

The Executive Park Building

8900 Columbia 100 Pky, Columbia, MD 21045



Presented By:
Grayson Commercial, LLC



The Executive Park Building

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Property Details

Discover the exceptional opportunity at The Executive Park Building, strategically located at 8900 Columbia 100 Parkway in the heart of Columbia, MD. This prime office/medical space is perfectly positioned within a thriving business community, offering unparalleled visibility and accessibility. Columbia's vibrant community, known for its frequent events and networking opportunities, provides an ideal environment for businesses to flourish. The property boasts a generous parking ratio of 4.80 spaces per 1,000 square feet of leasable area ensuring convenient access for both employees and clients. Also, the property has been approved by Howard County for all medical and retail uses, enhancing its appeal to a diverse range of potential occupants.

Key features of this property include its proximity to major thoroughfares such as I-95, Route 29, Route 100, and Route 32, facilitating easy commutes and connectivity. Additionally, the Baltimore/Washington International Thurgood Marshall Airport (BWI) is just 15 miles away, making it convenient for business travel. The surrounding area is rich with amenities, including nearby medical practices, a pharmacy, and wellness centers, making it particularly well-suited for medical or dental practices.

The Executive Park Building stands out with its modern office space, high visibility, and strategic location in front of a high-traffic Chick-fil-A, enhancing its appeal for businesses seeking a prominent presence. The property is surrounded by a mix of business districts, residential neighborhoods, and retail hubs, providing a dynamic and supportive environment for growth. Nearby landmarks such as Lake Elkhorn Park and the historic district of Ellicott City offer additional cultural and recreational attractions, making this location not only a business hub but also a vibrant community center.

Price: \$24.00 /SF/YR

- This space benefits from its strategic position in a highly visible area, right in the heart of Columbia's business community.
- The property boasts a generous parking ratio, providing convenient access for both employees and customers.
- Columbia is known for its vibrant community and frequent events, providing great opportunities for networking and engagement.
- This space is particularly well-suited for a medical or dental practice, given its proximity to residential neighborhoods and other healthcare provide

View the full listing here: <https://www.loopnet.com/Listing/8900-Columbia-100-Pky-Columbia-MD/6589947/>

Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	18,535 SF
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Year Built:	2001
Walk Score ®:	47 (Car-Dependent)
Transit Score ®:	29 (Some Transit)
Taxes:	\$0.15 USD/SF/MO
Operating Expenses:	\$0.32 USD/SF/MO
Rental Rate Mo:	\$2.00 /SF/MO

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Listing space

1st Floor Ste L

Space Available:	1,575 SF
Rental Rate:	\$24.00 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Medical
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	5 - 10 Years

This end-cap commercial space, fronting Columbia 100 Parkway, is now available for lease. The space was previously used by an optometrist, and the layout and infrastructure details can be found in the attached Space Plan and Electrical Plan. Additionally, a brand-new HVAC system was installed on September 26, 2024, ensuring efficient climate control for the space.

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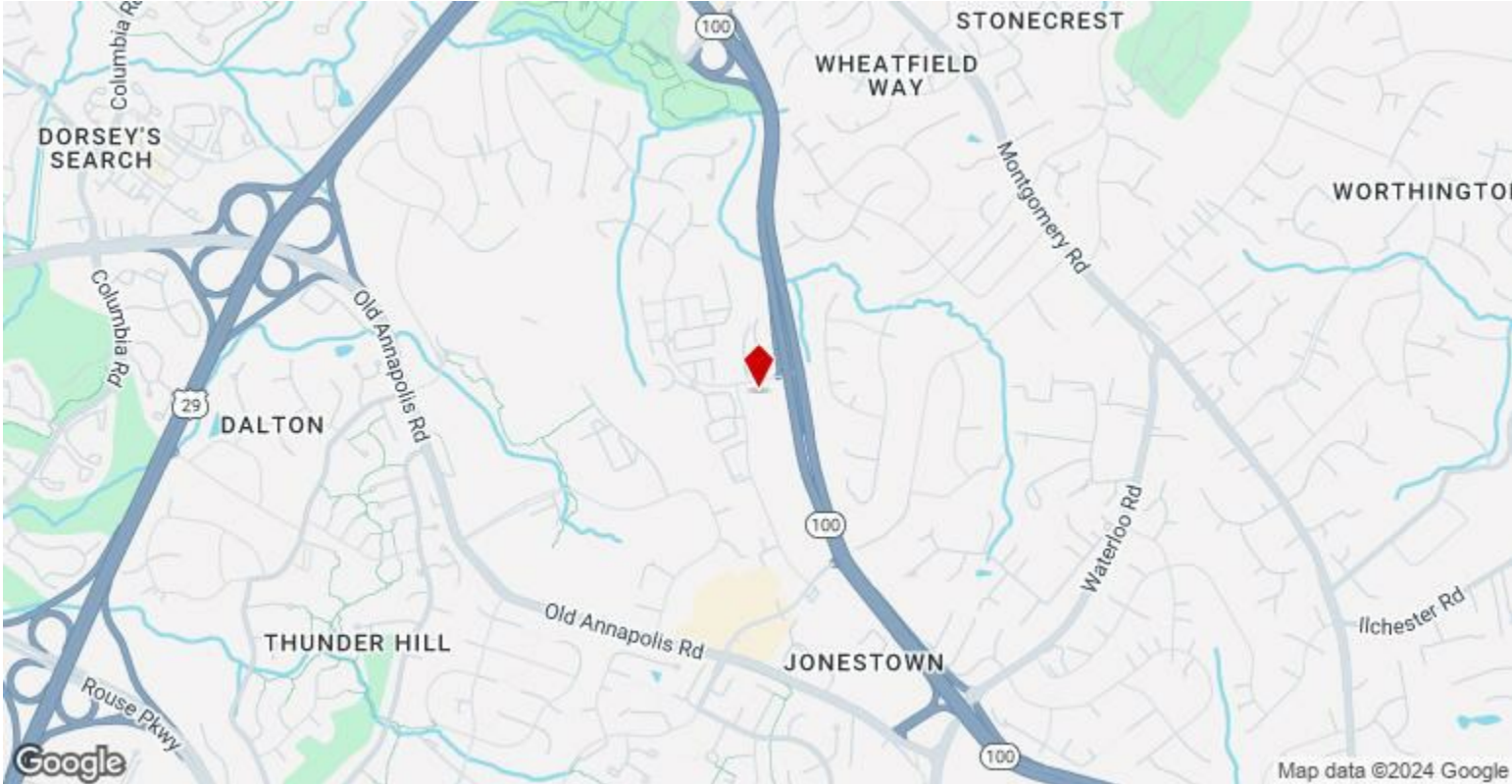
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Next Step Realty	- 1,250	
Dimensional Hair Studio	- 1,250	
Journey Within Wellness Center	- 3,000	
Maryland Family Dentistry	- 3,370	
Posh Salon Suites	- 3,840	
SpiderSmart Learning Center	- 1,250	
Womens Wellness OB-GYN	- 1,500	

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Location



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Property Photos



Aerial View of Building



Building Facade

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Property Photos



Building Facade



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Suite

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Suite Lobby



Suite

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Building Facade



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Aerial View of Building

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