

PROFESSIONAL OFFICE SPACE FOR LEASE

8835 Columbia 100 Parkway Suite C, Columbia, MD 21045

YOUR COMPANY NAME HERE!



PROFESSIONAL OFFICE SPACE FOR LEASE

8835 COLUMBIA 100 PARKWAY

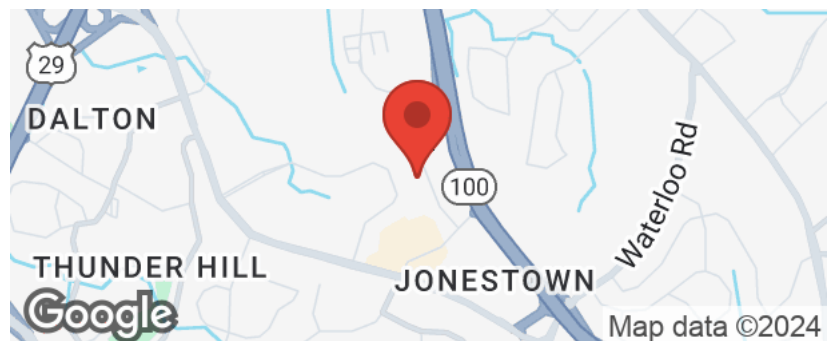


OFFERING SUMMARY

LEASE RATE:	\$ 24.50/SF
CONDO FEES:	\$2,592 per year
AVAILABLE SF:	1,800 SF
ZONING:	POR

PROPERTY OVERVIEW

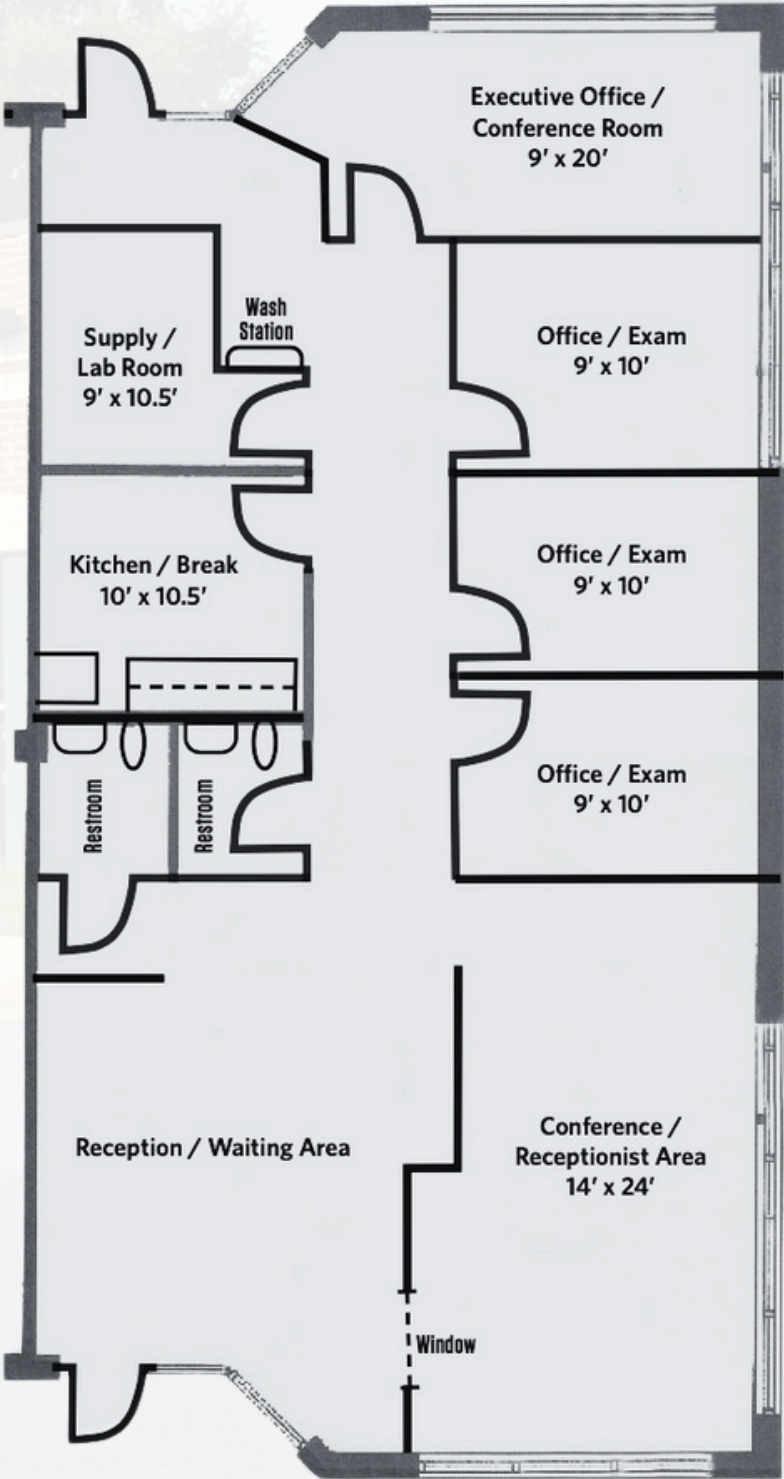
- 1,800 SF Professional office space FOR LEASE
- Four private offices, large executive conference room, reception area, kitchenette and two restrooms
- Building signage opportunity
- HVAC, with HEPA air filtration system, separately metered
- Condo fees include water
- Three reserved parking spots and ample open parking front and back
- Easy access to I-95, Route 29 and Route 100 and 175



HELEN DELLHEIM
O: (410) 258-4136
C: (410) 258-4136
helen@wincommercial.com

FLOOR PLAN

8835 COLUMBIA 100 PARKWAY, COLUMBIA, MD 21045



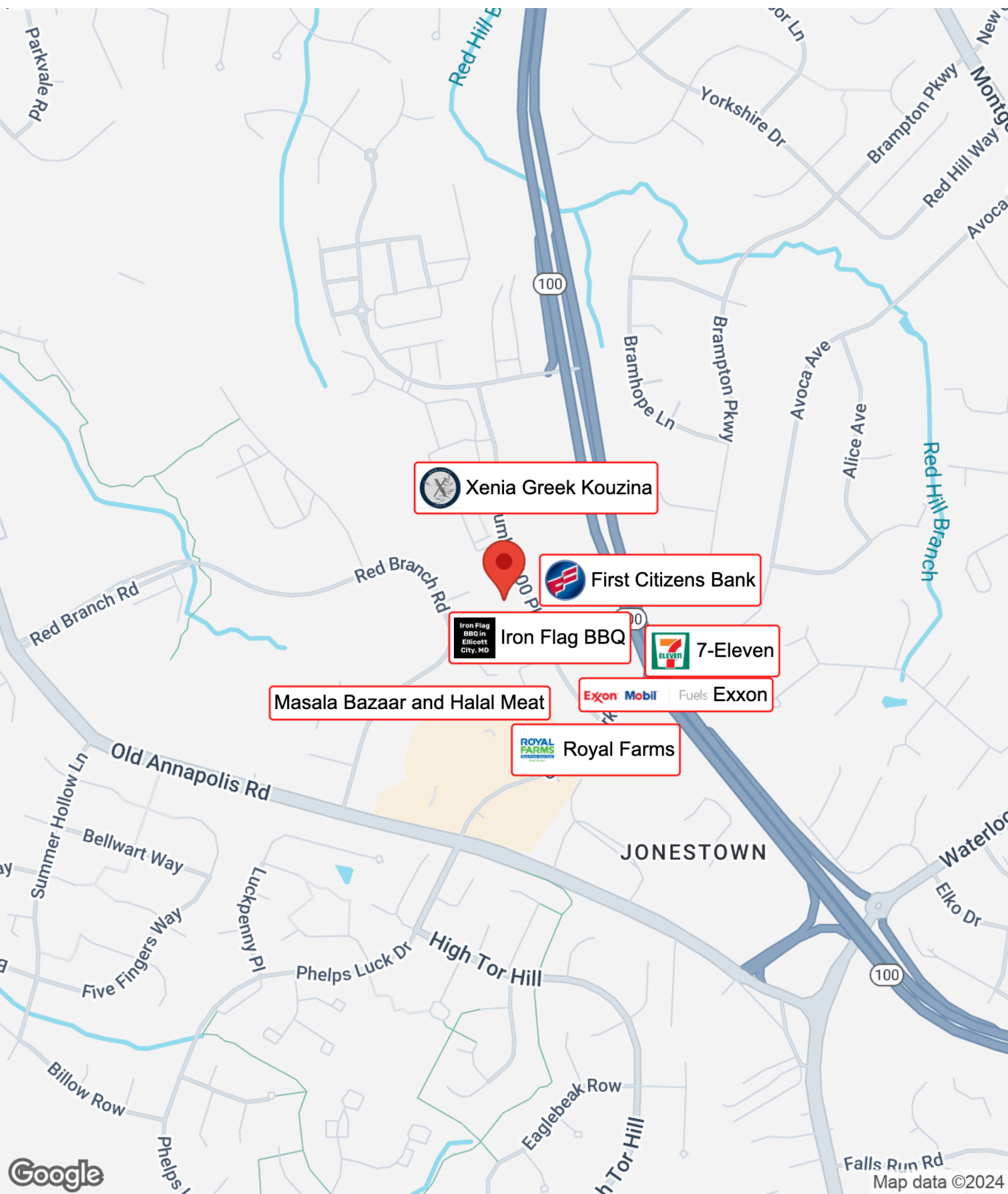
PROPERTY PHOTOS

8835 COLUMBIA 100 PARKWAY, COLUMBIA, MD 21045

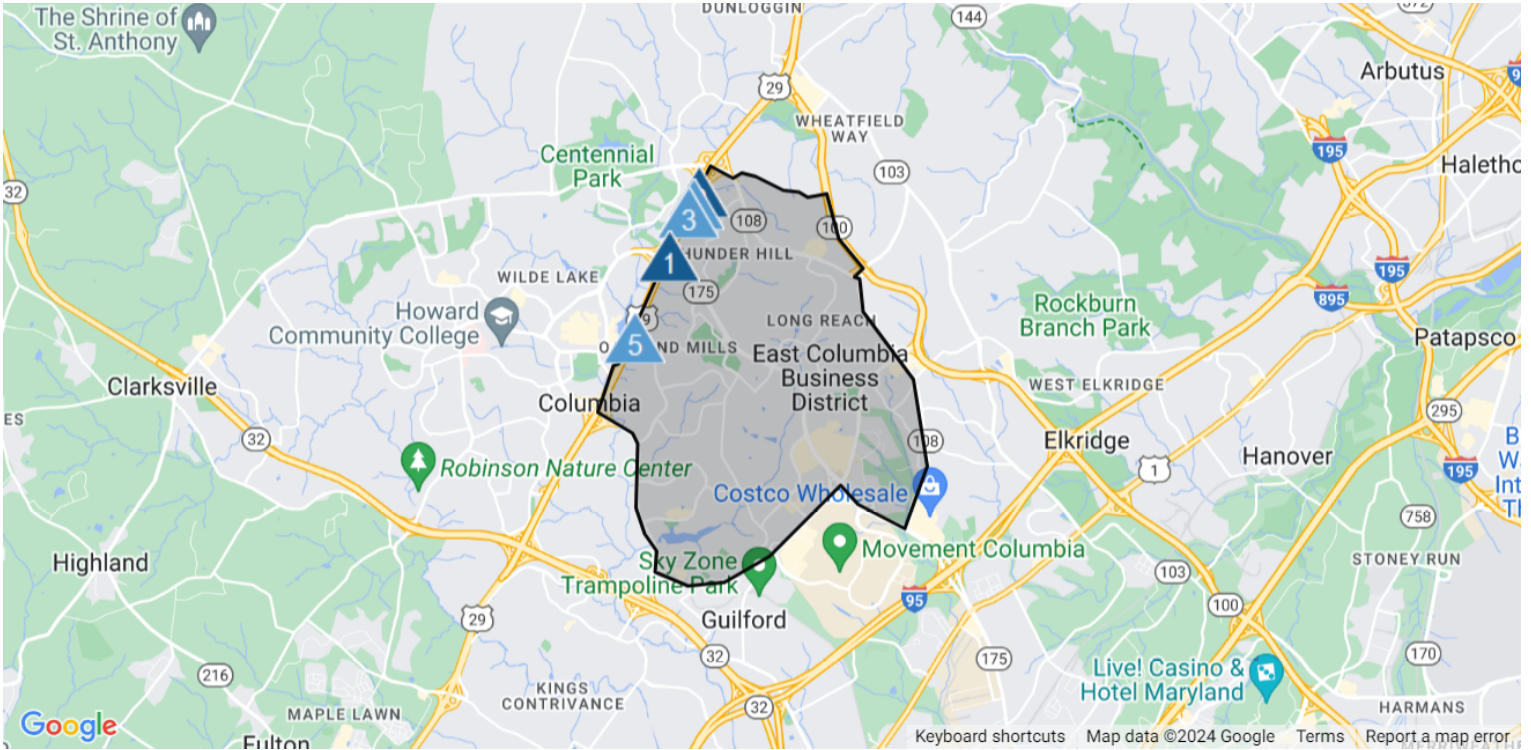


BUSINESS MAP

8835 COLUMBIA 100 PARKWAY



Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

116,795

2023 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: –
 Cross Dir: –
 Dist: –

2

116,011

2023 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: **Old Line Dr**
 Cross Dir: **SE**
 Dist: **0.18 miles**

3

97,396

2023 Est. daily traffic counts

Street: **US 29**
 Cross: **Diamondback Dr**
 Cross Dir: **NE**
 Dist: **0.02 miles**

4

94,787

2023 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: **Diamondback Dr**
 Cross Dir: **SW**
 Dist: **0.09 miles**

5

85,001

2023 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2017	▲ 118,391	AADT

Historical counts

Year	Count	Type
2018	▲ 117,332	AADT

Historical counts

Year	Count	Type
2020	▲ 98,061	AADT

Historical counts

Year	Count	Type
2012	▲ 104,582	AADT
2011	▲ 105,421	AADT
2010	▲ 105,000	AADT
2009	▲ 84,163	AADT
2008	▲ 84,162	AADT

Historical counts

Year	Count	Type
2020	▲ 81,661	AADT
2017	▲ 93,070	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



HELEN DELLHEIM



CONTACT

410-258-4136 (direct)
410-312-0000 (office)



EMAIL

helen@wincommercial.com



OFFICE

Keller Williams Realty Centre
8825 Stanford Blvd, Suite 300 Columbia, MD 21045

