



28,618 Square Foot Office Building
Columbia, Maryland
68% Leased | 15 Tenants
Excellent Investor or User Opportunity

6851 Oak Hall Lane

Columbia, MD

Executive Summary



28,618 Sf



68%
leased



Three
stories



15
Tenants



Excellent
accessibility & visibility



Exceptional
market fundamentals



Highly Visible
user or investment opportunity



175

COLUMBIA
GATEWAY
PARK

95



SNOWDEN RIVER PARKWAY

Investment Highlights



6851 Oak Hall Lane

Newmark Knight Frank is pleased to offer for sale 6851 Oak Hall Lane, a 28,618 square foot office asset located directly off Snowden River Parkway in Columbia, Maryland.

This offering is an excellent opportunity for an investor or user to acquire a unique value add opportunity, in the heart of Columbia, with excellent access to surrounding amenities and transportation. The Property sits in the very affluent Howard County, the nation's third-wealthiest, boasting extremely attractive surrounding demographics.

6851 Oak Hall Lane (or, "Property") is currently 68% leased, with recent renovations just completed, with two attractive blocks of space for either owner/user occupancy or future tenancy, with a strong existing tenant roster providing reliable income.

28,618
square feet

68%
leased

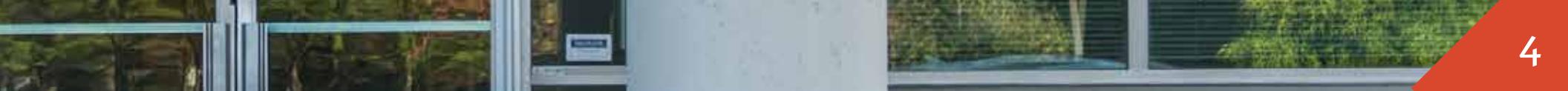
Recent Renovations
completed

15
tenants

Ample Parking
4.0 spaces per 1,000 SF

Excellent User or Investor Opportunity

with two clean, large blocks of space available for occupancy or lease-up







Capital Markets

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