



OFFICE AND MEDICAL SPACE FOR SALE OR LEASE

8860 COLUMBIA 100 PARKWAY, COLUMBIA, MD 21045



PROPERTY HIGHLIGHTS



3,289 AVAILABLE SF



FRONT RECEPTION, 6 TREATMENT ROOMS,
3 OFFICES AND 2 RESTROOMS



CLASS A OFFICE



ABUNDANT SURFACE PARKING



ELEVATOR ACCESS



MINUTES FROM FORT MEADE/NSA,
COLUMBIA TOWN CENTER, AND BWI
AIRPORT

OFFICE SPACE FOR SALE/LEASE

8860 COLUMBIA 100 PARKWAY



OFFERING SUMMARY

PURCHASE PRICE	\$305/SF
CONDO FEES:	\$1195.67 / month
TAXES	\$11,261
LEASE RATE:	\$24/SF Plus Utilities
AVAILABLE SF:	3,289
YEAR BUILT:	2005
AGE OF HVAC	2018
PARKING:	Free and Unreserved
ZONING:	POR

PROPERTY OVERVIEW

- Class A Office/Medical/Professional Condo FOR SALE or LEASE
- Comprised of 3 contiguous suites
- Front reception, 6 treatment rooms with sinks, 3 offices, 2 restrooms, kitchen/break space, and ample storage space
- Ample Parking
- Convenient access to Route 100, I-95 & Route 29
- Minutes from Fort Meade/NSA, Columbia Town Center/Merriweather District, and BWI Airport
- Close to nearby shopping, restaurants, hotels, fitness centers



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PROPERTY PHOTOS

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SECOND FLOOR OFFICE SPACE



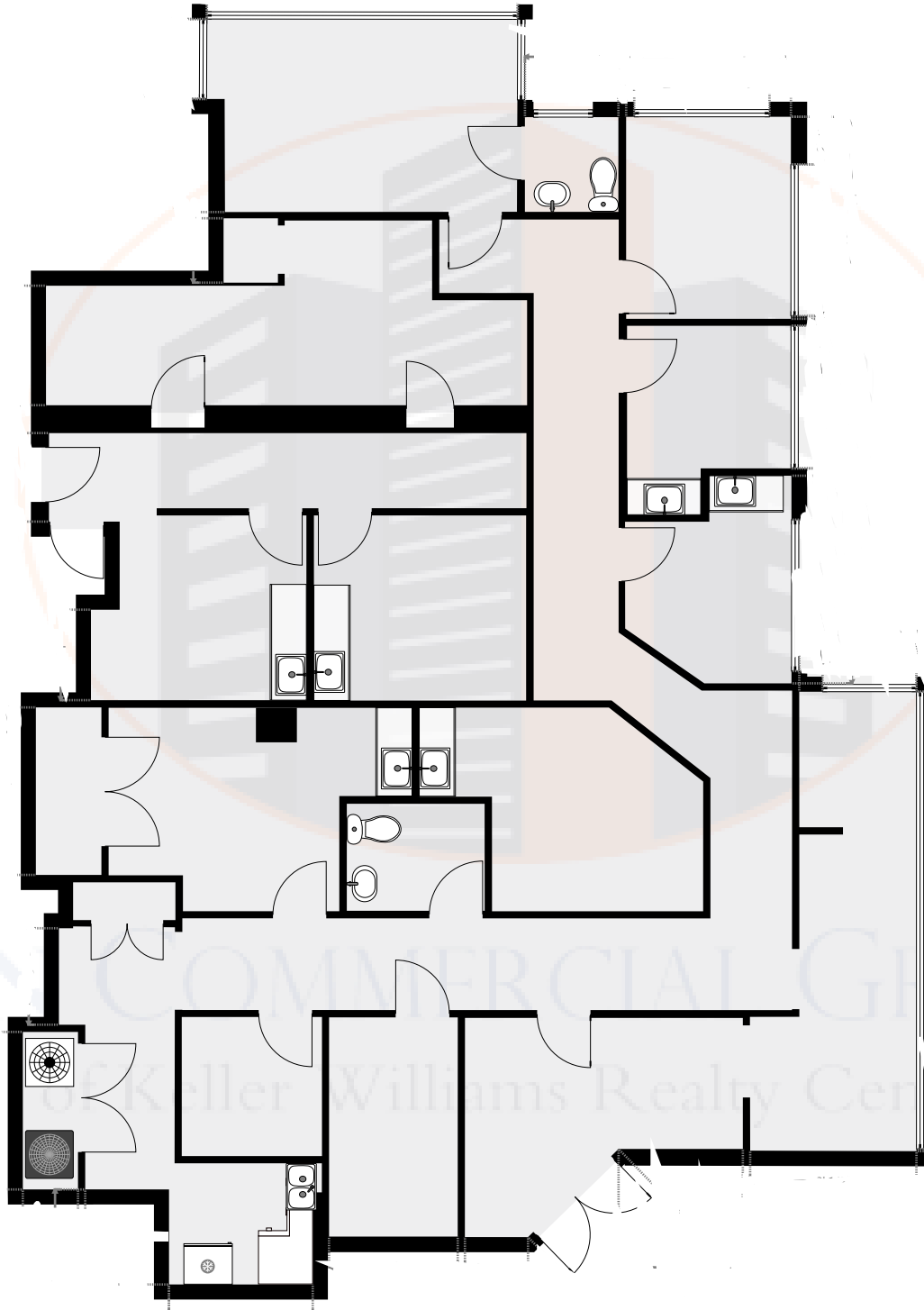
TREATMENT ROOM



RECEPTION AREA

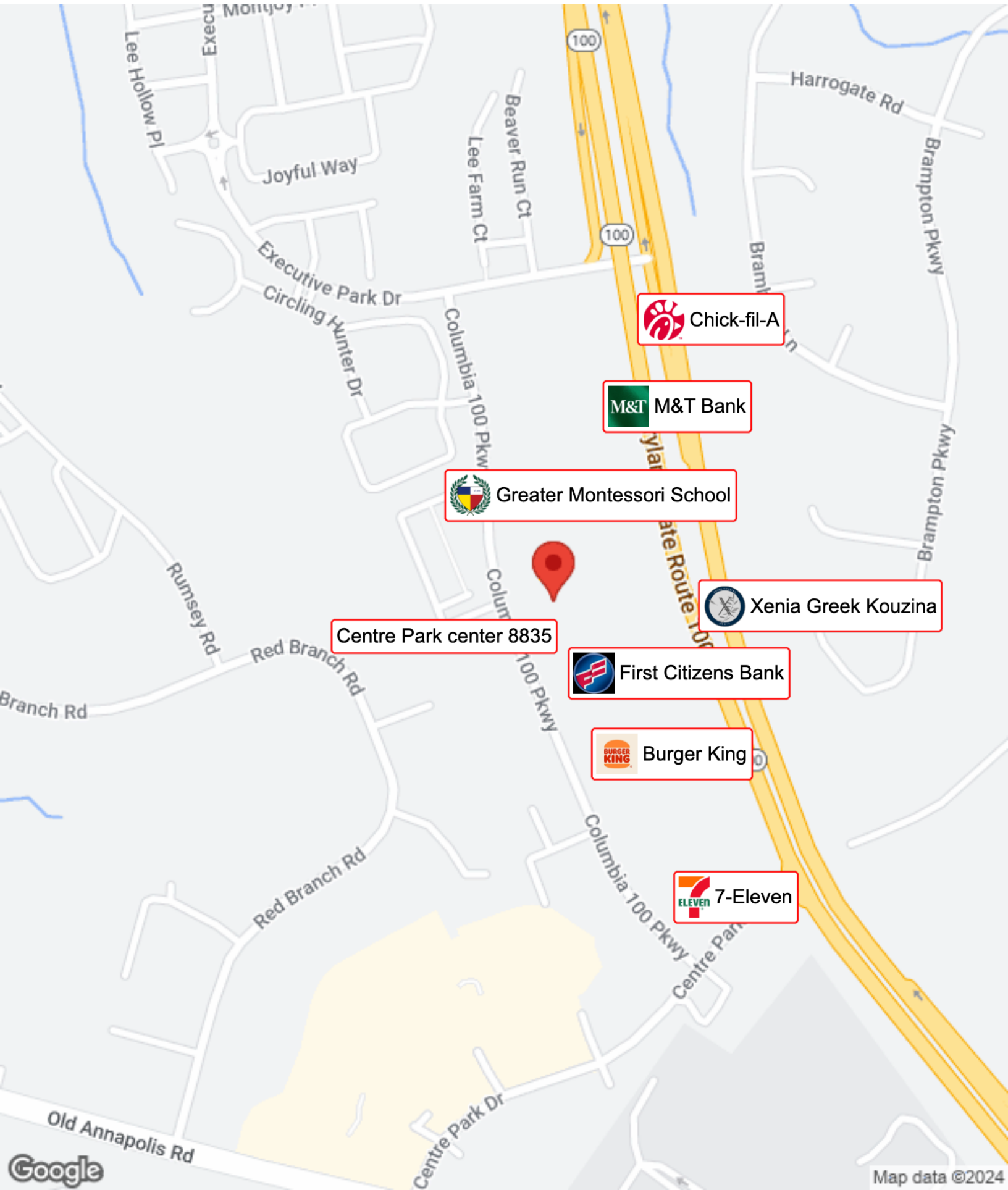
▼ 2nd Floor

Floorplan is for informational purposes only. It is not per BOMA specifications.

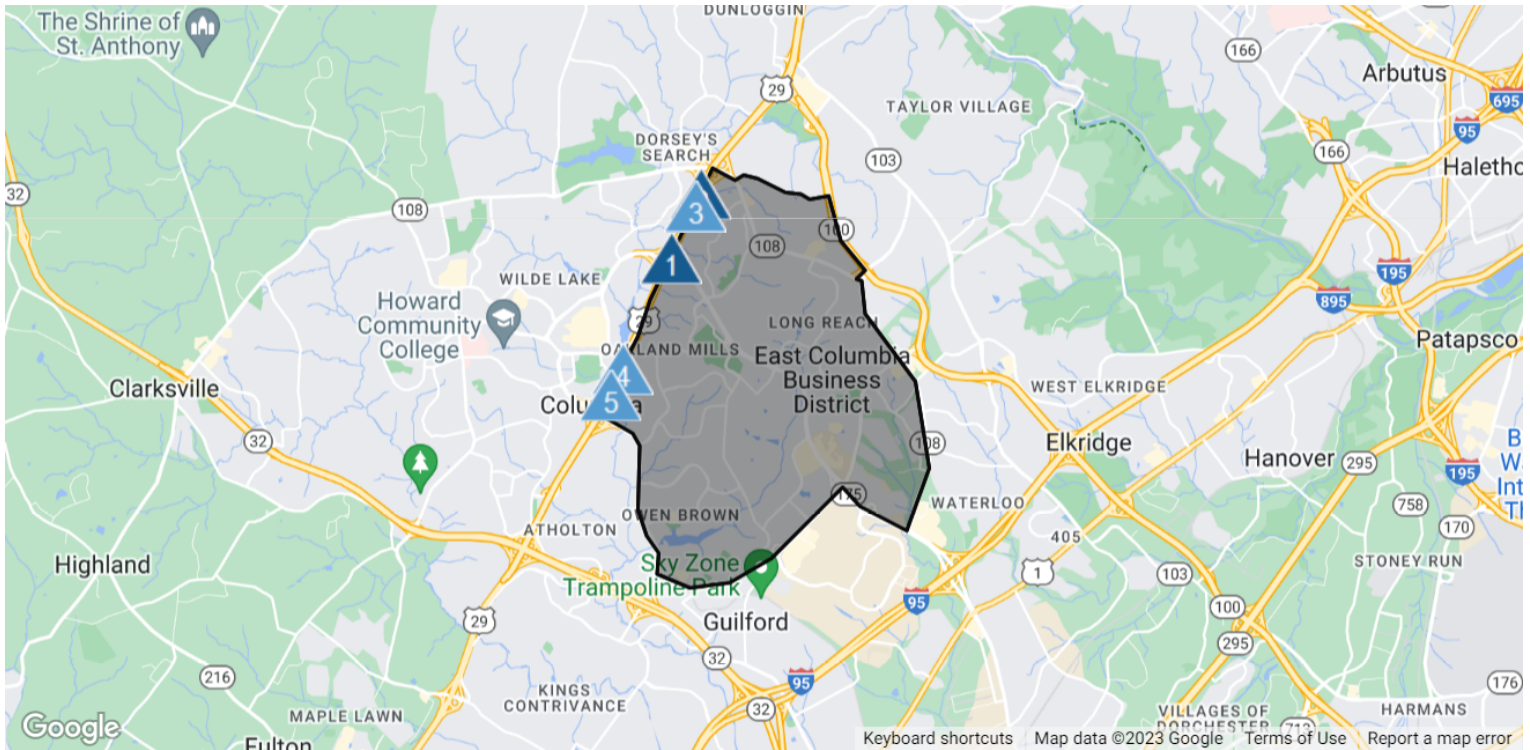


BUSINESS MAP

8860 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

118,533

2022 Est. daily traffic counts

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

2

117,444

2022 Est. daily traffic counts

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

3

97,875

2022 Est. daily traffic counts

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

4

93,182

2022 Est. daily traffic counts

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

5

84,530

2022 Est. daily traffic counts

Street: **Columbia Pike**
 Cross: **Oolumbia Pike**
 Cross Dir: **SW**
 Dist: **0.19 miles**

Historical counts

Year	Count	Type
2017	▲ 118,391	AADT

Historical counts

Year	Count	Type
2018	▲ 117,332	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
2017	▲ 93,070	AADT

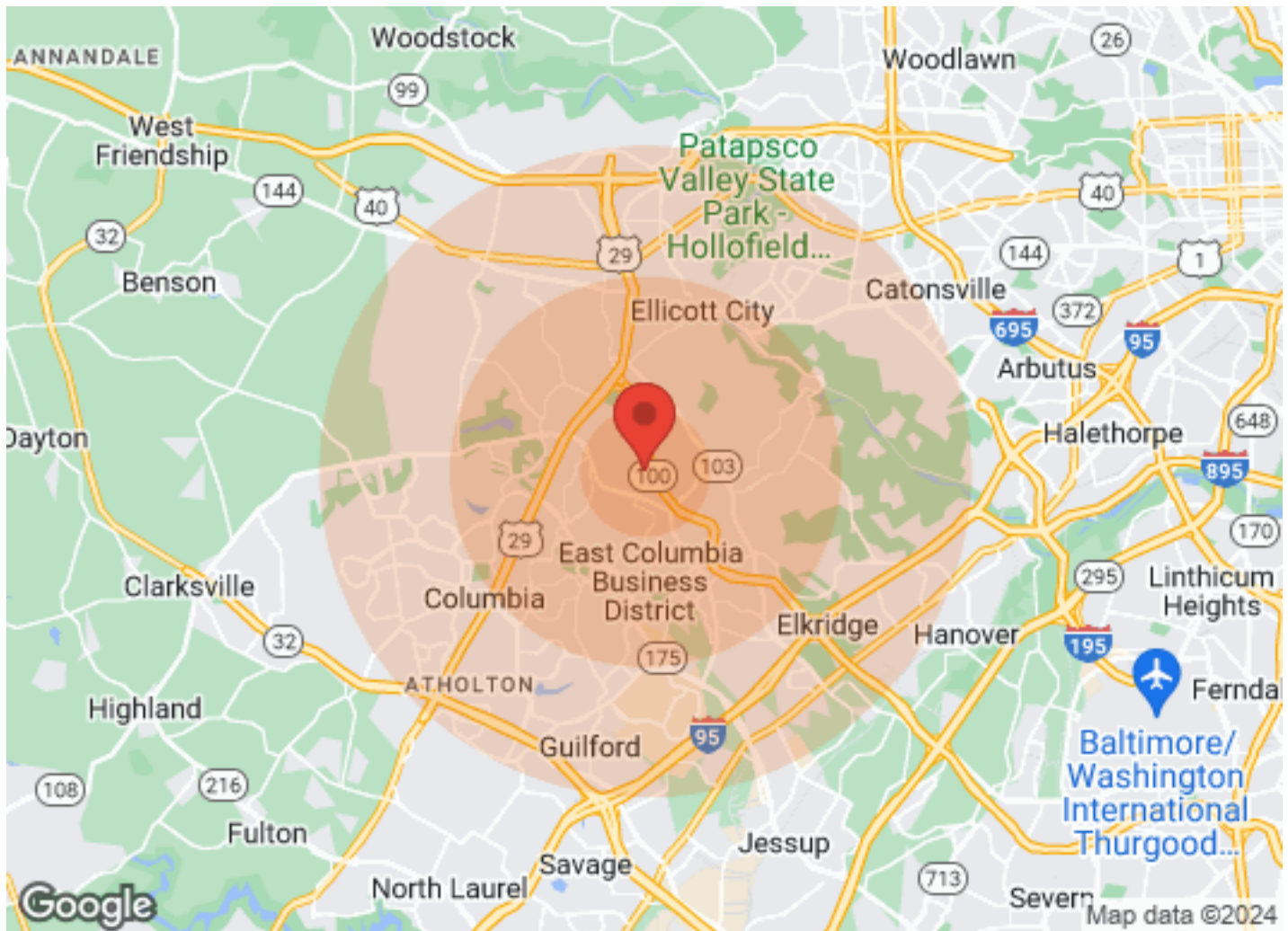
Historical counts

Year	Count	Type
2006	▲ 84,206	ADT

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

DEMOGRAPHICS

8860 COLUMBIA 100 PARKWAY



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,241	45,019	100,812	Median	\$150,406	\$105,978	\$102,849
Female	5,377	47,494	106,162	< \$15,000	30	1,510	3,836
Total Population	10,618	92,513	206,974	\$15,000-\$24,999	159	1,243	3,143
				\$25,000-\$34,999	65	1,608	3,830
Age				\$35,000-\$49,999	205	2,716	6,822
Ages 0-14	2,119	17,533	38,695	\$50,000-\$74,999	534	5,846	14,159
Ages 15-24	1,606	13,168	28,962	\$75,000-\$99,999	532	5,252	11,113
Ages 25-54	3,649	35,456	80,658	\$100,000-\$149,999	1,009	8,305	17,428
Ages 55-64	1,459	12,407	27,547	\$150,000-\$199,999	528	4,690	9,794
Ages 65+	1,785	13,949	31,112	> \$200,000	676	4,605	9,318
				Housing			
Race				Total Units	3,835	37,238	82,980
White	6,358	54,044	120,672	Occupied	3,749	35,692	79,568
Black	2,050	17,983	41,124	Owner Occupied	2,898	26,206	55,756
Am In/AK Nat	16	177	264	Renter Occupied	851	9,486	23,812
Hawaiian	N/A	9	13	Vacant	86	1,546	3,412
Hispanic	592	6,639	14,163				
Multi-Racial	1,212	11,970	25,418				

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