



HILLCROFT EXECUTIVE PARK

6325 WOODSIDE CT | COLUMBIA, MARYLAND 21046

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Office & Medical with abundant parking
- Minutes from Downtown Columbia amenities
- Immediate access to Rt. 29 leading to I-70, Rt 32 & I-95
- Park setting and on site storage

AVAILABLE:

SUITE 105: 2,328 SF
SUITE 130: 1,879 SF
SUITE 300: 4,587 SF
SUITE 310: 5,483 SF

*3RD FLOOR CAN BE COMBINED UP TO 10,000 SF

BUILDING SIZE:

38,822 SF ±

STORIES:

3

PARKING:

200 SURFACE SPACES (5,00/1,000 SF)

ELEVATORS:

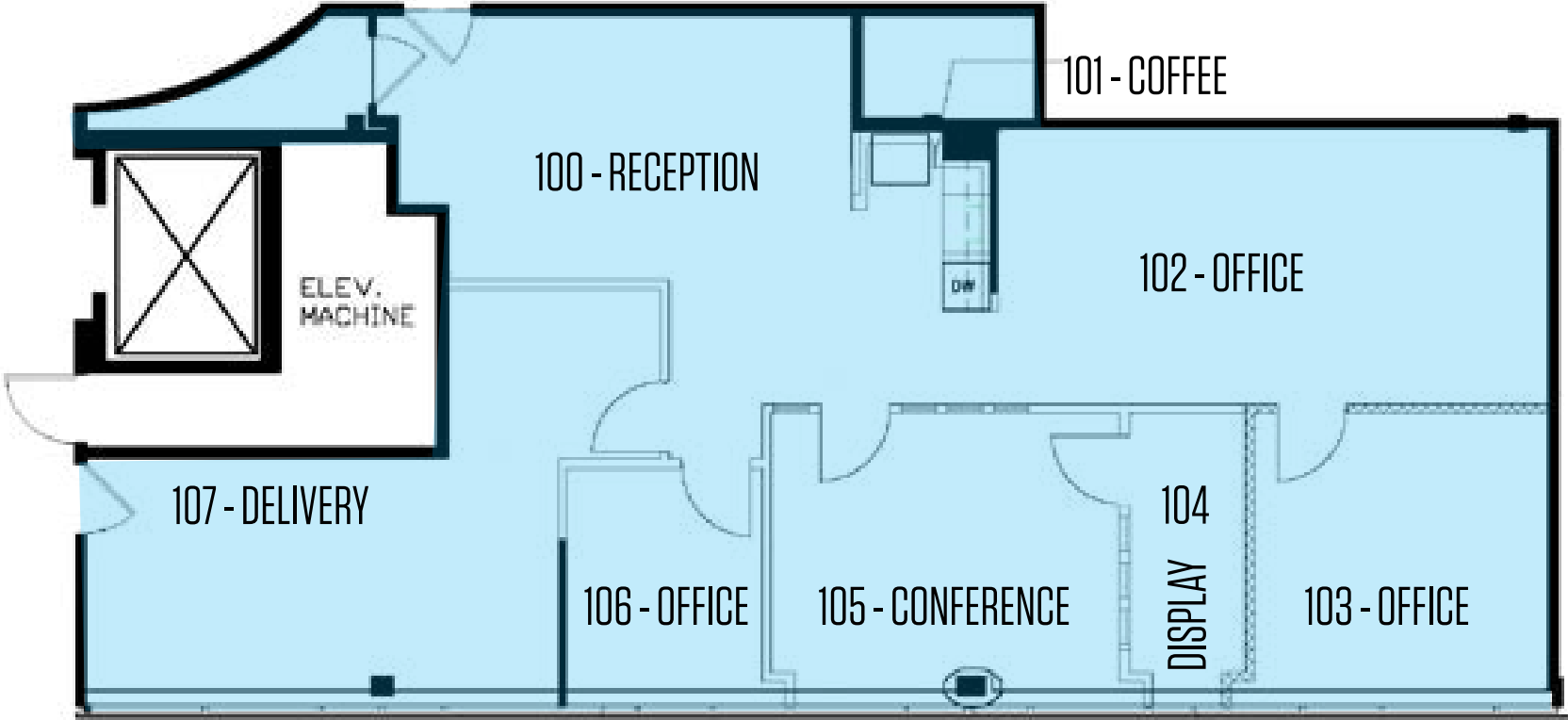
2

RENTAL RATE:

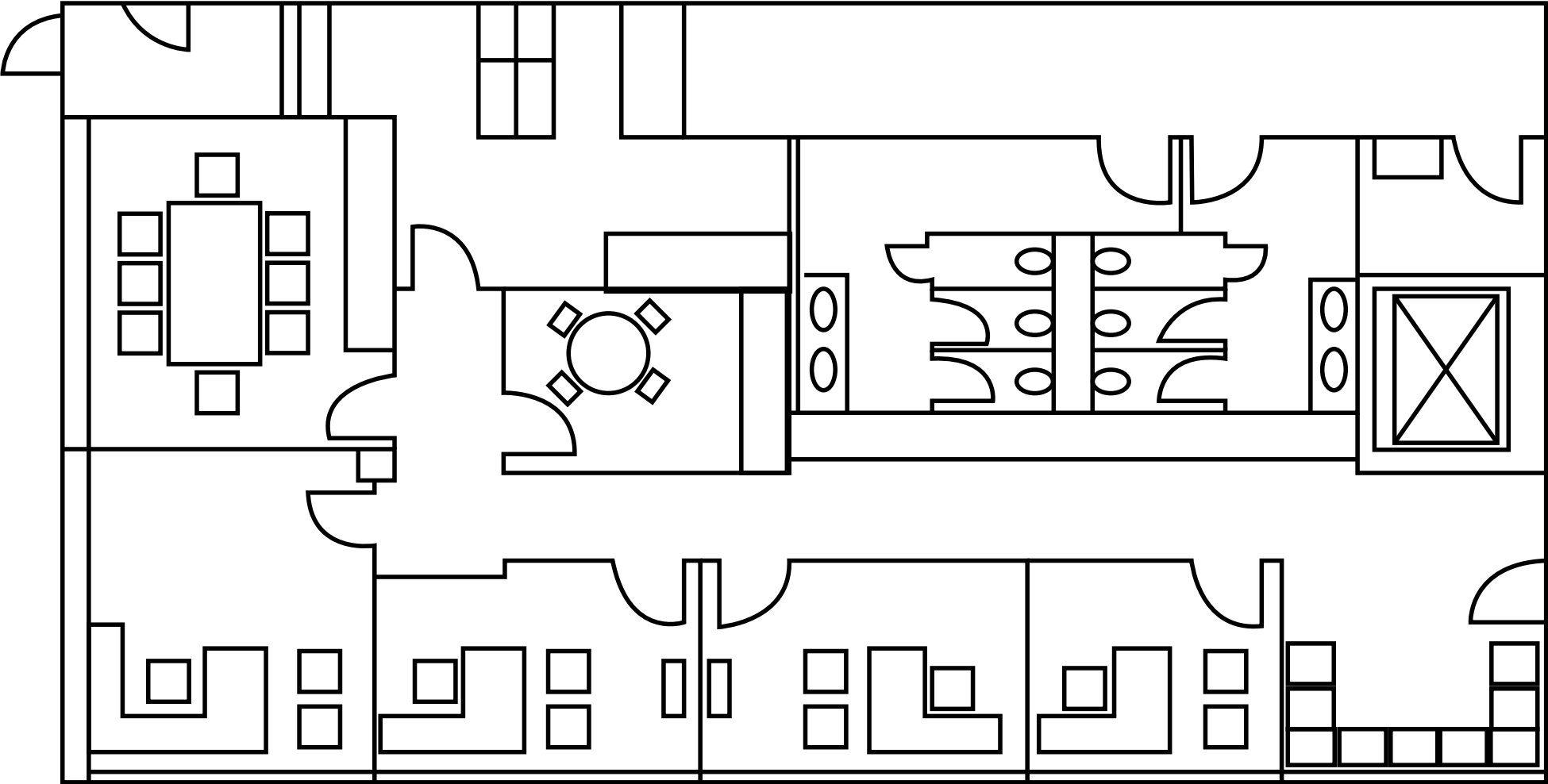
\$23.50, FULL SERVICE



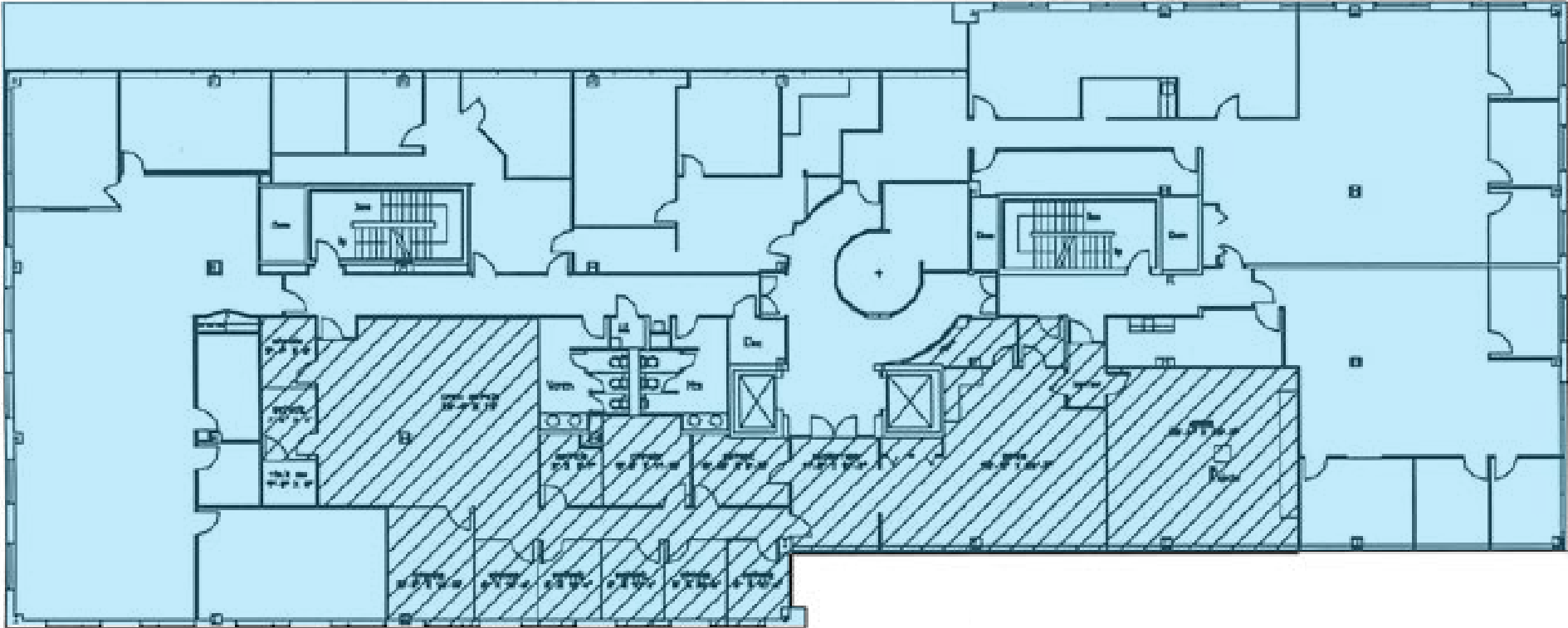
FLOOR PLAN - SUITE 105 - 2,328 SF



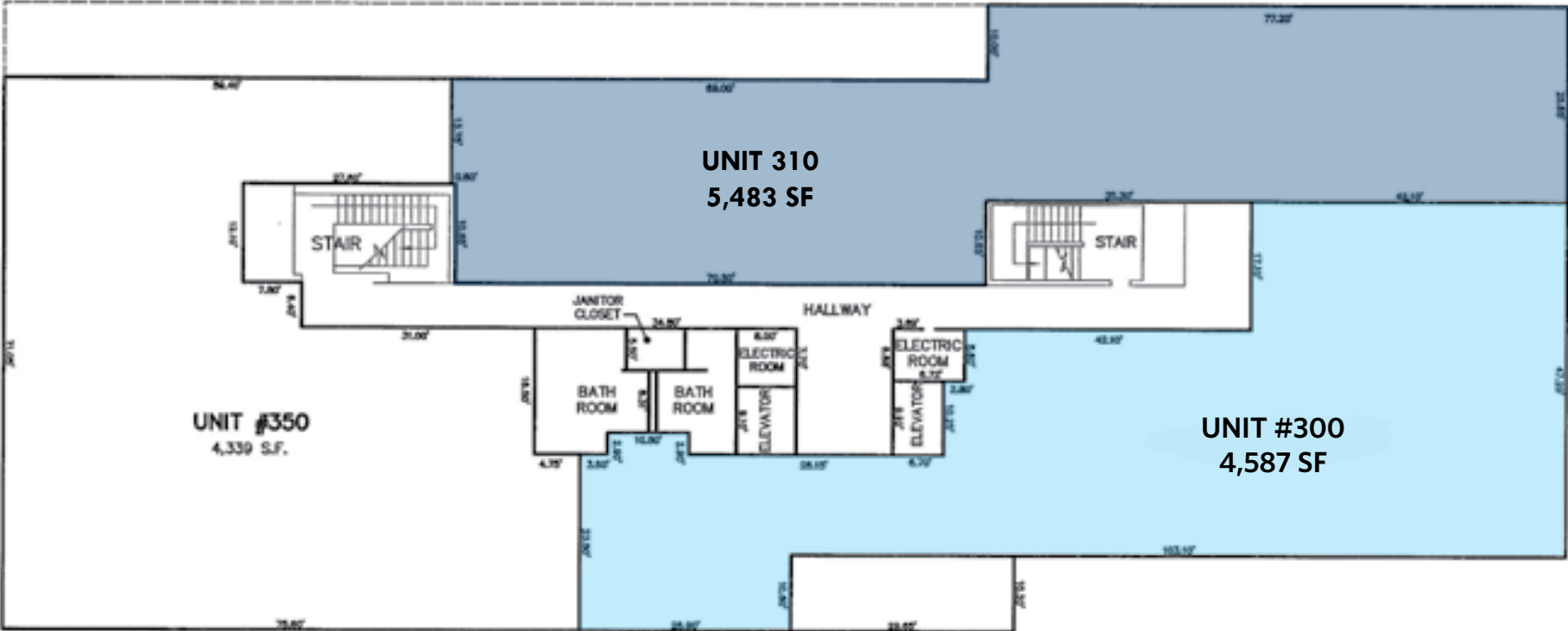
FLOOR PLAN - SUITE 130 - 1,879 SF



FLOOR PLAN - 2ND FLOOR - UP TO 15,000 SF



FLOOR PLAN - 3RD FLOOR



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,730

44,577

92,643

DAYTIME POPULATION



11,385

118,679

224,494

AVERAGE HOUSEHOLD INCOME



\$158,570

\$154,084

\$178,579

NUMBER OF HOUSEHOLDS



4,602

39,144

76,805

MEDIAN AGE

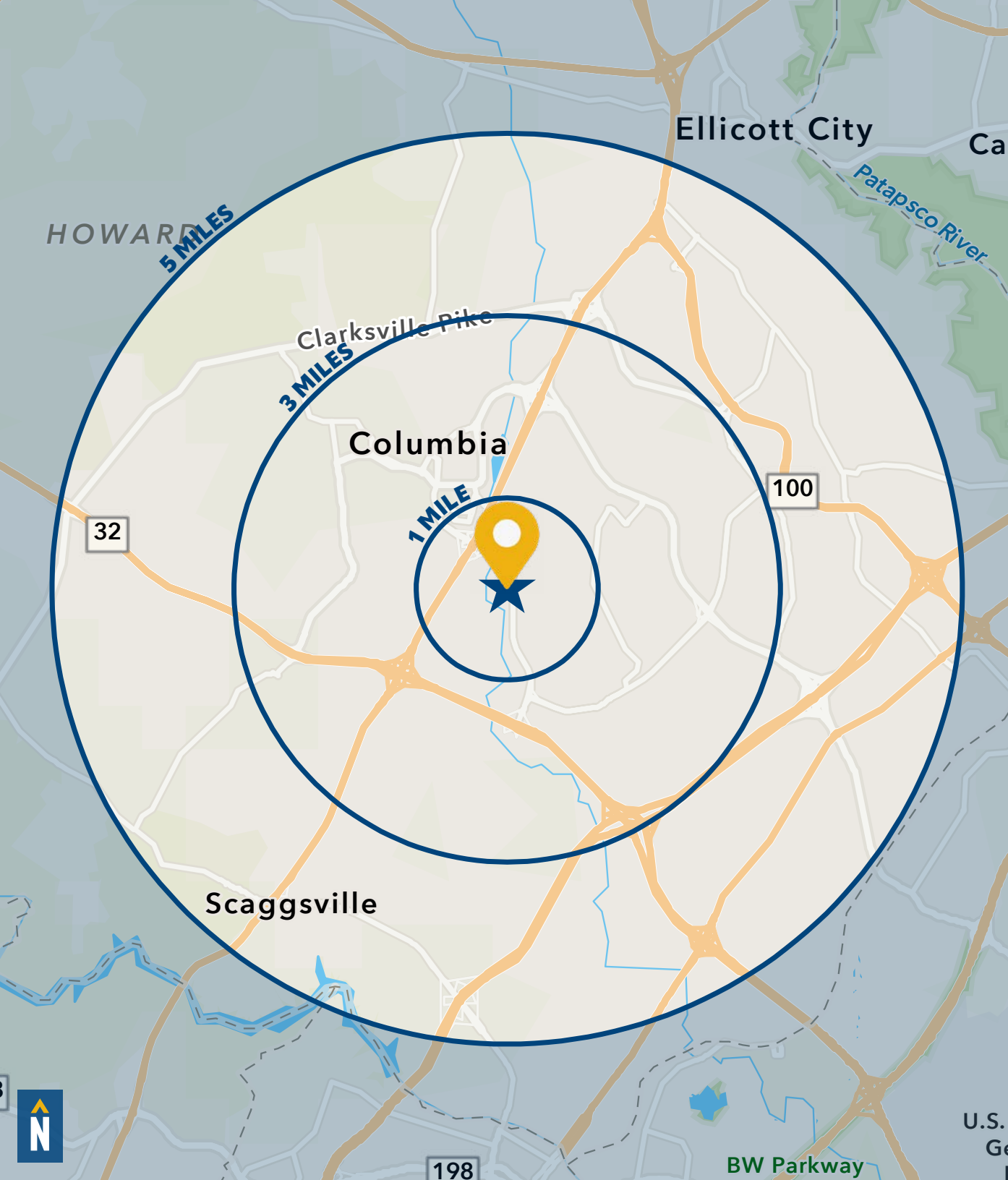


41.1

39.8

39.4

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



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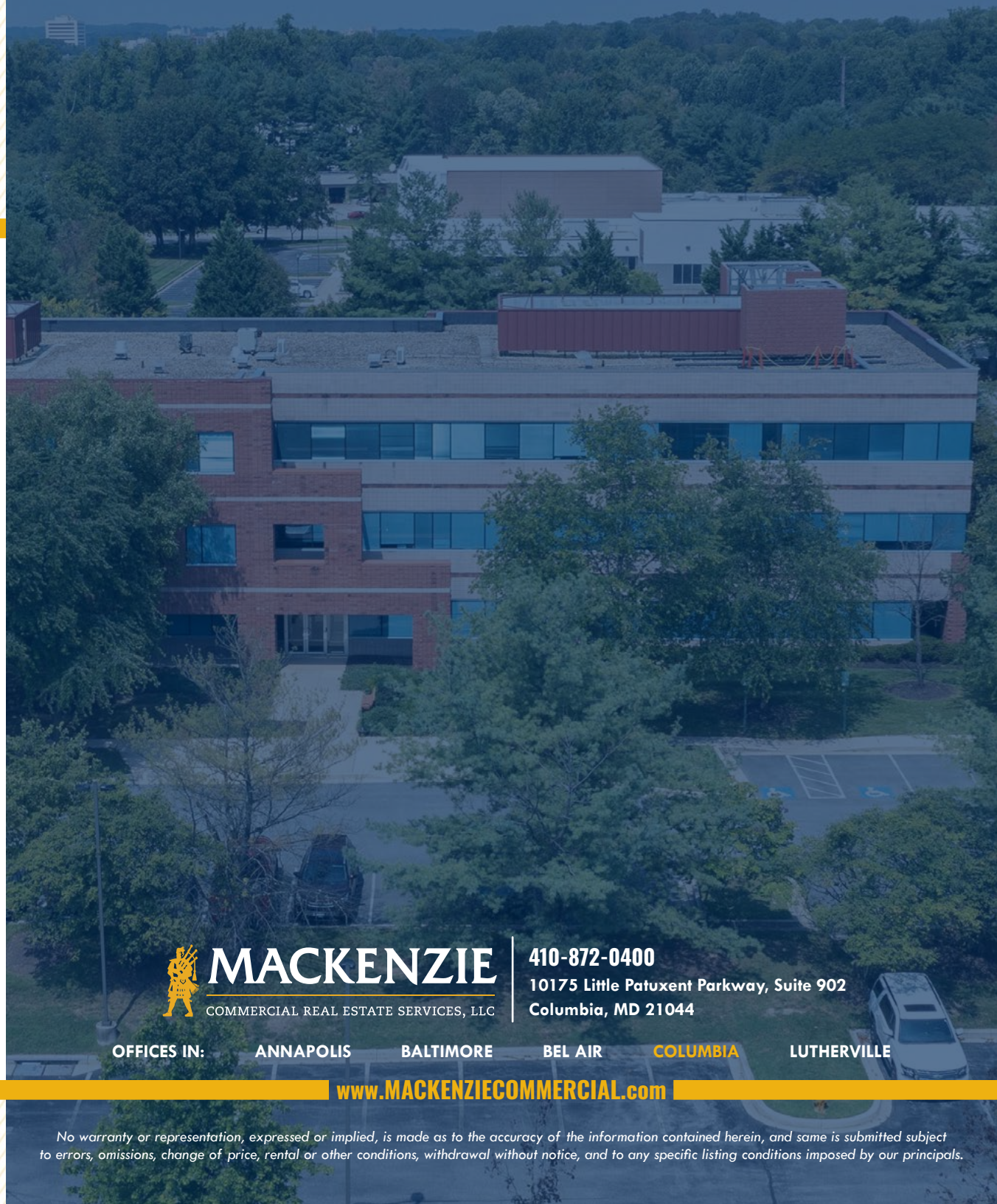


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