

OFFICE FOR LEASE THE CRESCENT AT HILLCROFT EXECUTIVE PARK

6345 Woodside Court, Columbia, MD 21046



LISTING DATA

AVAILABLE SF: 4,875 SF

ECONOMIC DATA

LEASE RATE: \$24.00 SF/yr (Full Service)

PROPERTY INFORMATION

COUNTY: Howard
MARKET: Howard
SUBMARKET: Columbia

BUILDING DATA

TOTAL BUILDING SF: 19,591 SF
YEAR BUILT: 2001
ZONING: NT

PROPERTY OVERVIEW

2nd-floor suite immediately available in a two-story full-service office building

LOCATION OVERVIEW

Strategically located off Route 29 and Broken Land Parkway. Nearby to Downtown Columbia with quick access to Route 32 and I-70 within Hillcroft Executive Center. Well-maintained 2-story office in a bucolic landscaped professional setting. Proximity to Merriweather Post Pavilion in an amenity rich submarket. Within 10-mile radius of CMS and Fort Meade.

PROPERTY HIGHLIGHTS

- Full-service office with lobby entry
- Strategically located less than a mile from downtown Columbia
- Abundant parking
- Adjacent to a wide range of amenities
- End unit with ample glass line
- Potential medical use

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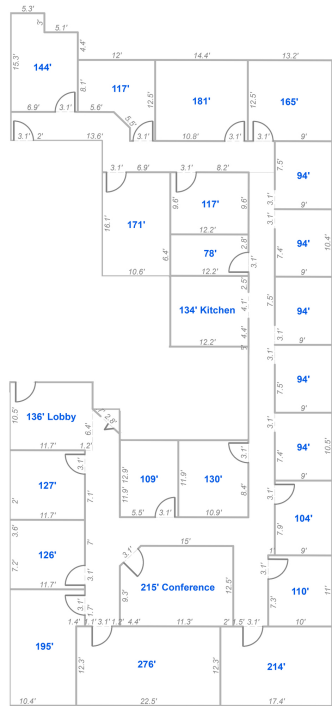
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	4,875 SF	Full Service	\$24.00 SF/yr

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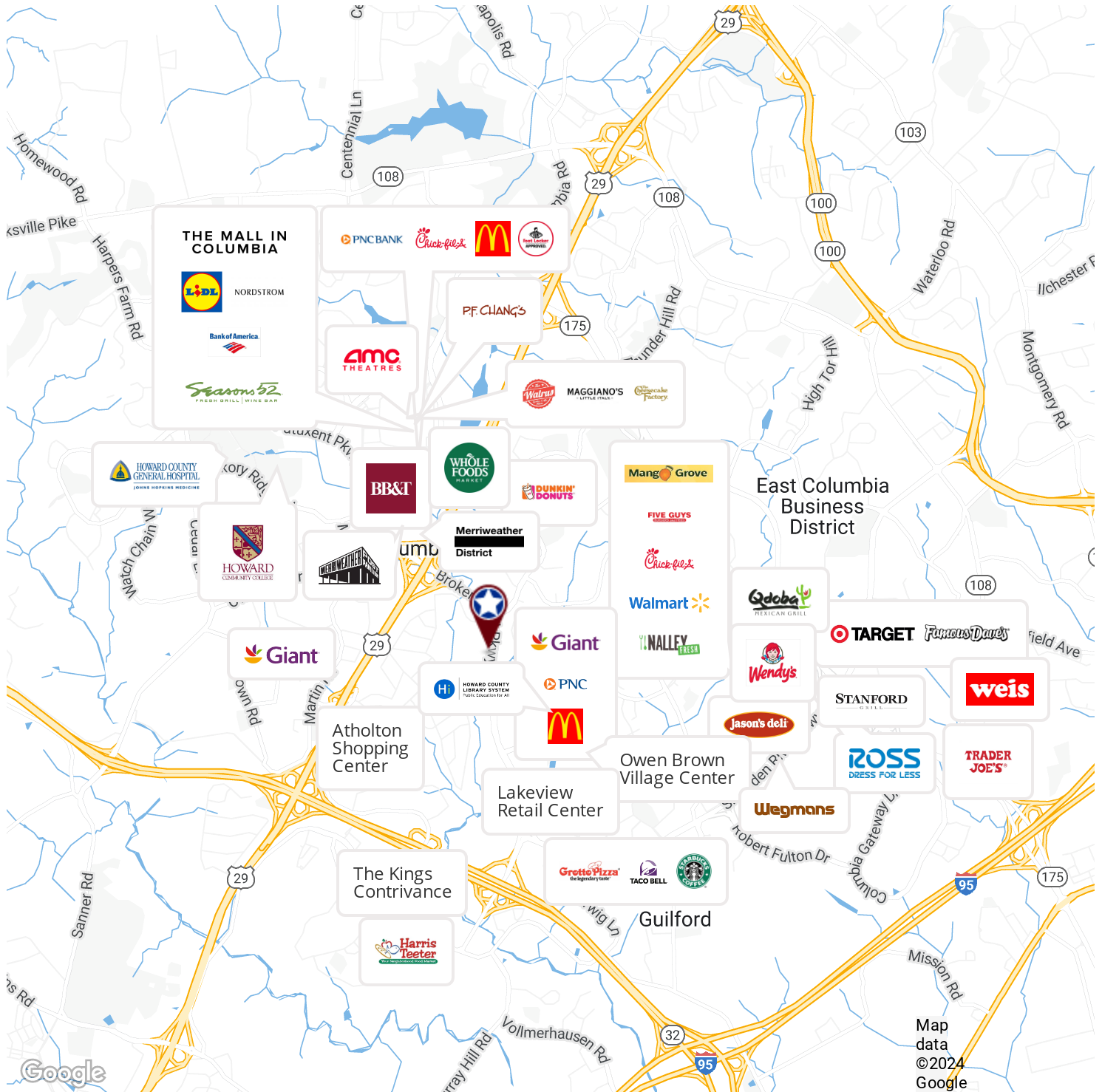
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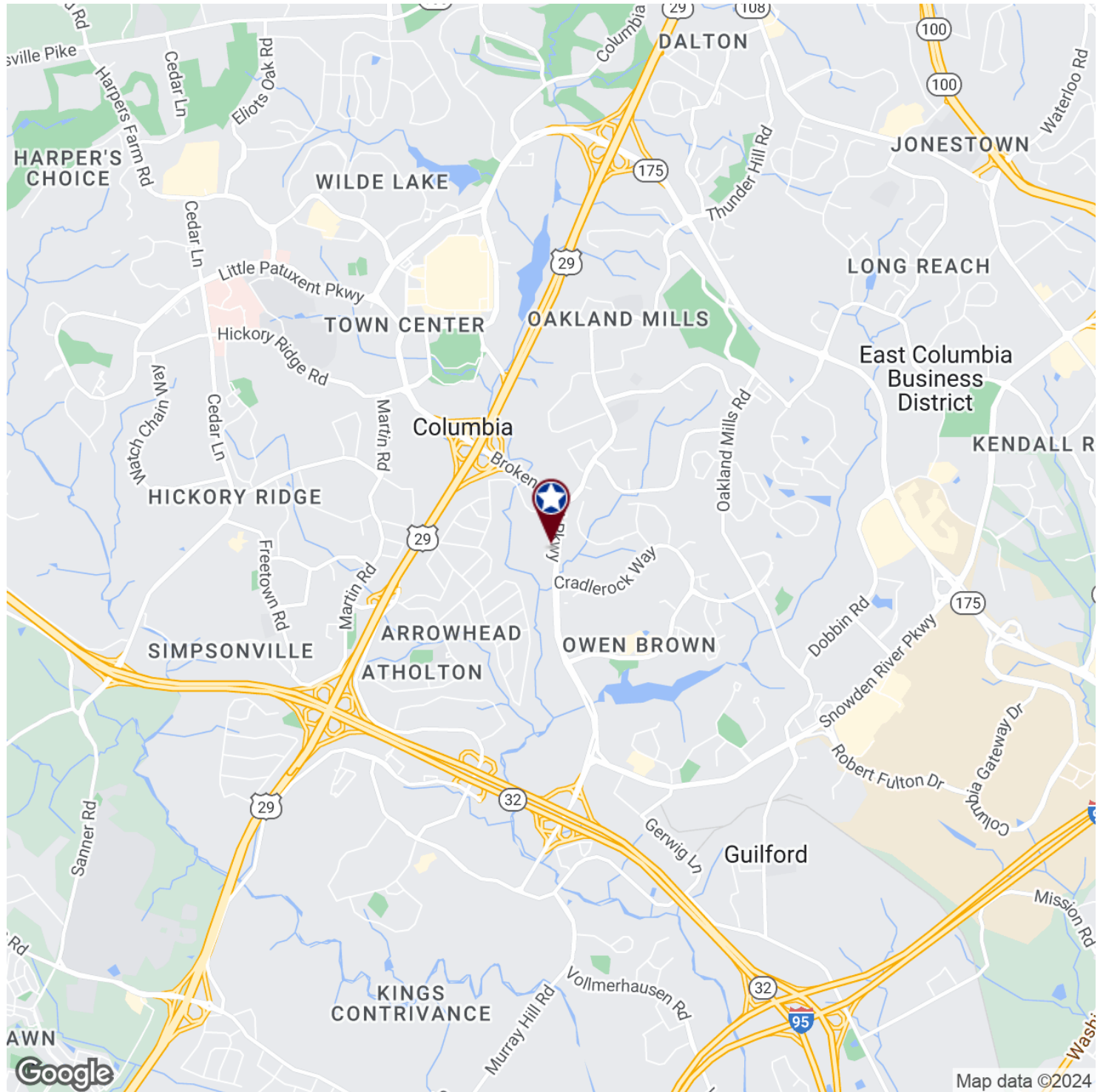
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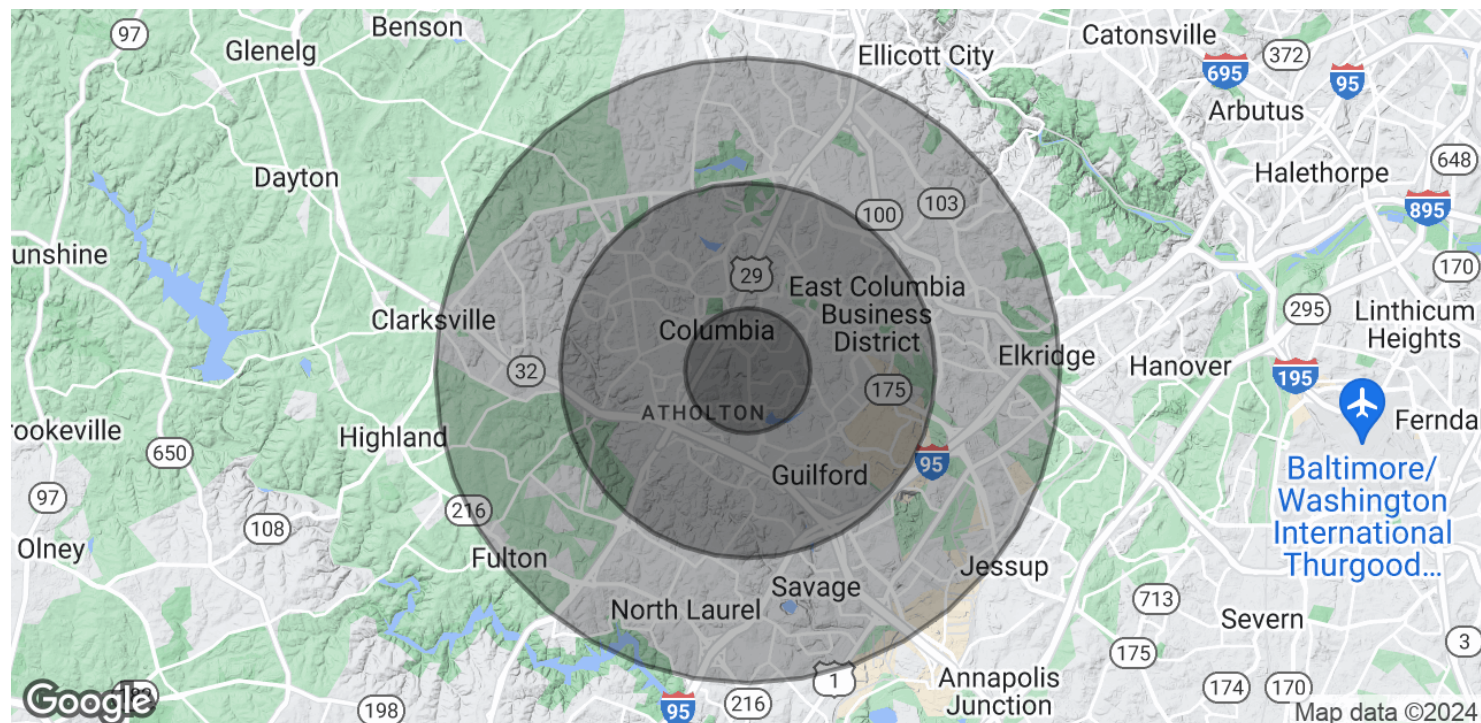
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,250	89,488	189,029
Average Age	37.7	37.8	37.5
Average Age (Male)	39.7	36.8	36.6
Average Age (Female)	36.7	39.1	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,469	36,628	73,921
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$101,198	\$104,687	\$113,887
Average House Value	\$416,758	\$412,312	\$442,319

* Demographic data derived from 2020 ACS - US Census

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