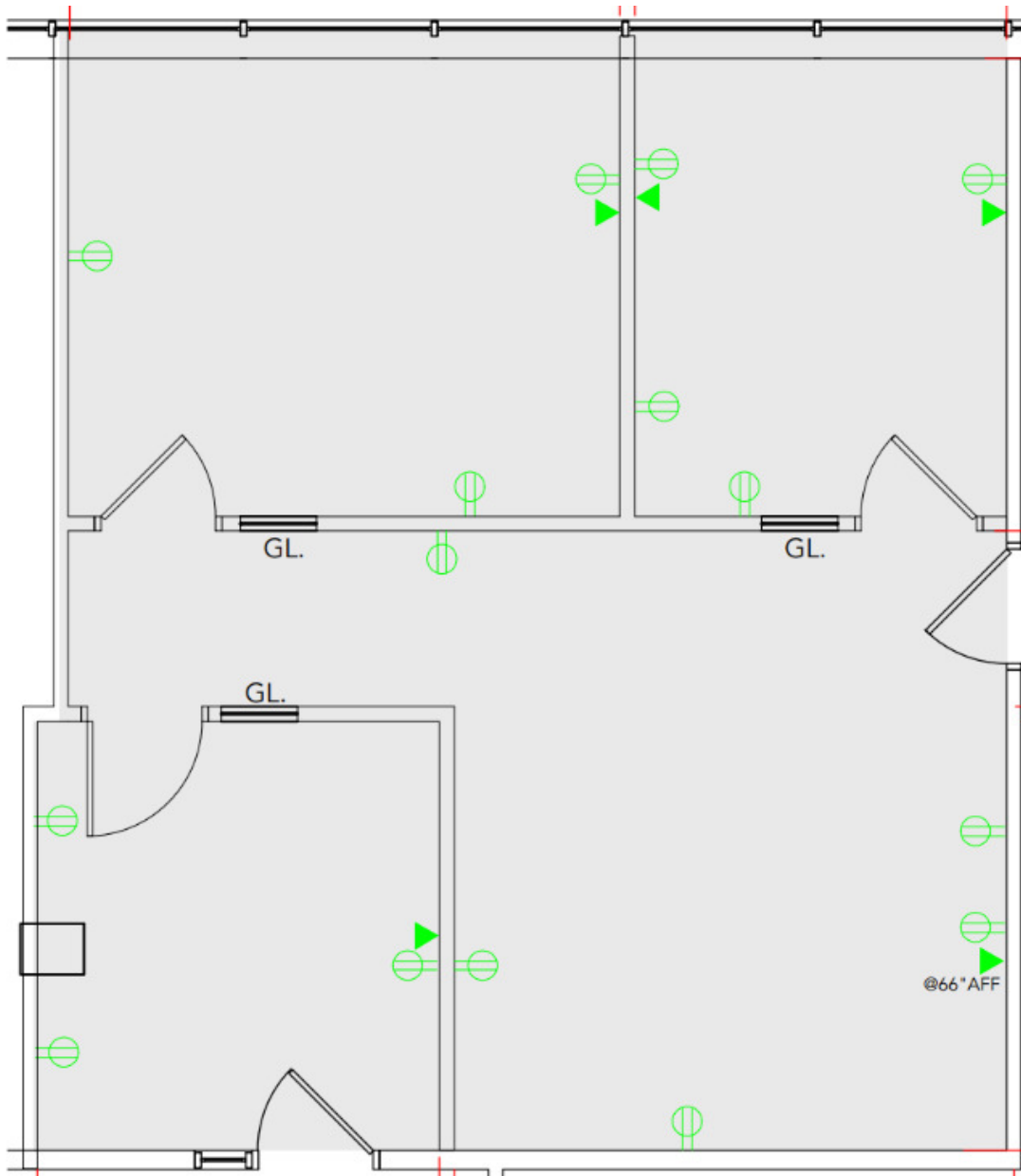
www.lee-associates.com



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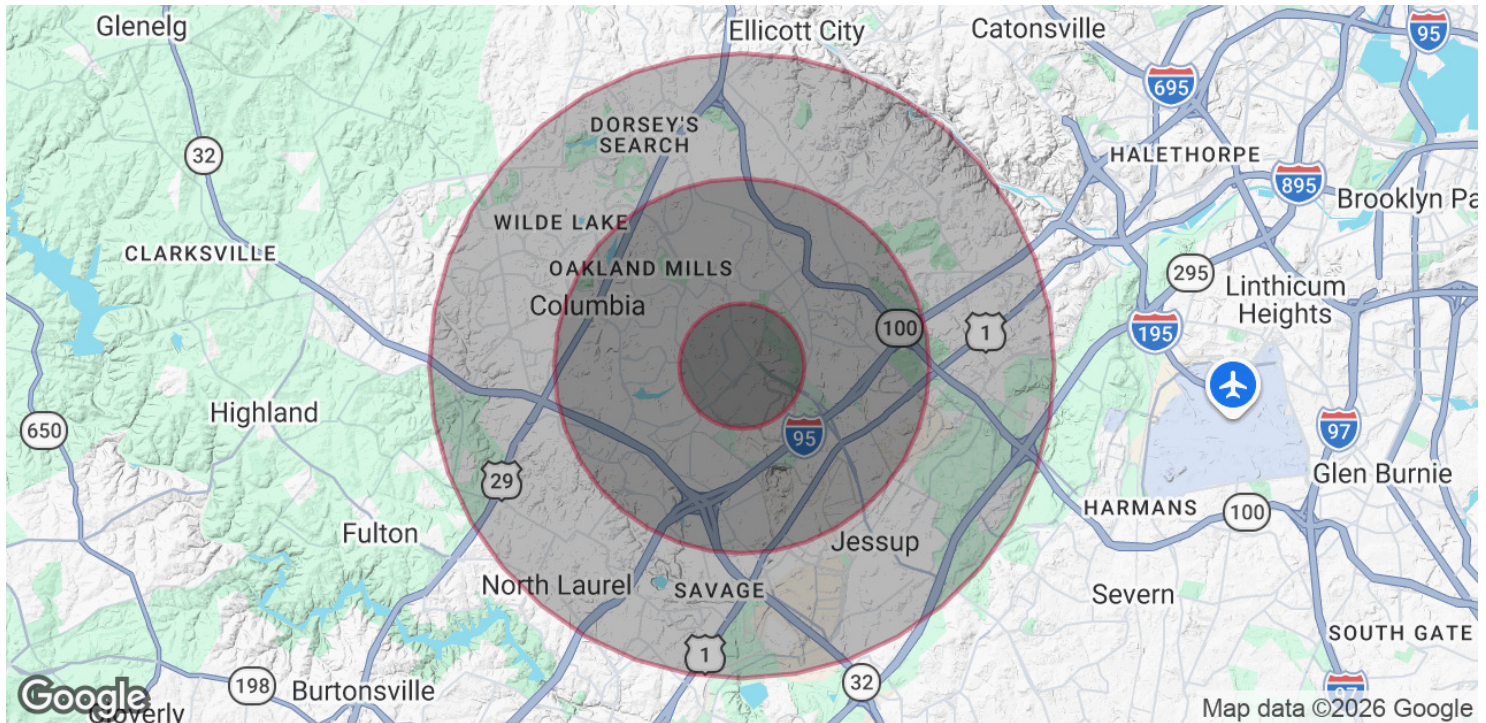
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,874	89,532	213,823
Average Age	40.3	37.6	38.6
Average Age (Male)	36.3	36.4	37.1
Average Age (Female)	43.5	38.1	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,142	33,115	78,500
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$149,375	\$148,788	\$157,989
Average House Value	\$467,272	\$459,330	\$504,655

2023 American Community Survey (ACS)

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