

PROPERTY OVERVIEW

COLUMBIA CORPORATE PARK 100 BUILDING IV

6031 UNIVERSITY BOULEVARD, ELLICOTT CITY, MD 21043



Building Information

- 5 buildings totaling 301,851 SF
- Located at the Route 100 Snowden River Parkway interchange
- 3 minutes to I-95
- 26-acre park featuring Class A office and mixed use retail
- Parking ratio of 4/1,000 with 306 covered parking spaces
- 10' finished ceiling height
- FiOS service available
- Loading dock capability
- High speed gear traction elevators
- Premium parabolic lighting fixtures
- Computerized state-of-the-art air conditioning and heating system featuring overhead variable air volume (VAV) cooling and perimeter hot water hydronic heat. HVAC system allows for an infinite number of cooling zones
- Daycare center located within the park
- Over one million SF of business support and service retail facilities, as well as restaurants and hotels, surround the park



Surrounding Amenities

- McDonald's
- Pasta Blitz
- Red Robin Burgers
- Bank of America
- LongHorn Steakhouse
- Mission BBQ
- Starbucks
- Target
- PNC Bank
- Subway
- CVS
- Columbia Crossing

Site Plan

Columbia Corporate Park 100 Building IV

6031 University Boulevard

3 - Story Office

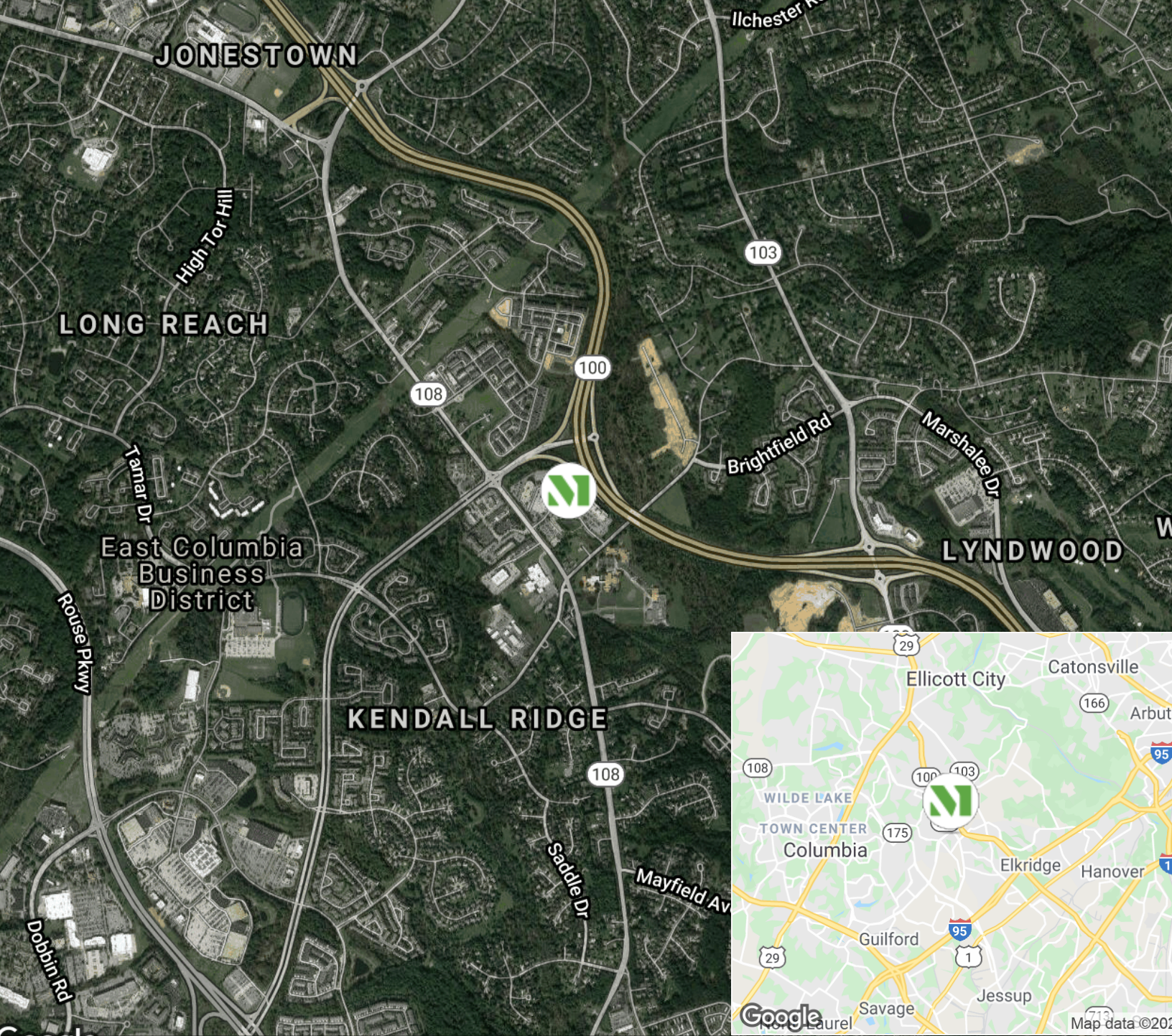
75,473 SF



“Merritt is a fantastic company, and I’m very fortunate to have partnered with them. They believed in my company, and I believed in them. It is a relationship that is going to keep growing.”

GREG NALLEY
FOUNDER
NALLEY FRESH





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For additional information or to schedule a tour, contact:
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