

6301

HILLSIDE COURT

COLUMBIA, MD 21046



FOR SALE OR LEASE

10,164 SF OFFICE BUILDING ON \pm 1.54 ACRES OF LAND



PROPERTY DESCRIPTION

Cushman & Wakefield is pleased to present a unique single-story office building in the heart of Columbia, MD.

Located in the Hillcroft Executive Park, Howard County, 6301 Hillside Court represents a niche opportunity for an Owner-Occupant to purchase at a significant discount to replacement cost.

Built in 2000 and owned-occupied by the Restaurant Association of Maryland ("RAM"), the central location and functional building have allowed the trade organization to serve its members state-wide.

The site boasts 68 striped, onsite parking spaces, commanding a standout branding presence on the corner of Hillside Court and Woodside Court. The interior is highlighted with a large training room, demo kitchen, private offices, and open administrative and workstation area.

Address	6301 Hillside Court, Columbia, MD 21046
Business Park	Hillcroft Executive Park
Lease Description	Village of Owen Brown Section 5, Area 1, Parcel F-4
Building Size	10,164 SF
Land Area	±1.54 Acres (Parcel F)
Year Built	2000
Type	Single-story office, brick on block/steel frame
Sprinklers	Fully sprinklered - Wet
HVAC	Heating & cooling central (New HVAC 2022)
Parking	68 marked spaces (6:1000 ratio)
Zoning	NT, New Town
Utilities	Public water & sewer, electric, propane gas
Roof	New roof installed 2025



OFFERS ARE TO BE SUBMITTED TO:

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29

HILLCROFT EXECUTIVE PARK

6301 HILLSIDE COURT

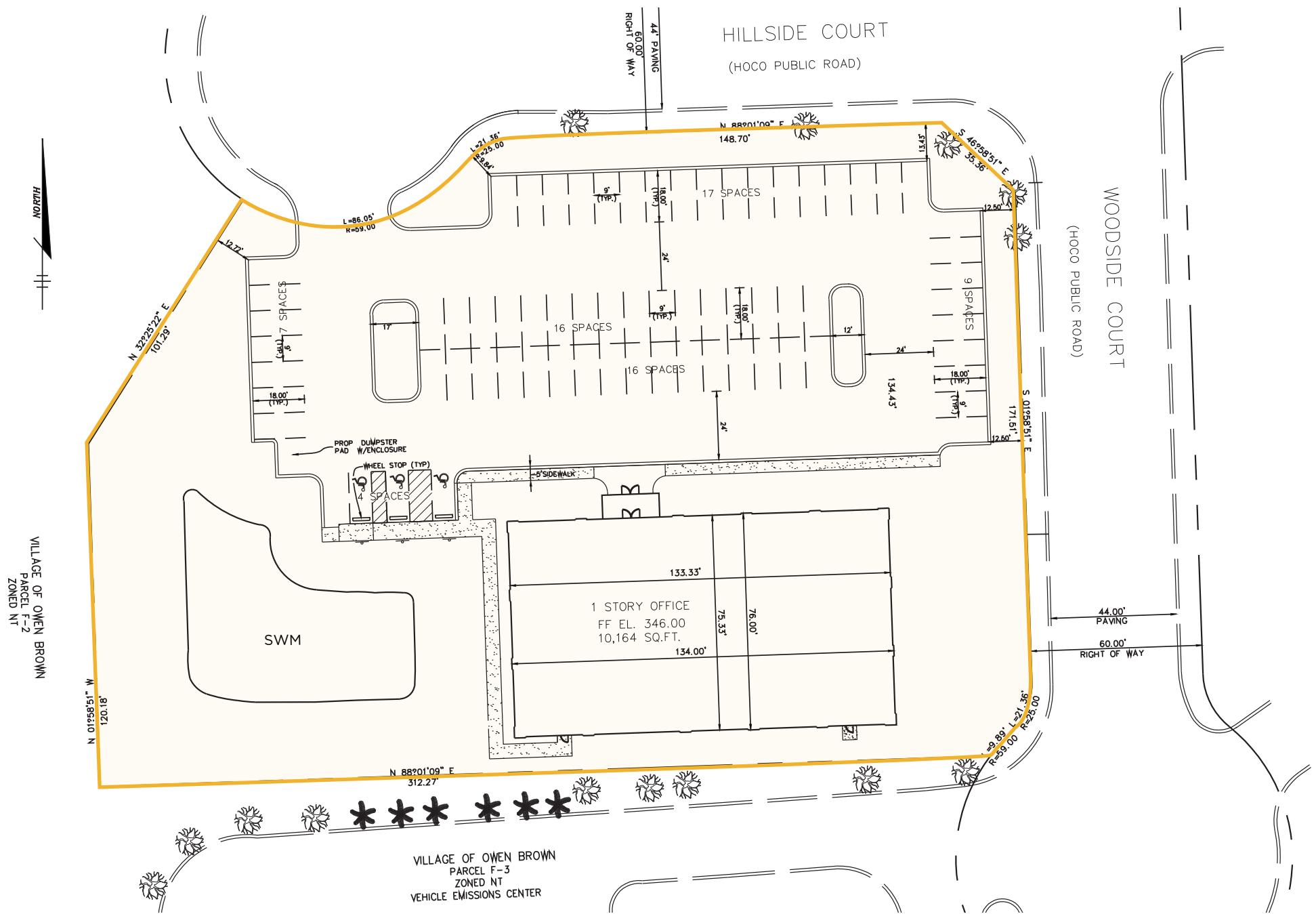
WOODSIDE CT

STEVENS FOREST RD

BROKEN LAND PKWY

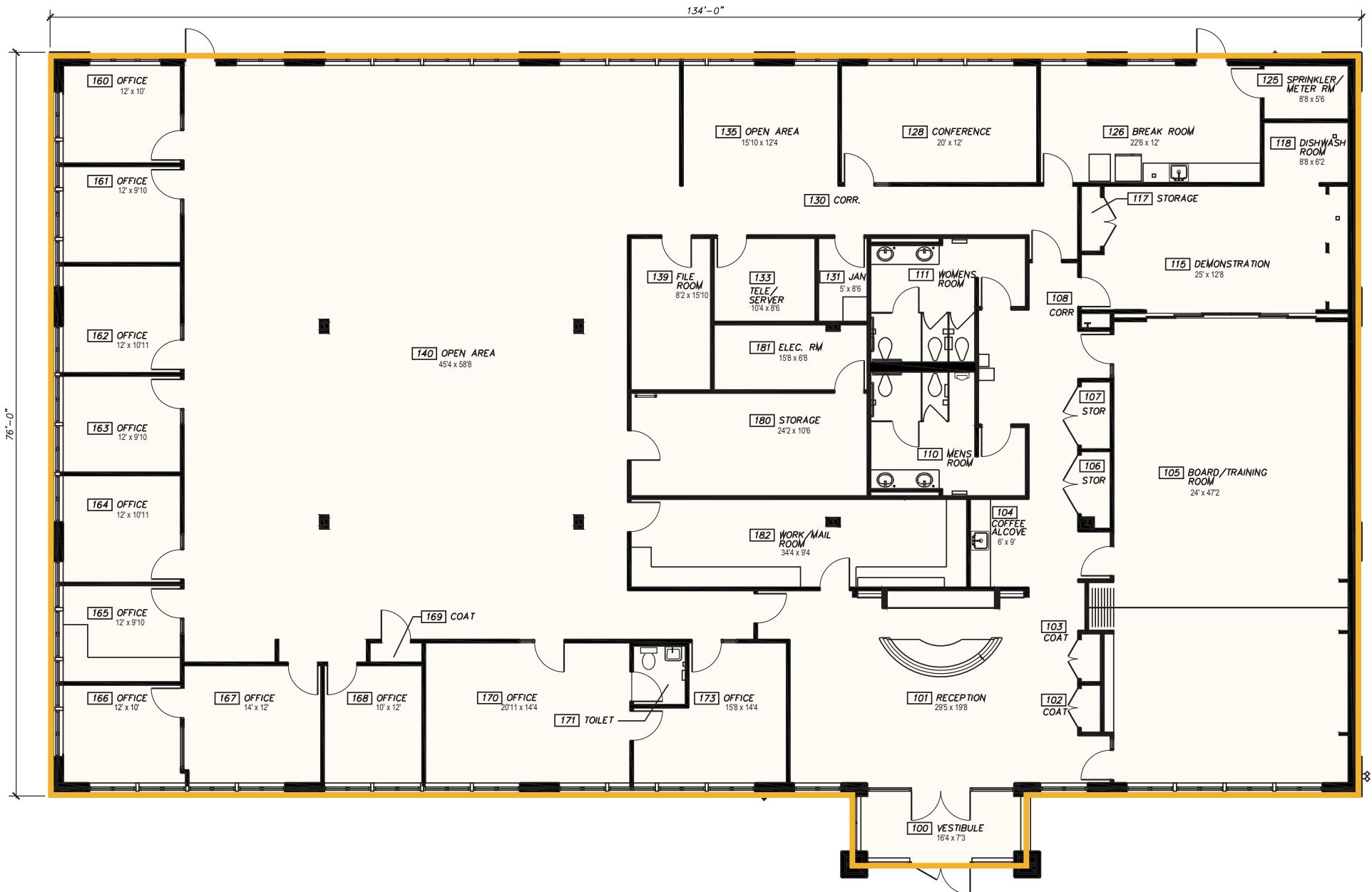
AERIAL VIEW

6301
HILLSIDE COURT
COLUMBIA, MD 21046



SITE DEVELOPMENT PLAN

**6301 –
HILLSIDE COURT
COLUMBIA, MD 21046**



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PHOTO GALLERY

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DRIVE TIMES



JHUAPL	15 MINS
FT. MEADE	20 MINS
BWI AIRPORT	25 MINS
BALTIMORE CITY	30 MINS
WASHINGTON DC	50 MINS

IN THE HEART OF COLUMBIA, MARYLAND

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