



# 3RD FLOOR OFFICE CONDO

9256 BENDIX ROAD | COLUMBIA, MARYLAND 21045

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,741 SF ± Class A office condo/suite on 3rd Fl
- Includes reception, conference room, kitchenette, two (2) private offices and an open office area
- Separately metered utilities and energy efficient construction, with high-speed Internet available
- Ample surface parking
- Easy access to I-95, I-695, I-70 & Routes 29 & 40
- Situated adjacent to the new Howard County Circuit Court
- Short drive to Downtown Columbia and the Merriweather District

AVAILABLE:

1,741 SF ± (UNIT 301)

BUILDING SIZE:

70,427 SF ±

PARKING:

200 SURFACE SPACES (4.00/1,000 SF)

ZONING:

POR (PLANNED OFFICE RESEARCH)

RENTAL RATE:

\$22 PSF, MODIFIED GROSS

SALE PRICE:

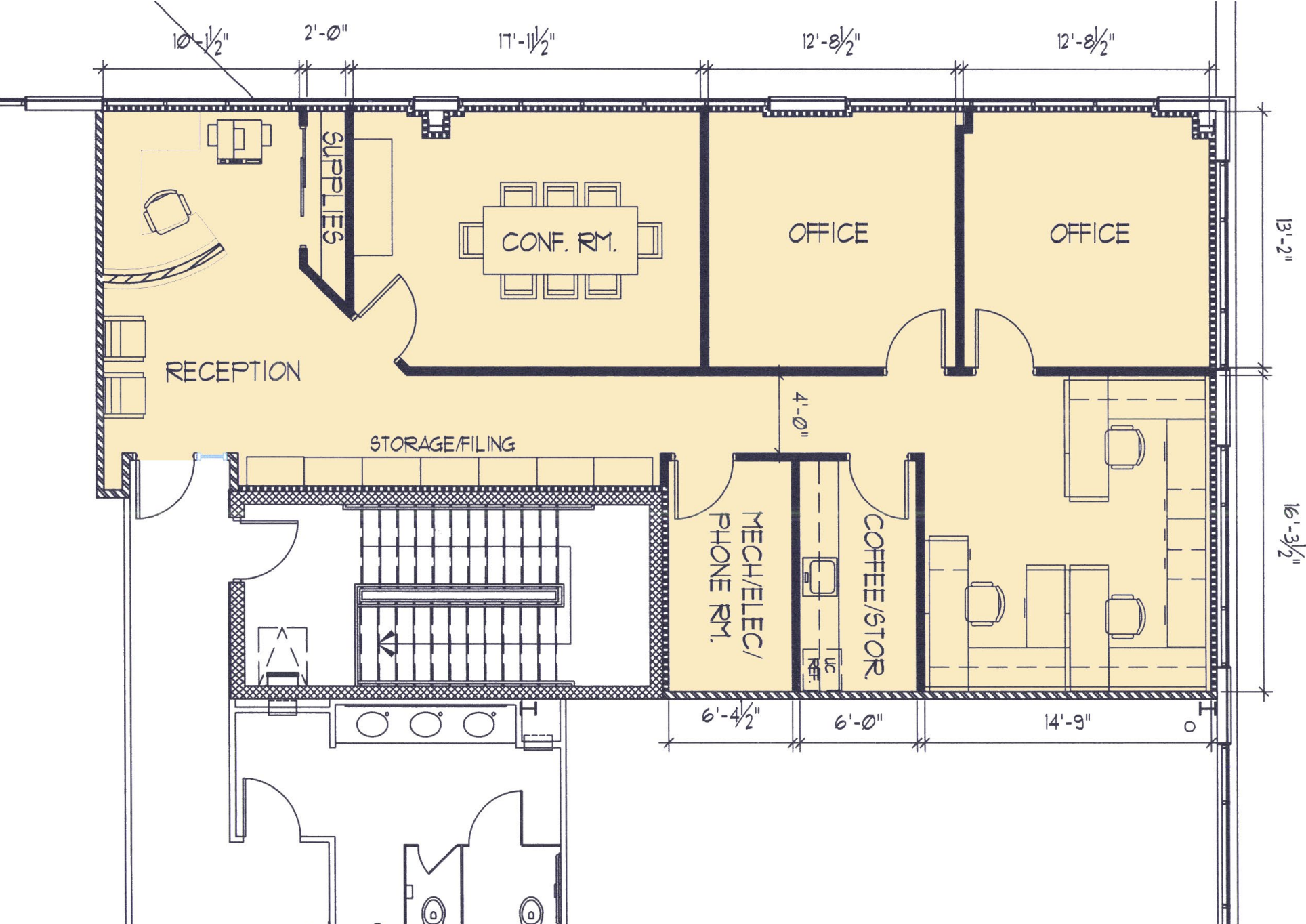
\$440,000



GOOGLE STREET VIEW



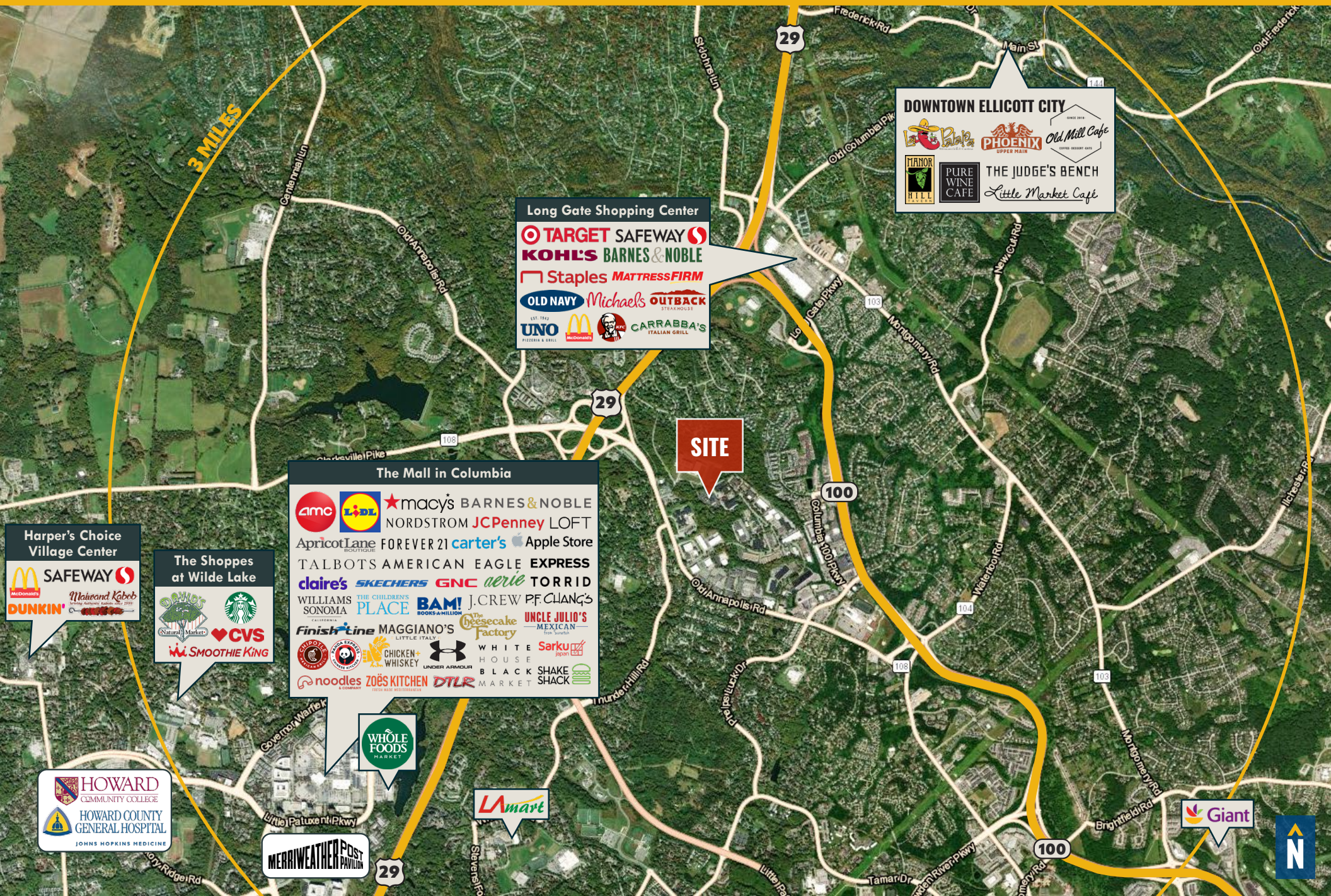
# FLOOR PLAN



# INTERIOR PHOTOS



# MARKET AERIAL



3 MILES

**DOWNTOWN ELlicOTT CITY**

**Long Gate Shopping Center**

**SITE**

**The Mall in Columbia**

**Harper's Choice Village Center**

**The Shoppes at Wilde Lake**

**MERRIWEATHER POST PAVILION**

**LAmart**

**Giant**



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



9,458

90,809

216,898

## DAYTIME POPULATION



11,952

82,970

210,905

## AVERAGE HOUSEHOLD INCOME



\$155,513

\$170,828

\$171,625

## NUMBER OF HOUSEHOLDS



3,903

35,321

81,469

## MEDIAN AGE

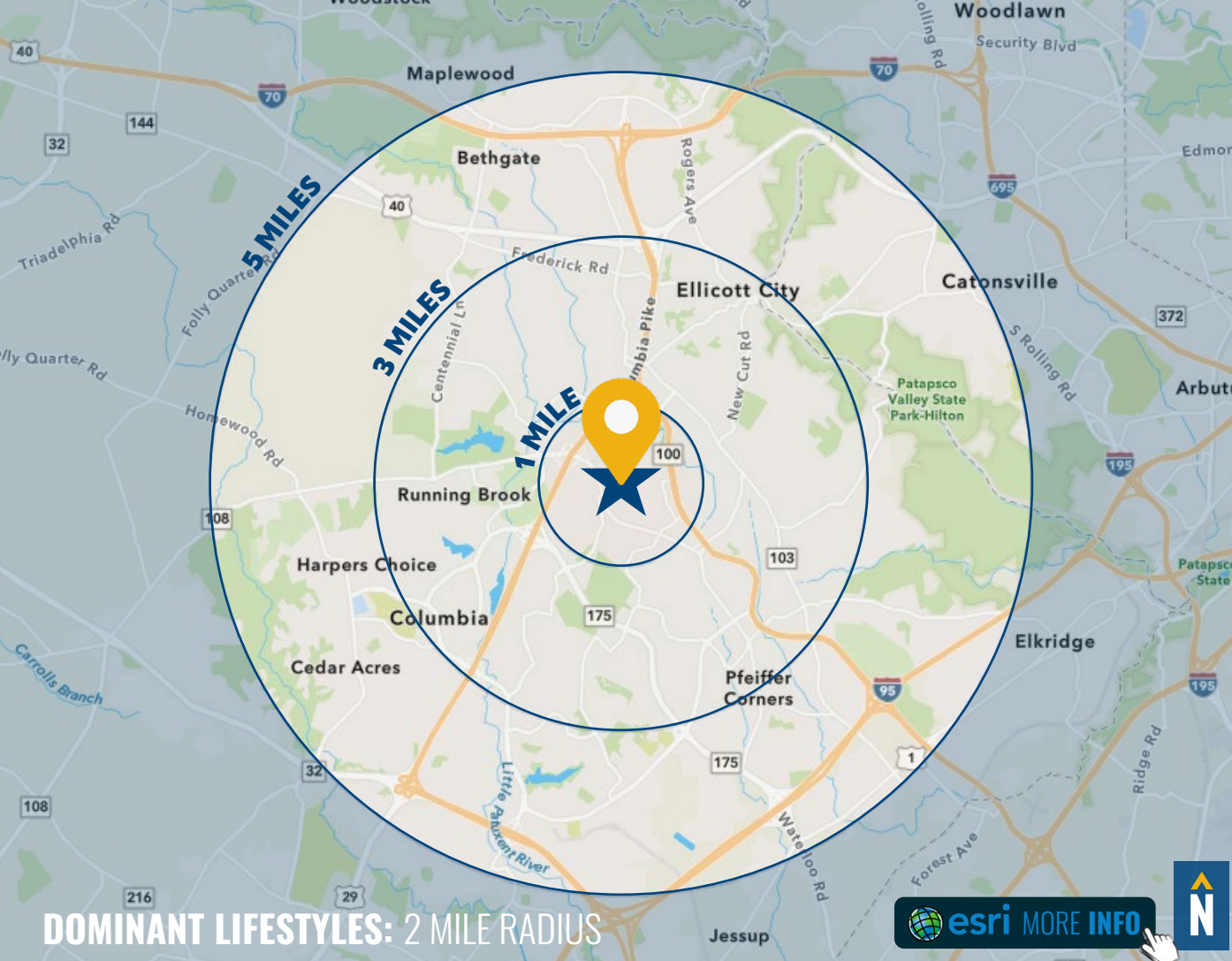


38.5

39.9

40.1

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)



**35%**  
ENTERPRISING  
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

Median Age: **35.3**  
Median Household Income: **\$86,600**

**19%**  
PROFESSIONAL  
PRIDE



These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: **40.8**  
Median Household Income: **\$138,100**

**10%**  
BRIGHT YOUNG  
PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**  
Median Household Income: **\$54,000**

# FOR MORE INFO **CONTACT:**



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