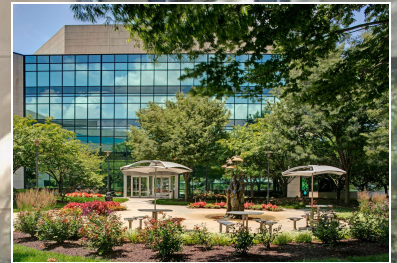


PROPERTY OVERVIEW

COLUMBIA CORPORATE PARK

STANFORD BOULEVARD & MCGAW ROAD, COLUMBIA, MD 21045



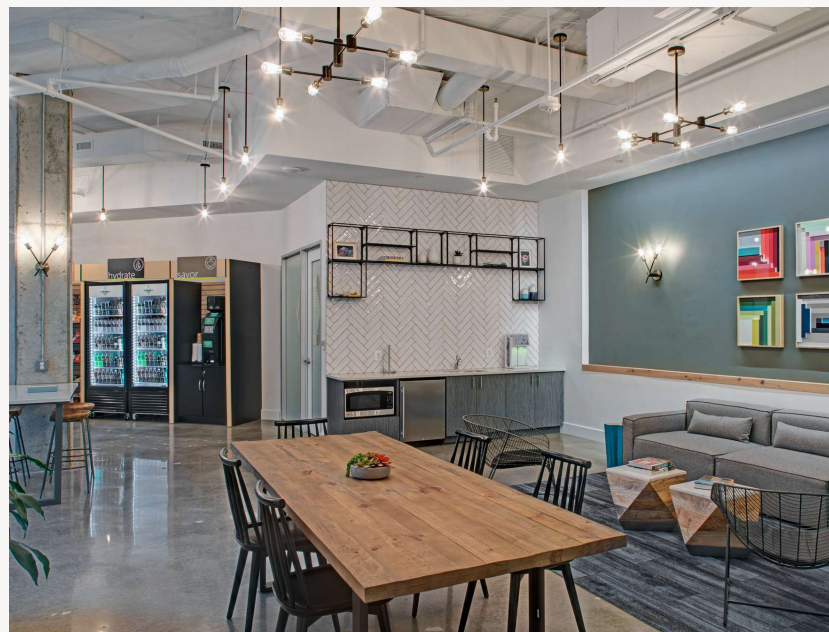
Building Information

- Winner of NAIOP MD's Best Office Park in 2024
- 88-acre park featuring premier Class A office and retail, located one mile from I-95 with easy access to Route 175
- Five premier Class A office buildings totaling 482,936 SF
- Walking distance amenities in the park and nearby. Wegman's, Greene Turtle, Jason's Deli, Texas Roadhouse, Nottingham's
- Outdoor lounge and seating area
- 2 pickleball courts
- Electric vehicle charging
- Over one million SF of business support, hotels, service retail facilities and restaurants surround the park
- On-site fitness center, shared 32-seat conference room and restaurant
- The Core community lounge with a micromarket, chat room, collaborative seating, kitchenette and games
- Merge by Merritt employee engagement and concierge program with mobile app
- Abundant free surface parking
- Comcast and FiOS service available
- Up to 10' finished ceiling heights throughout
- Loading capability at several buildings
- High-speed gear traction elevators



Surrounding Amenities

- Cinco de Mayo
- Extended Stay America
- Jason's Deli
- Mango Grove
- Neo Pizza
- Nottingham's
- Pho La Cay
- Pub Dog
- Rise Biscuits & Chicken
- Smoothie King
- Sonesta Select Hotel
- Stanford Grill
- Texas Roadhouse
- The Greene Turtle
- Wegman's



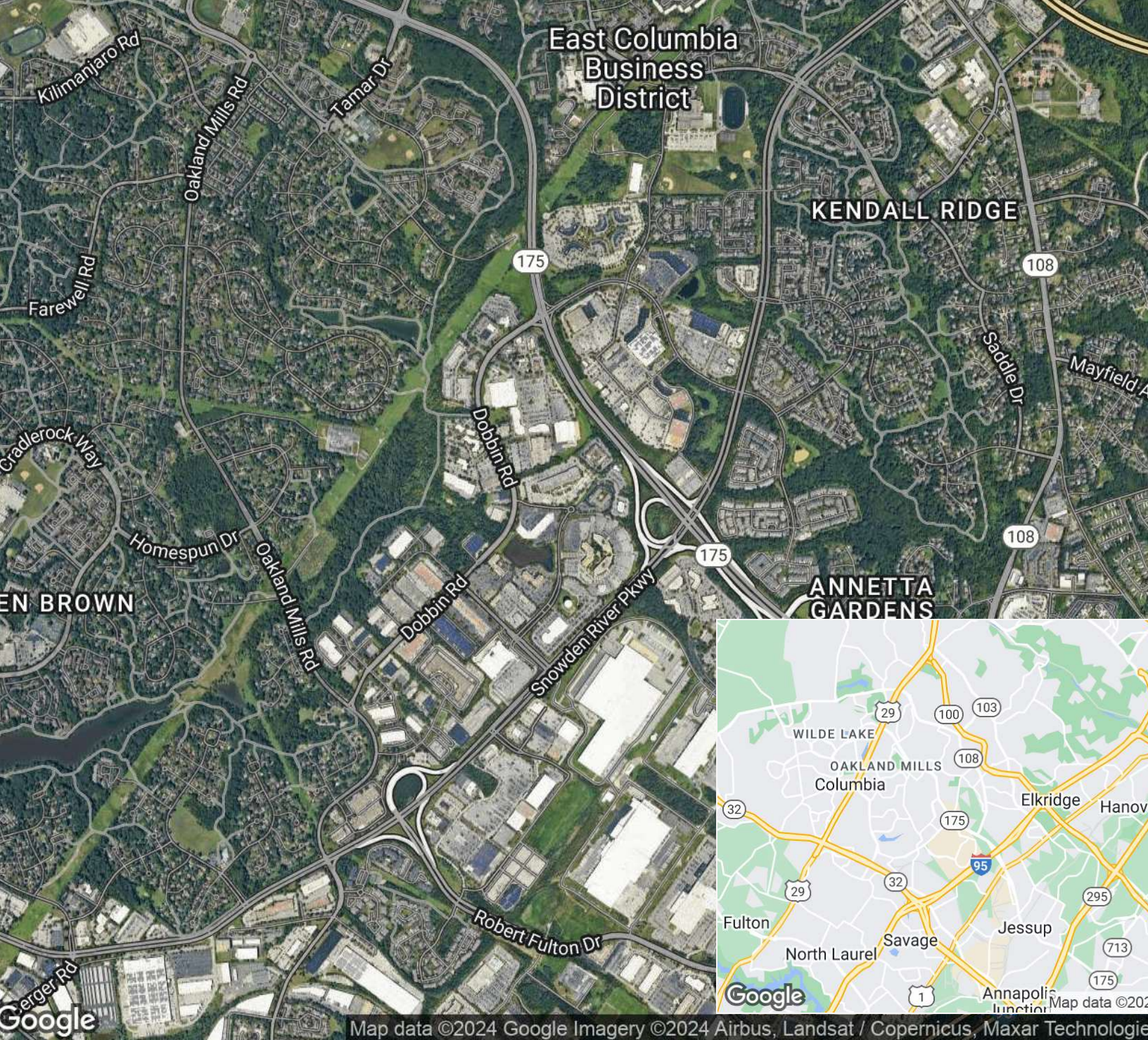
Site Plan

Columbia Corporate Park

8825 Stanford Boulevard
8830 Stanford Boulevard
8840 Stanford Boulevard
8850 Stanford Boulevard
8890 McGaw Road
8880 McGaw Road

3-story office	77,658 SF
5-story office	140,374 SF
4-story office	94,164 SF
4-story office	94,580 SF
3-story office	79,900 SF
1-story retail	8,538 SF





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:

Vince Bagli | Elizabeth Allison | Jamie Campbell | Delfina Kelly

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

