



COLUMBIA BUSINESS CENTER

6460 DOBBIN ROAD | COLUMBIA, MARYLAND 21046

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- One story Class A office
- On-site amenities include banking, Sushi King, MVA and Elchorn Branch Trail
- Space can be divided
- Parking at a ratio of 4.3 per 1,000 sf

BUILDING SIZE:

1,000 SF - 6,000 SF ±

YEAR BUILT:

1986

PARKING:

4.3/1,000 SF

ZONING:

NT (NEW TOWN)

RENTAL RATE:

\$14/SF, NNN



GOOGLE STREET VIEW



LOCAL BIRDSEYE



LA Z BOY
OrangeTheory FITNESS
Party City
noodles.comping
CAVA Mezze Grill

REI
www.rei.com

Ashley
HOMESTORE

Columbia Crossing
NORDSTROM
rack
TARGET
TJ-maxx
DICK'S SPORTING GOODS
OLD NAVY
BJS RESTAURANT BREW HOUSE

BOB'S DISCOUNT FURNITURE

JOANN

Chick-fil-A

McDonald's

Dobbin Center
Walmart Neighborhood Market
planet fitness
FIVE GUYS
TUNALLEY FRESH
Advance Auto Parts
tropical CAFE
Panera BREAD
Panda Express

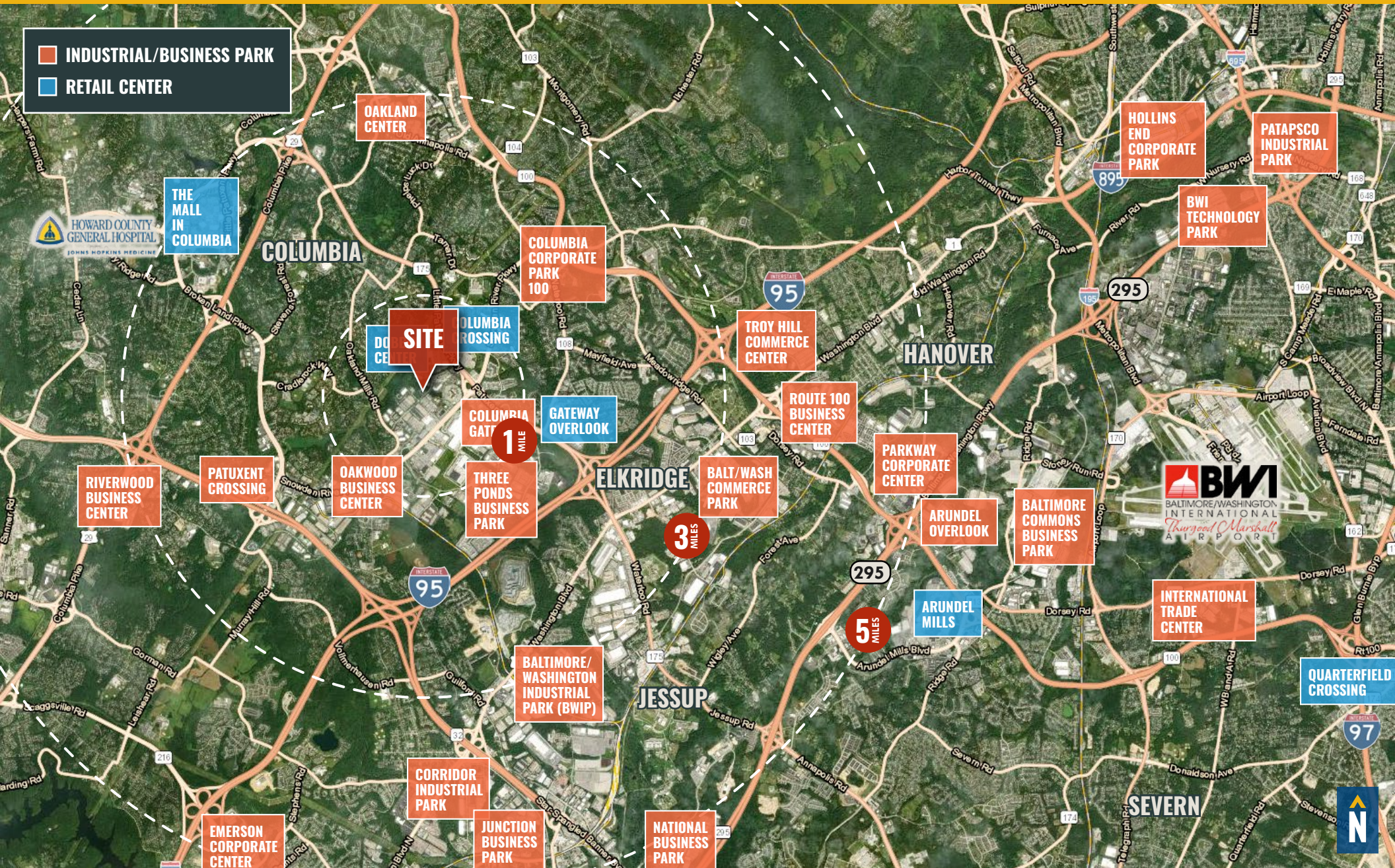
SITE

MVA

FedEx



LOCAL TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,494

44,259

94,211

DAYTIME POPULATION



16,815

108,695

231,621

AVERAGE HOUSEHOLD INCOME



\$169,498

\$154,432

\$166,926

NUMBER OF HOUSEHOLDS



4,573

38,460

78,784

MEDIAN AGE

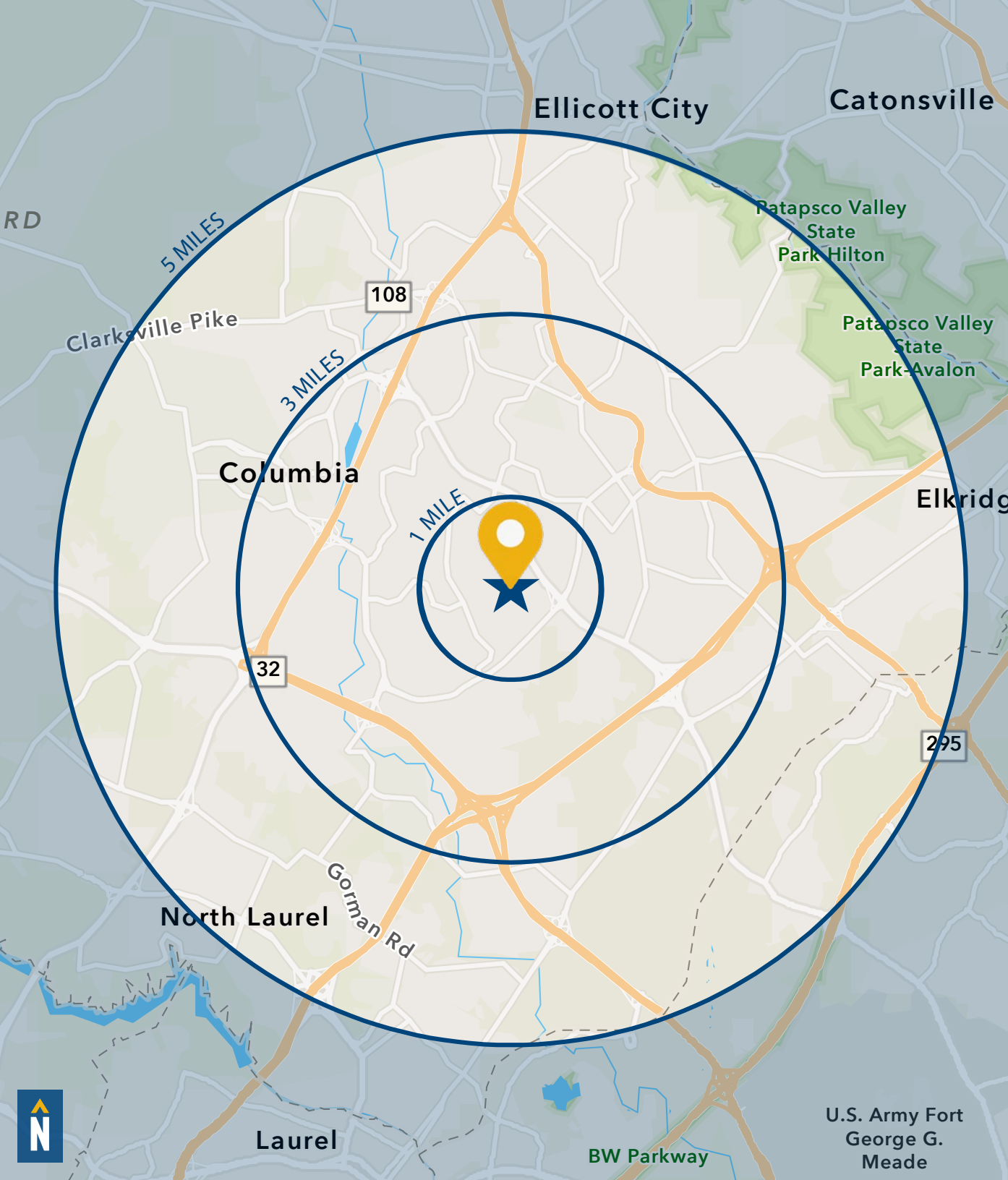


41.4

37.9

38.7

[FULL DEMOS REPORT](#)



U.S. Army Fort
George G.
Meade

FOR MORE INFO **CONTACT:**



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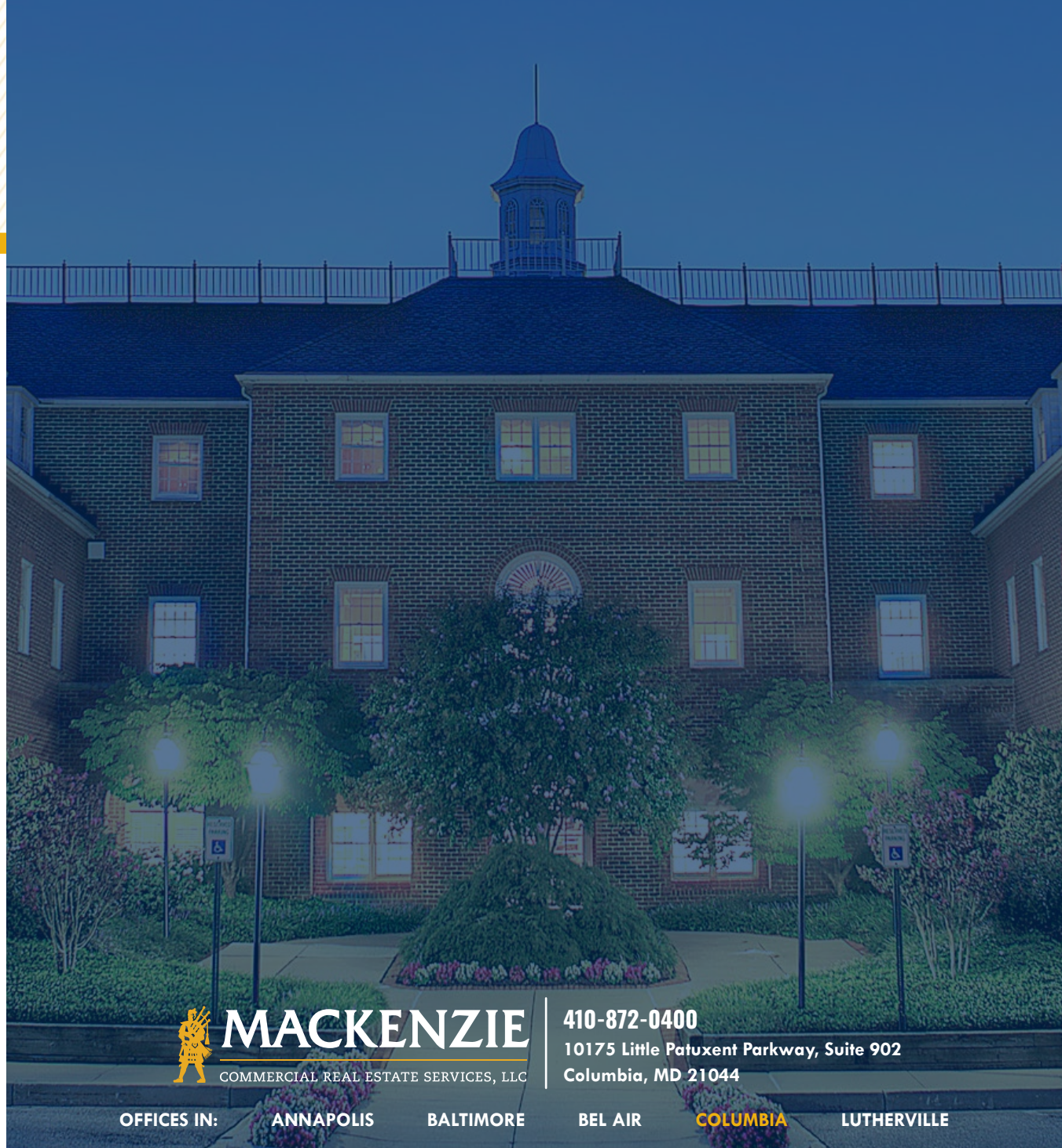


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OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

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