

FOR LEASE

9200 Old Annapolis Rd, Columbia, MD 21045



ABOUT THE PROPERTY

9200 Old Annapolis Rd provides a fantastic opportunity to join the vibrant Columbia, MD community. The site draws plenty of visitors by sitting directly in front of the entrance to the brand new 230,000 square-foot Howard County Courthouse. The property can accommodate many uses with over 85 parking spaces in the lot. Available spaces are in shell condition and can be delivered quickly for the right tenant.

Contact Us



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Visit Us
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Property Overview

COURTHOUSE SQUARE

9200 ROUTE 108

PROPERTY HIGHLIGHTS

Lease Rate
Negotiable

Building Size
19,862 Square Feet

Available SF
8,529 Square Feet
First Floor - 2,367 SF
Lower Level - 6,162 SF

Lot Size
1.91 Acres

Year Built
1973

Renovated
2021

Zoning
LS



LEASING HIGHLIGHTS

- Located off Old Annapolis Rd and Bendix Rd, with visibility to heavy Old Annapolis Road traffic volume
- At the entrance of the new 230k SF Howard County Court House
- Home to Dunkin Donuts and Lakeside Title Company
- 19,862 Square feet on 3 levels of class A office space over class A retail
- Lends itself to wide range of uses, such as restaurants, medical office, retail medical, fitness uses, financial services and professional office space
- Ample free surface parking



Interior Photos





Aerial Map

Old Annapolis Rd

Presbyterian Cir

19,730 VPD

108

Edgar Rd

Edgar Rd

Bendix Rd

Bendix Rd

\$500k + Homes

Osprey Ct

Snow Sho

Mellenbrook Rd

Creekbed Ct

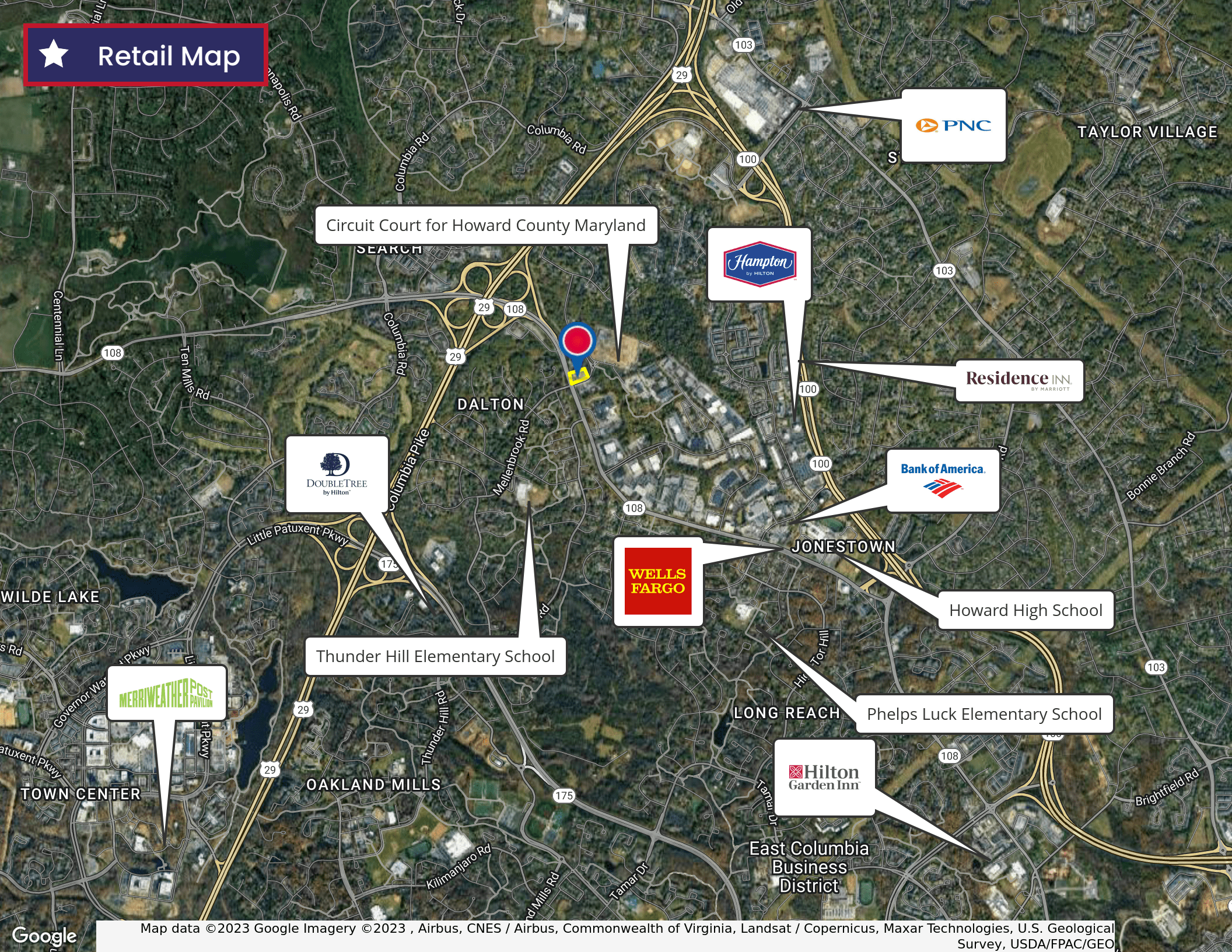
Mellenbrook Rd

Columbia Academy
Creative Teaching. Meaningful Learning.

Retail & Medical Office



★ Retail Map




Circuit Court for Howard County Maryland

 PNC

TAYLOR VILLAGE

 Hampton
by HILTON

 Residence INN
BY MARRIOTT

 DOUBLETREE
by Hilton

 Bank of America

 WELLS
FARGO

JONESTOWN

Howard High School

Thunder Hill Elementary School

 MERRIFIELD POST
PAVILION

Phelps Luck Elementary School

 Hilton
Garden Inn

East Columbia
Business
District



Floor Plans- First Floor

ARCHITECTURE DESIGN PLANNING INTERIORS

SCALE: AS NOTED

INTELLIGENT DESIGN



FIRST FLOOR
9200 ROUTE 108, COLUMBIA MD
SHAW REAL ESTATE





Floor Plans- Lower Level

INTELLIGENT DESIGN



A FLOOR PLAN

LOWER LEVEL
9200 ROUTE 108, COLUMBIA MD
SHAW REAL ESTATE





Demographics Map & Report

POPULATION

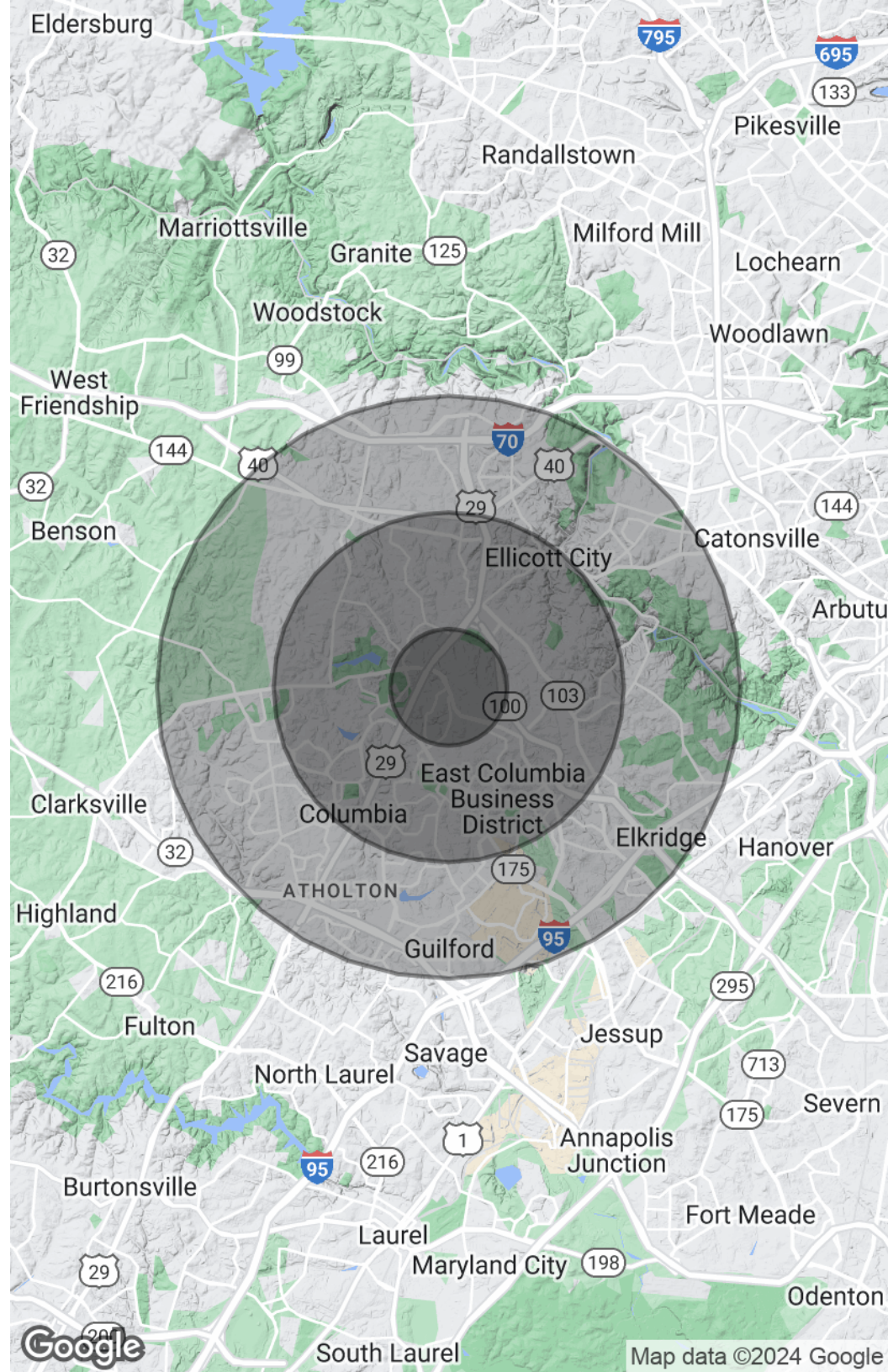
1 MILE 3 MILES 5 MILES

Total Population	8,180	86,653	200,632
Average Age	39.0	38.4	38.0
Average Age (Male)	37.9	37.7	37.3
Average Age (Female)	40.0	39.0	39.0

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

Total Households	3,175	34,484	77,703
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$114,719	\$109,143	\$111,489
Average House Value	\$484,403	\$449,418	\$457,406

* Demographic data derived from 2020 ACS - US Census





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Lakeside
TITLE COMPANY

DUNKIN' **BR** baskin
robbins

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