

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



SIGNAGE AVAILABLE FOR MAJOR TENANT

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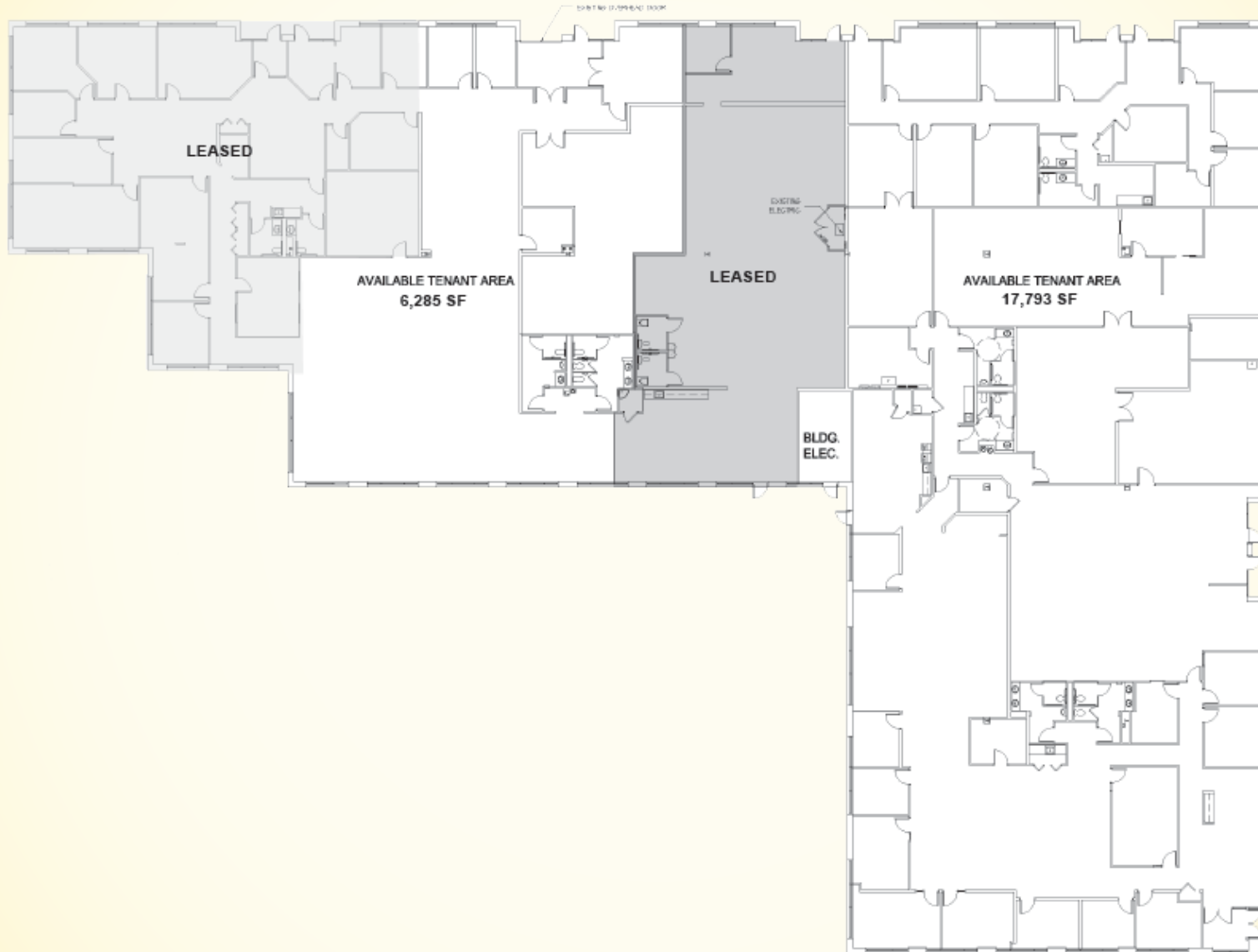
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FLOOR PLAN

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COLUMBIA GATEWAY BUSINESS PARK AMENITIES

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COLUMBIA GATEWAY AMENITIES MAP

RESTAURANTS/FOOD

1. Aida Bistro
2. Koko's Food Mart
3. Rudy's Mediterranean Grill
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
21. Noodles Corner
22. Sushi King
23. Panera Bread
24. Baja Fresh
25. Chick-Fil-A
26. Pei Wei
27. Fuddruckers
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. Cusi
41. Noodles & Co.
42. Jae's Deli
43. BiBi's Cafe
44. Cafe Gateway
45. Abby's Gourmet Deli
46. Potbelly's
47. Bonfresco
48. Flavors of India

HOTELS

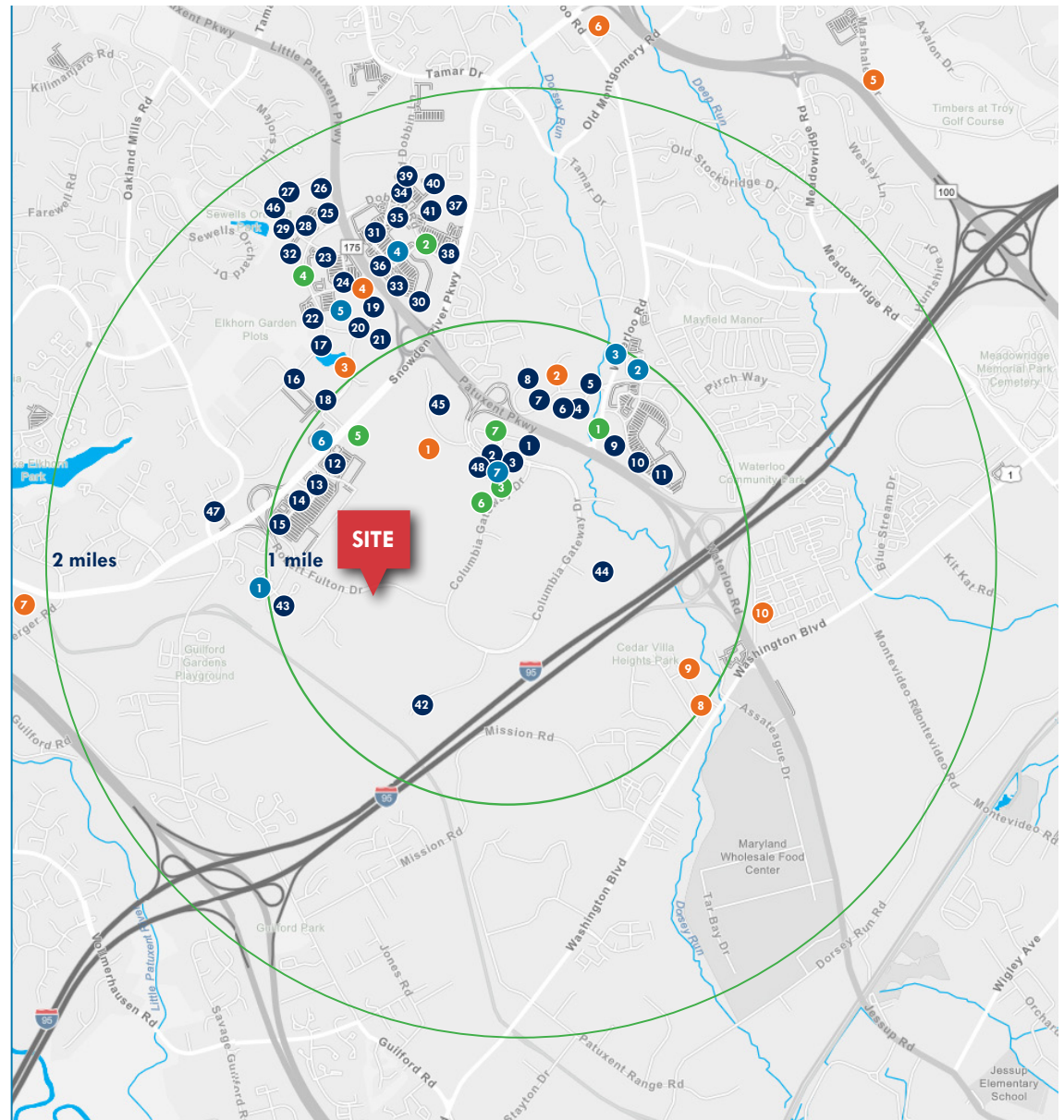
1. Extended Stay America
2. Homewood Suites
3. Extended Stay Columbia
4. Courtyard Columbia
5. Holiday Inn Express
6. Hilton Garden Inn
7. Marriot Springhill Suites
8. La Quinta
9. Holiday Inn
10. Comfort Suites

BANKS

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

RETAIL/SERVICES

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



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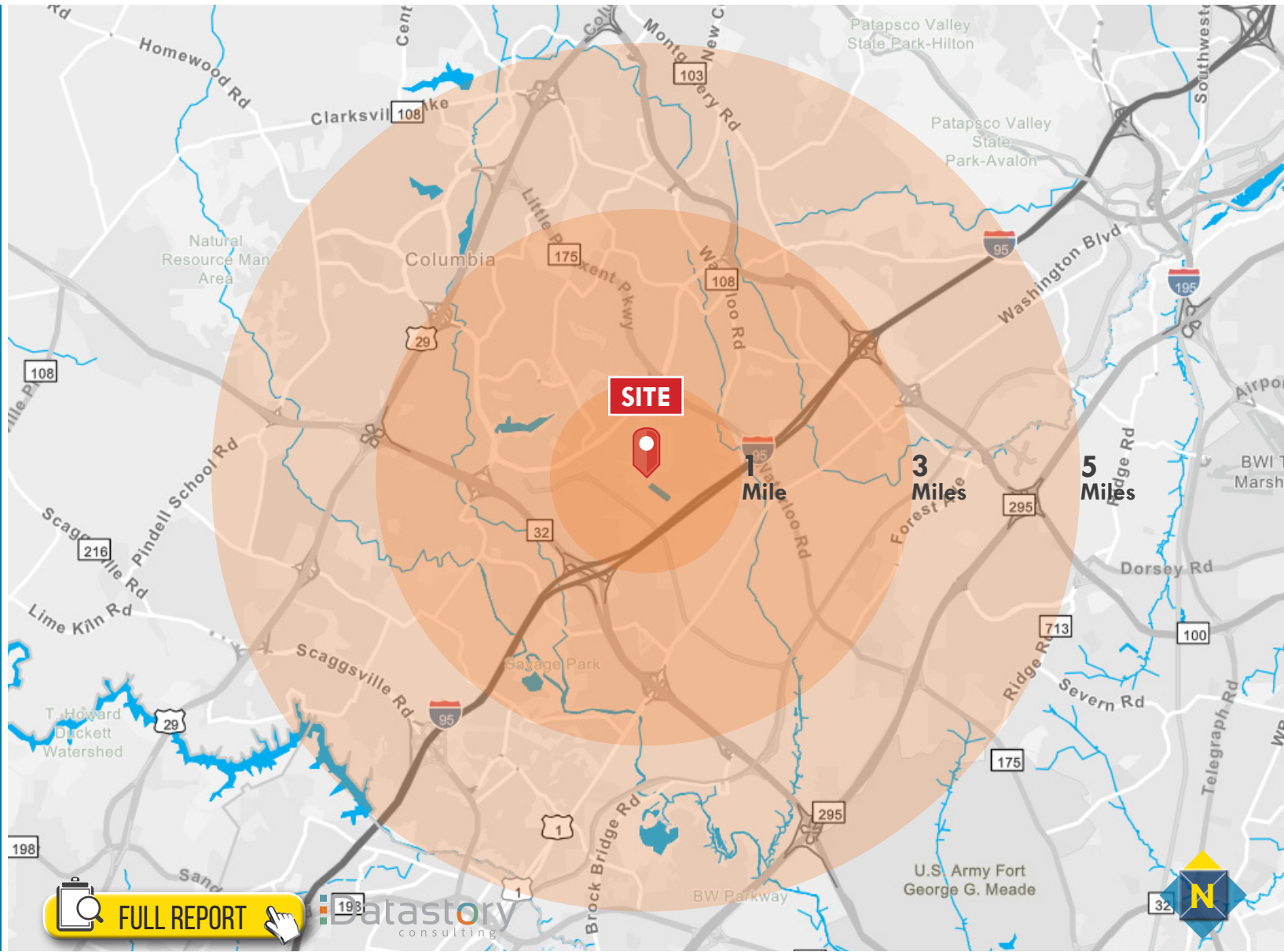
Howard County, Maryland

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

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