

SALE/LEASE

 Howard County, Maryland

8681 ROBERT FULTON DRIVE

COLUMBIA, MARYLAND 21046

AVAILABLE

6,285 - 17,983 sf

BUILDING SIZE

33,235 sf

PARKING

4.5/1,000 sf

CEILING HEIGHT

10'

RENTAL RATE

\$12.50/sf NNN

HIGHLIGHTS

- ▶ Located in Columbia Gateway, the most prominent business park in the Baltimore-Washington Corridor
- ▶ Tremendous window line
- ▶ Efficient layout offering a combination of offices and open space for workstations
- ▶ Direct access off of Snowden River Pkwy and Rt. 175
- ▶ Can be easily subdivided
- ▶ Restaurants, Shopping and Health Club in the immediate area



Adam Nachlas, SIOR

☎ 443.798.9343

✉ anachlas@mackenziecommercial.com

Hayes Merkert, SIOR

☎ 443.798.9344

✉ hmerkert@mackenziecommercial.com

Maggie Merkert

☎ 443.573.3214

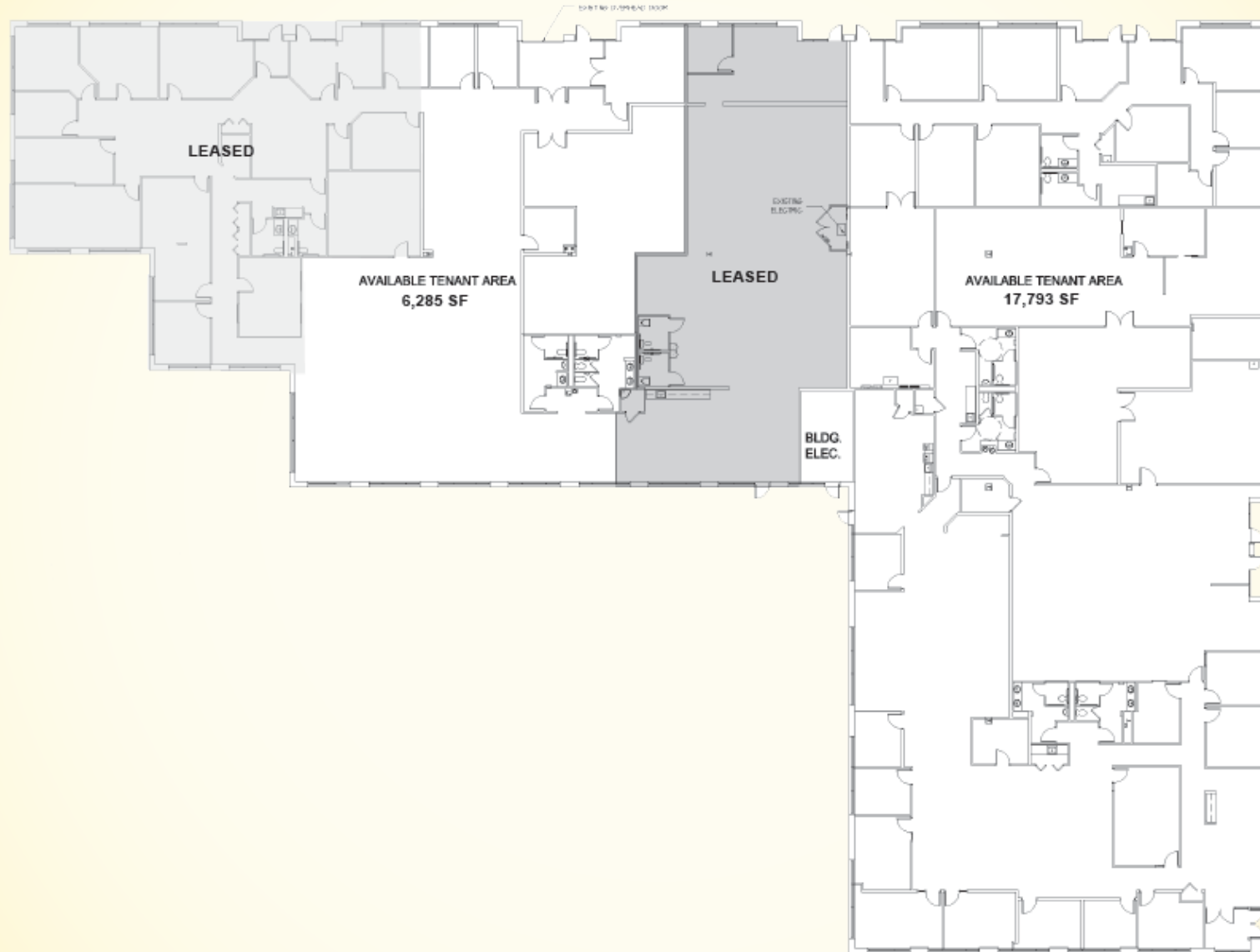
✉ mmerkert@mackenziecommercial.com

SALE/LEASE

Howard County, Maryland

FLOOR PLAN

8681 ROBERT FULTON DRIVE | COLUMBIA, MARYLAND 21046



SALE/LEASE

Howard County, Maryland

COLUMBIA GATEWAY BUSINESS PARK AMENITIES

8681 ROBERT FULTON DRIVE | COLUMBIA, MARYLAND 21046

COLUMBIA GATEWAY AMENITIES MAP

RESTAURANTS/FOOD

1. Aida Bistro
2. Koko's Food Mart
3. Quizno's
4. Bob Evans
5. McDonald's
6. TGI Friday's
7. Applebee's
8. Olive Garden
9. Mimi's
10. Houlihan's
11. On The Border
12. Red Lobster
13. Bertucci's Brick Oven
14. Ruby Tuesday
15. Boston Market
16. Atlanta Bread Company
17. Green Turtle
18. Cheeburger Cheeburger
19. Stanford Grill
20. Mongolian Grill
21. Noodles Corner
22. Sushi King
23. Panera Bread
24. Baja Fresh
25. Chick-Fil-A
26. Pei Wei
27. Fuddrucker's
28. Qdoba
29. Rocky Run
30. Famous Dave's
31. La Madeline French Bakery
32. Starbucks
33. Romano's Macaroni Grill

34. Subway
35. Chicken Out
36. Don Pablo's Mexican Kitchen
37. Long Horn Steakhouse
38. Red Robin
39. Chipotle
40. Cosi
41. Noodles & Co.
42. Jae's Deli
43. Jae's Grill
44. Cafe Gateway
45. Abby's Gourmet Deli
46. Potbelly's
47. Bonfresco
48. Jae's Grill
49. Jae's Deli

HOTELS

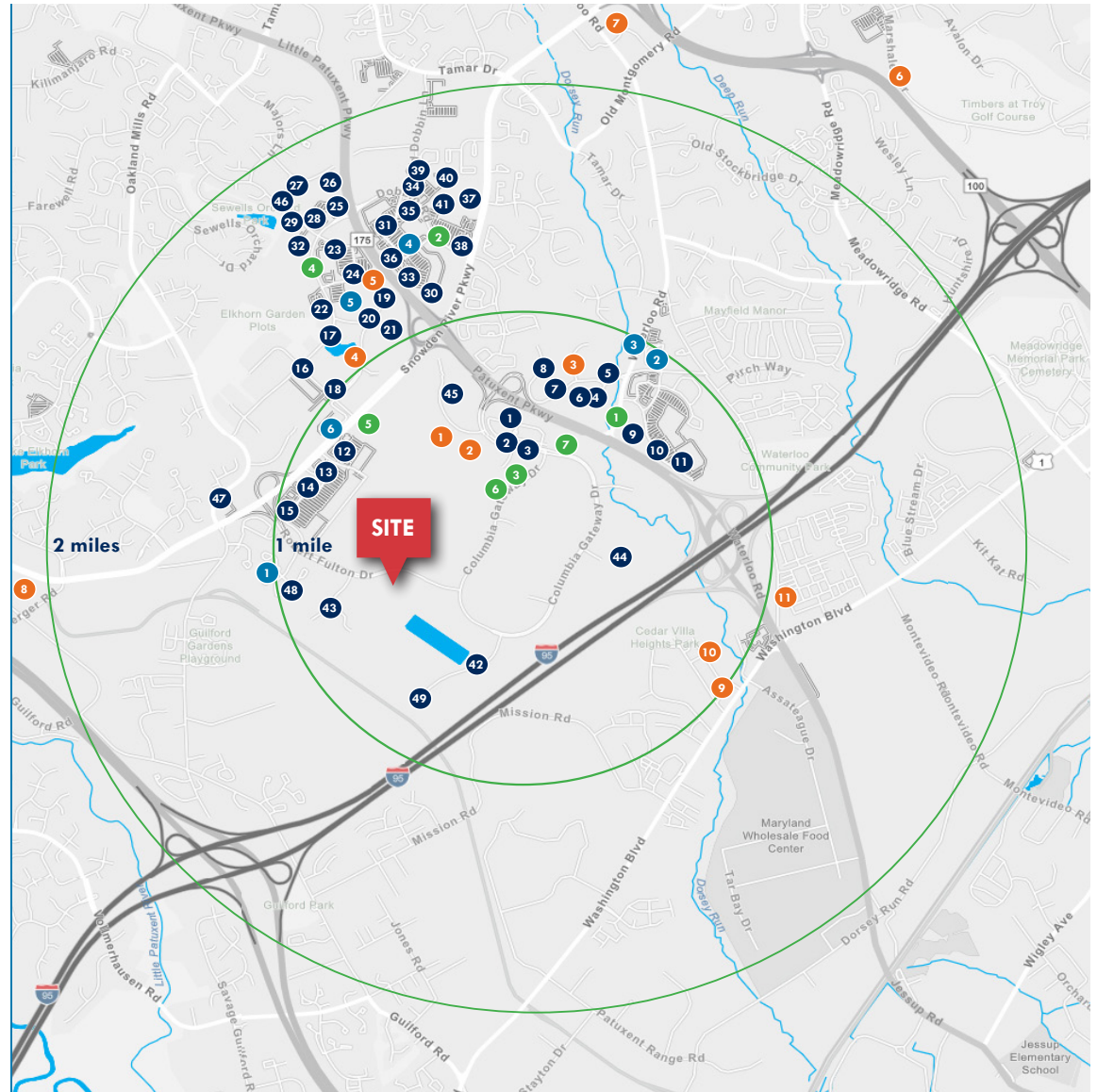
1. Extended Stay America
2. Studio Plus
3. Homewood Suites
4. Extended Stay Columbia
5. Courtyard Columbia
6. Holiday Inn Express
7. Hilton Garden Inn
8. Marriot Springhill Suites
9. La Quinta
10. Holiday Inn
11. Comfort Suites

BANKS

1. Capital One Bank
2. Citizens National Bank
3. Columbia Bank
4. M&T Bank
5. Provident Bank
6. Wachovia Bank
7. Washington Mutual

RETAIL/SERVICES

1. Lifetime Fitness
2. Costco
3. Trader Joe's
4. Target
5. Walmart
6. Wegman's



SALE/LEASE

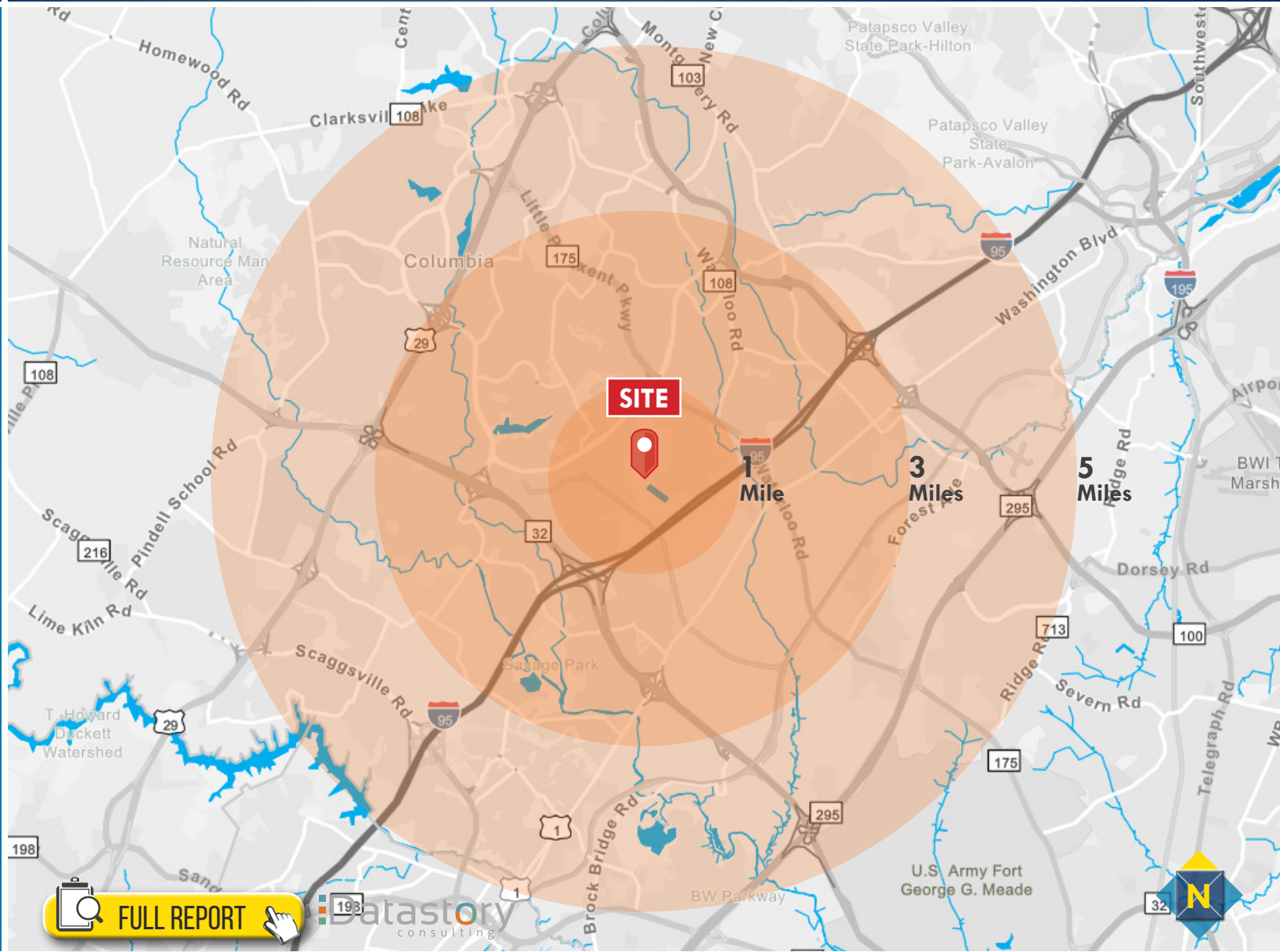
Howard County, Maryland

DEMOGRAPHICS

8681 ROBERT FULTON DRIVE | COLUMBIA, MARYLAND 21046

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	4,029	78,699	207,694
Male Population	1,940	39,504	103,071
Female Population	2,088	39,408	104,623
Number of Households	1,566	29,022	76,549
Average Household Size	2.57	2.63	2.63
Median Age	35.4	36.6	37.0
Average Household Income	\$100,359	\$114,956	\$122,901
Daytime Employees	13,764	68,953	145,573
Education (College+)	64.2%	60.8%	62.7%



FULL REPORT

Datastory consulting

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Adam Nachlas, SIOR
443.798.9343
anachlas@mackenziecommercial.com

Hayes Merkert, SIOR
443.798.9344
hmerkert@mackenziecommercial.com

Maggie Merkert
443.573.3214
mmerkert@mackenziecommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.