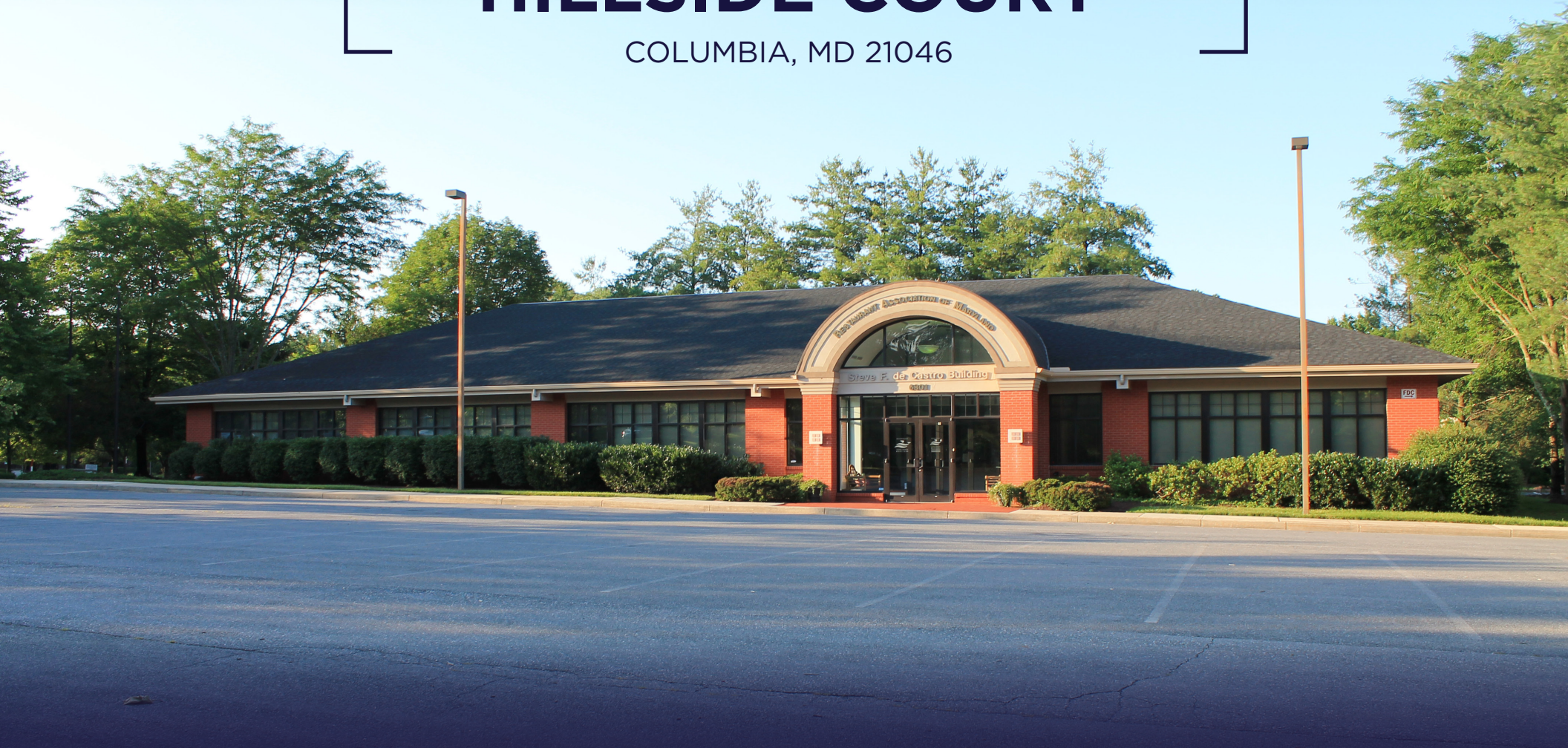


# 6301

## HILLSIDE COURT

COLUMBIA, MD 21046



# FOR SALE OR LEASE

10,164 SF OFFICE BUILDING ON ±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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HILLCROFT EXECUTIVE PARK

WOODSIDE CT

STEVENS FOREST RD

BROKEN LAND PKWY

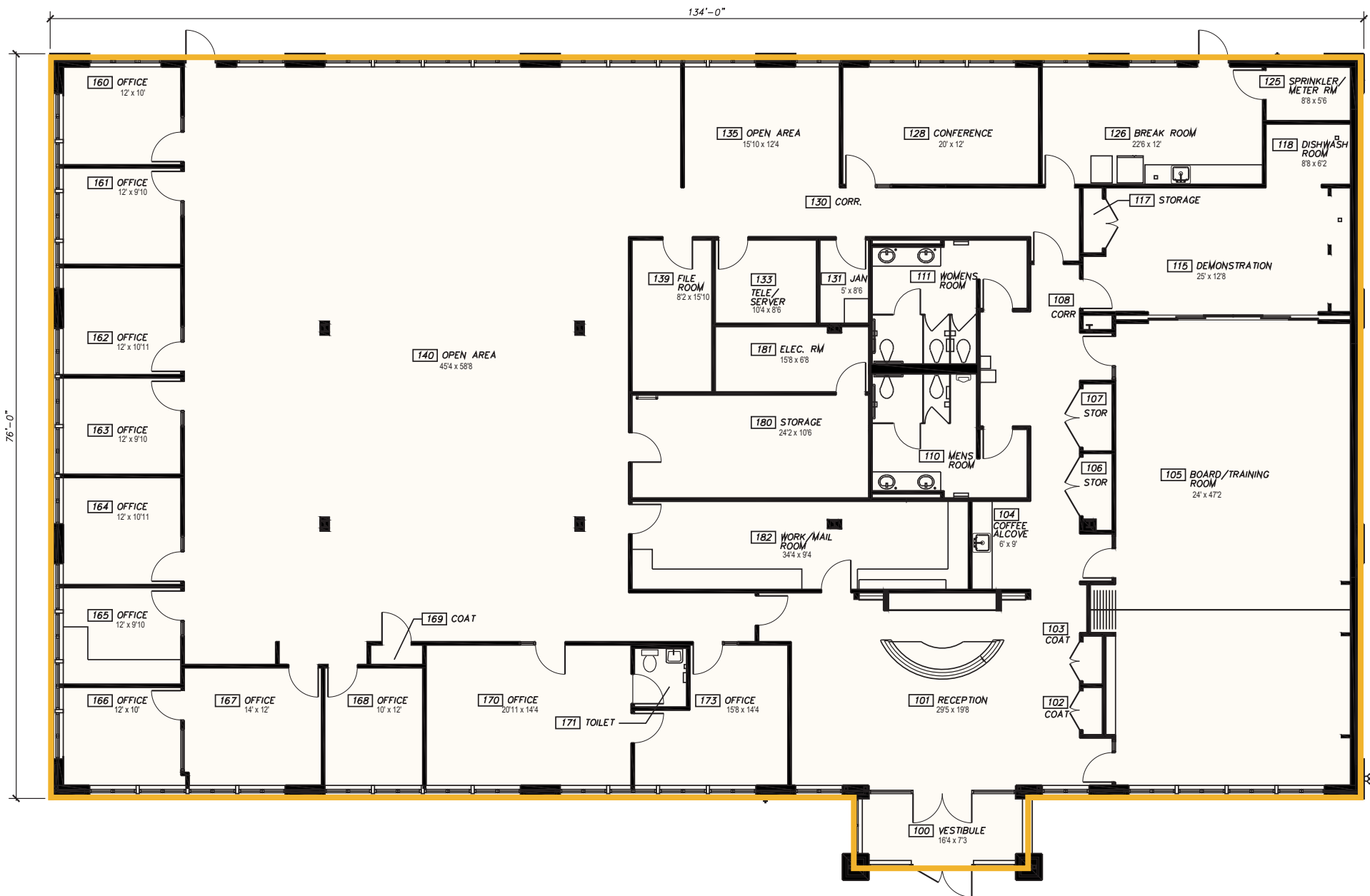
HILLSIDE CT

6301 HILLSIDE COURT

AERIAL VIEW

**6301**  
HILLSIDE COURT  
COLUMBIA, MD 21046





# FLOOR PLAN



RECEPTION



FRONT EXTERIOR



MAIN ENTRANCE



EXECUTIVE CONFERENCE



MONUMENT SIGN



TRAINING ROOM



DEMO KITCHEN

# PHOTO GALLERY



## DRIVE TIMES



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

6301 HILLSIDE COURT

IN THE HEART OF COLUMBIA, MARYLAND

**6301**  
HILLSIDE COURT  
COLUMBIA, MD 21046



## CONTACT:

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