



# HILLCROFT EXECUTIVE PARK

6325 WOODSIDE CT | COLUMBIA, MARYLAND 21046

FOR  
LEASE



**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 (5,000/1,000 SF)

### ELEVATORS:

2

### RENTAL RATE:

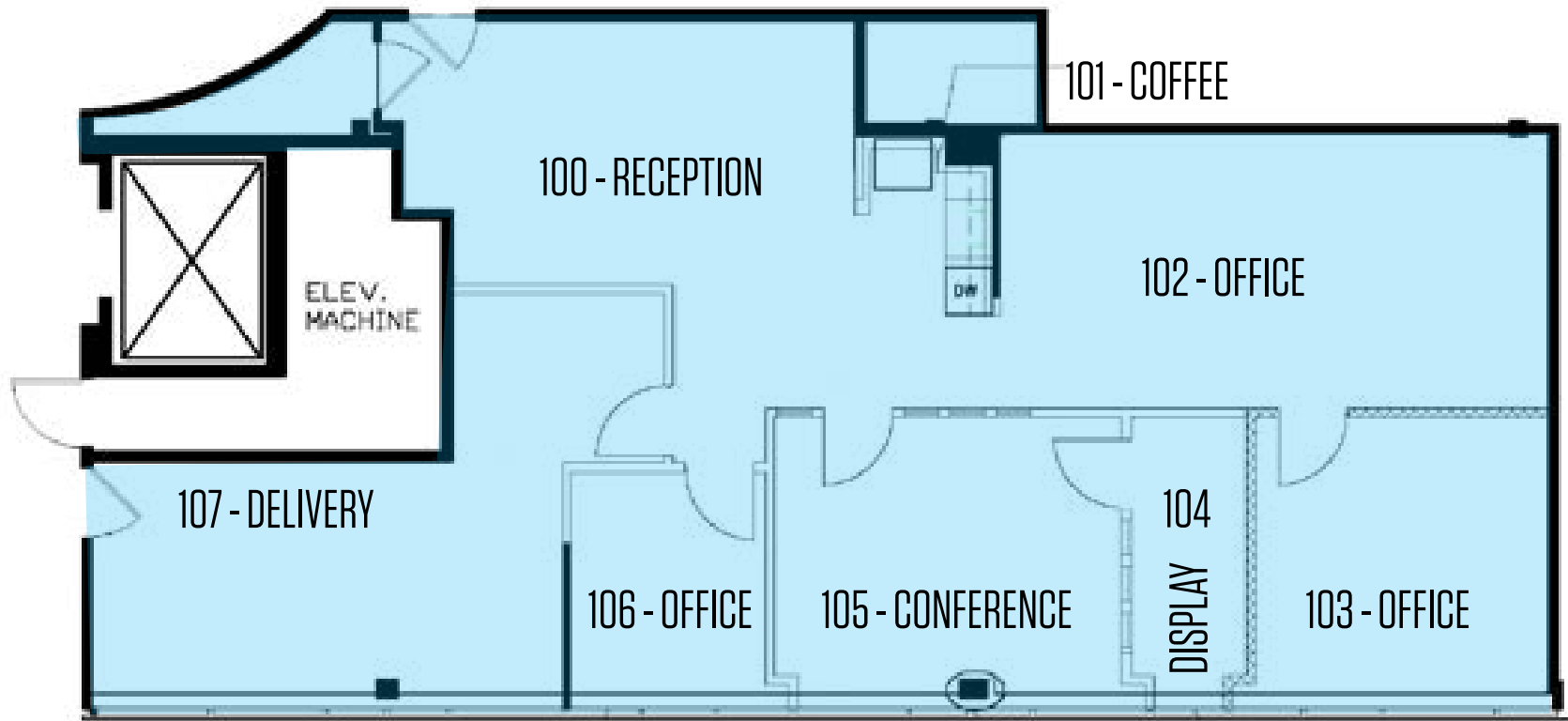
\$23.50, FULL SERVICE



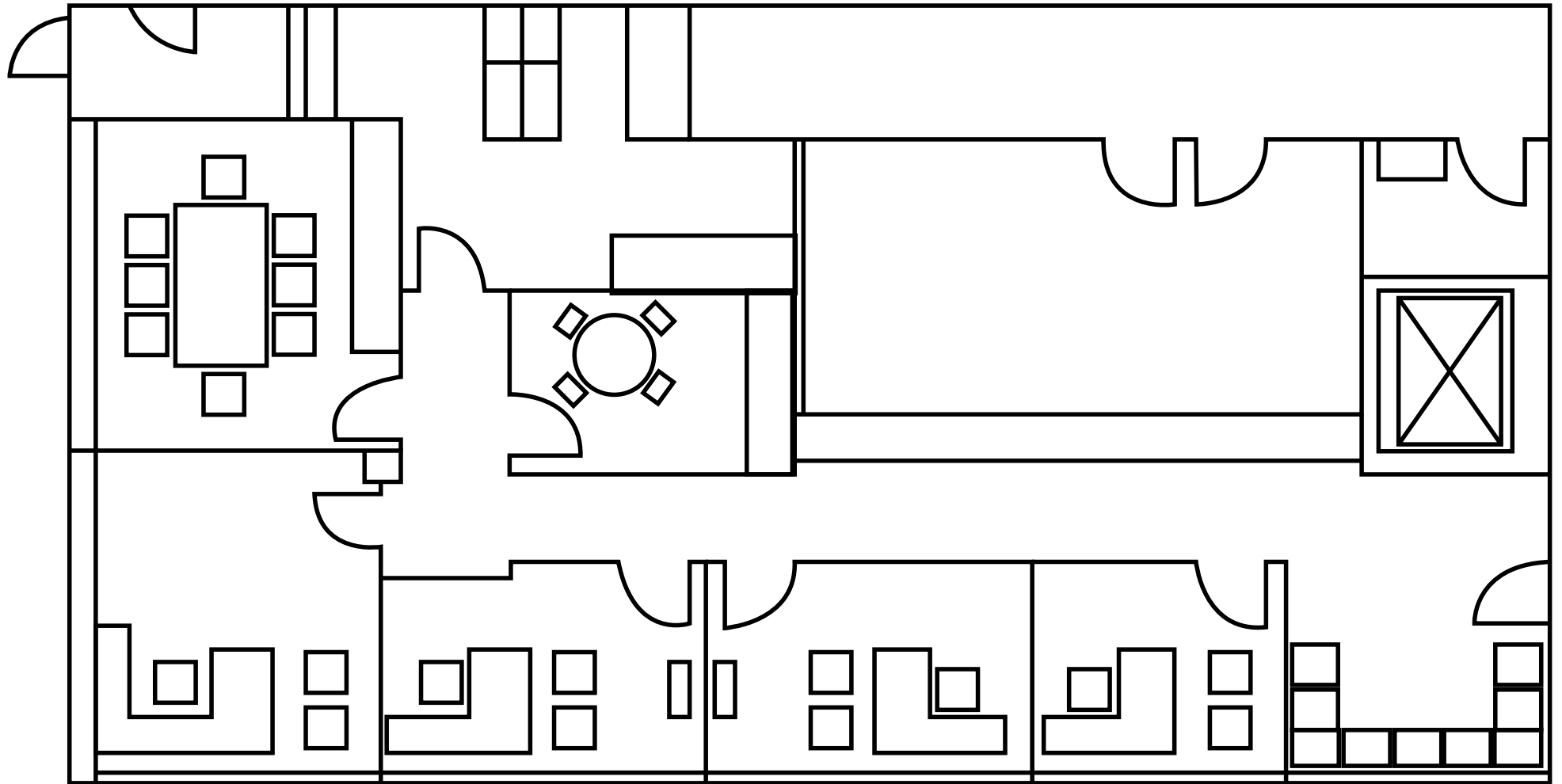
GOOGLE STREET VIEW



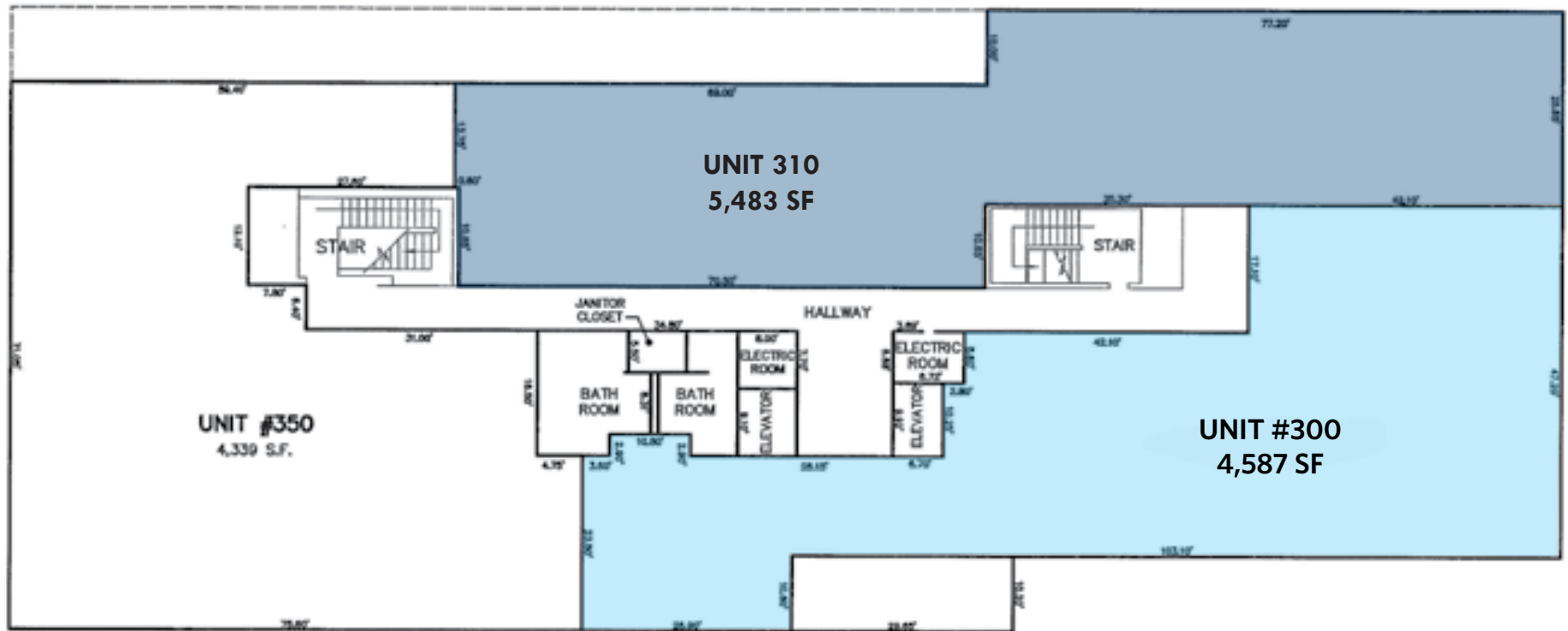
# FLOOR PLAN - SUITE 105 - 2,328 SF

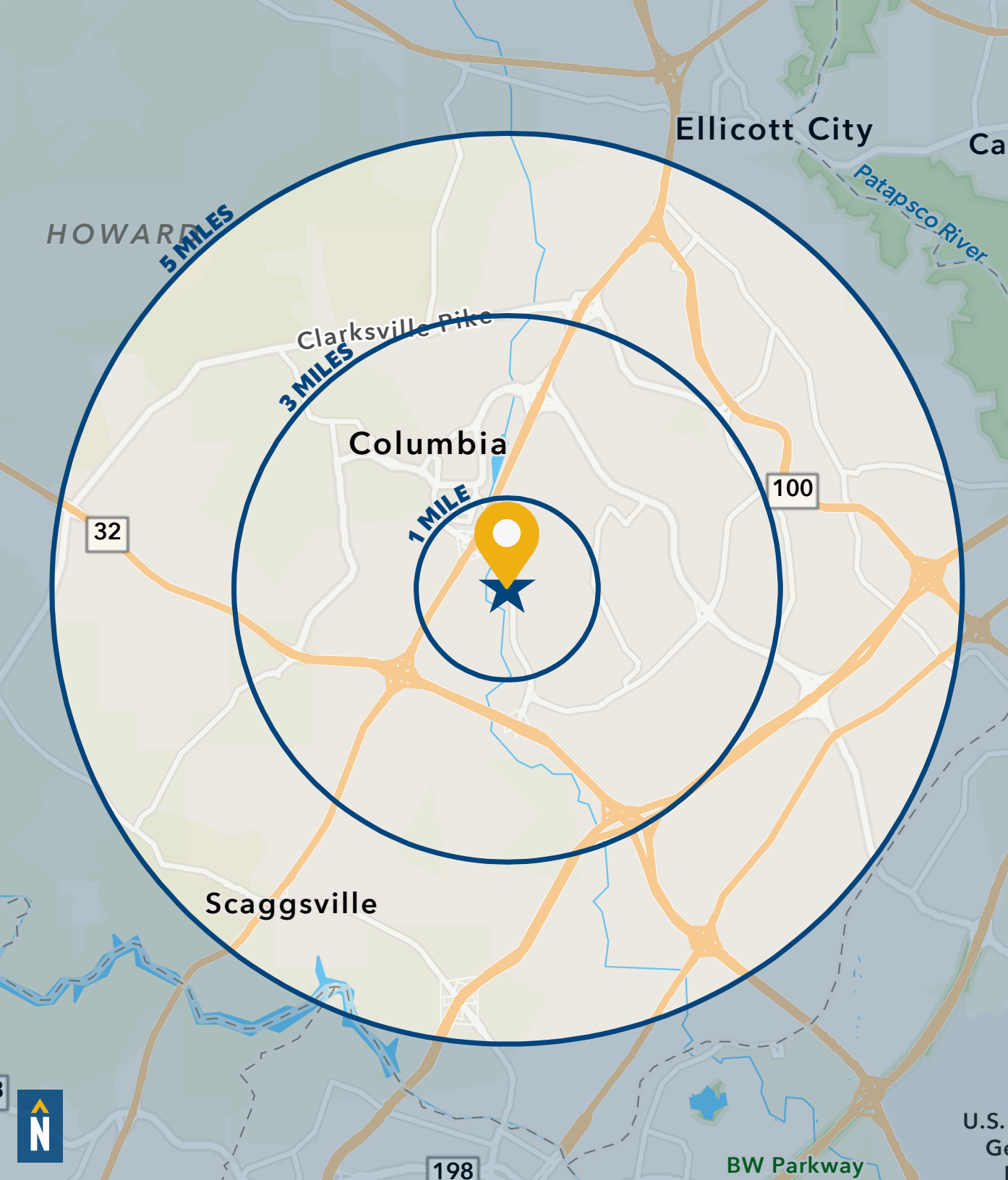


# FLOOR PLAN - SUITE 130 - 1,879 SF



# 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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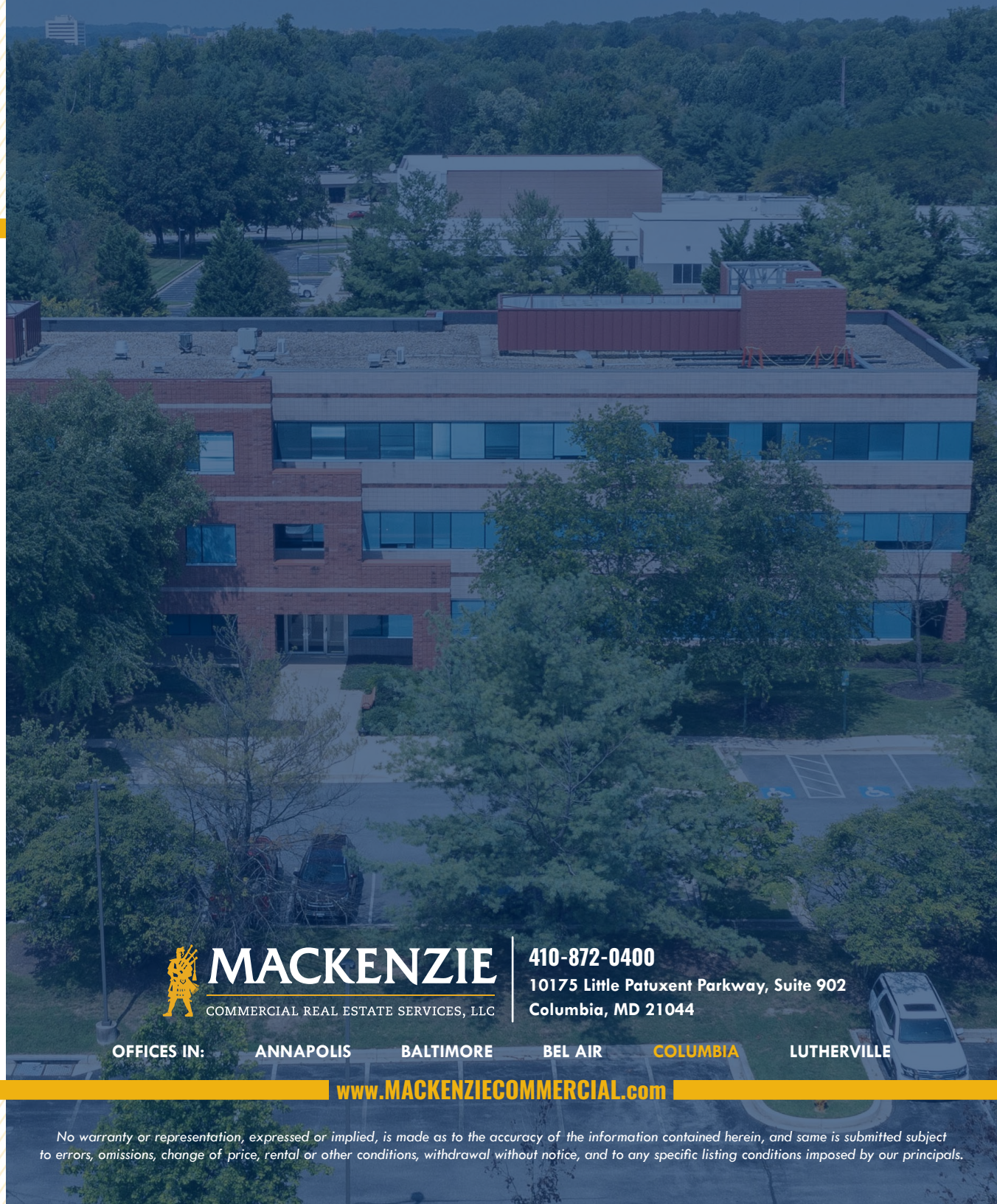
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

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