

# COLUMBIA CORPORATE PARK

8825, 8830, 8840 & 8850 Stanford Blvd., 8890 McGaw Rd.  
Columbia, MD 21045



## Directions:

I-95 to Route 175 West  
Proceed on Route 175 towards Columbia to Snowden River Pkwy.  
(Follow signs to University of Phoenix)  
Exit on Snowden River Pkwy.  
Left at traffic light  
Proceed on Snowden River Pkwy. to right on McGaw Rd.  
Right on Stanford Blvd, just past Apple Ford

At Merritt Properties, we define our mission simply: Creating Homes for Businesses. Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. 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.

410.298.2600 410.298.9644 FAX [www.merrittproperties.com](http://www.merrittproperties.com)



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Located one mile from I-95 with easy access to Route 175

- 88 +/- acre park features Class A office and mixed use
- Five Class A office buildings totaling 482,936 SF
- One million SF of business support, service retail facilities and restaurants surround the Park
- Free surface parking with ratio of 4/1,000
- FiOS service available
- 9'-10' finished ceiling height
- Concealed below grade loading docks
- High speed gear traction elevators
- Premium parabolic lighting fixtures
- Computerized State-of-the-Art air conditioning and heating system featuring overhead variable air volume (VAV) cooling and perimeter hot water hydronic heat. HVAC system allows for an infinite number of cooling zones
- On-site fitness center



## Contact:

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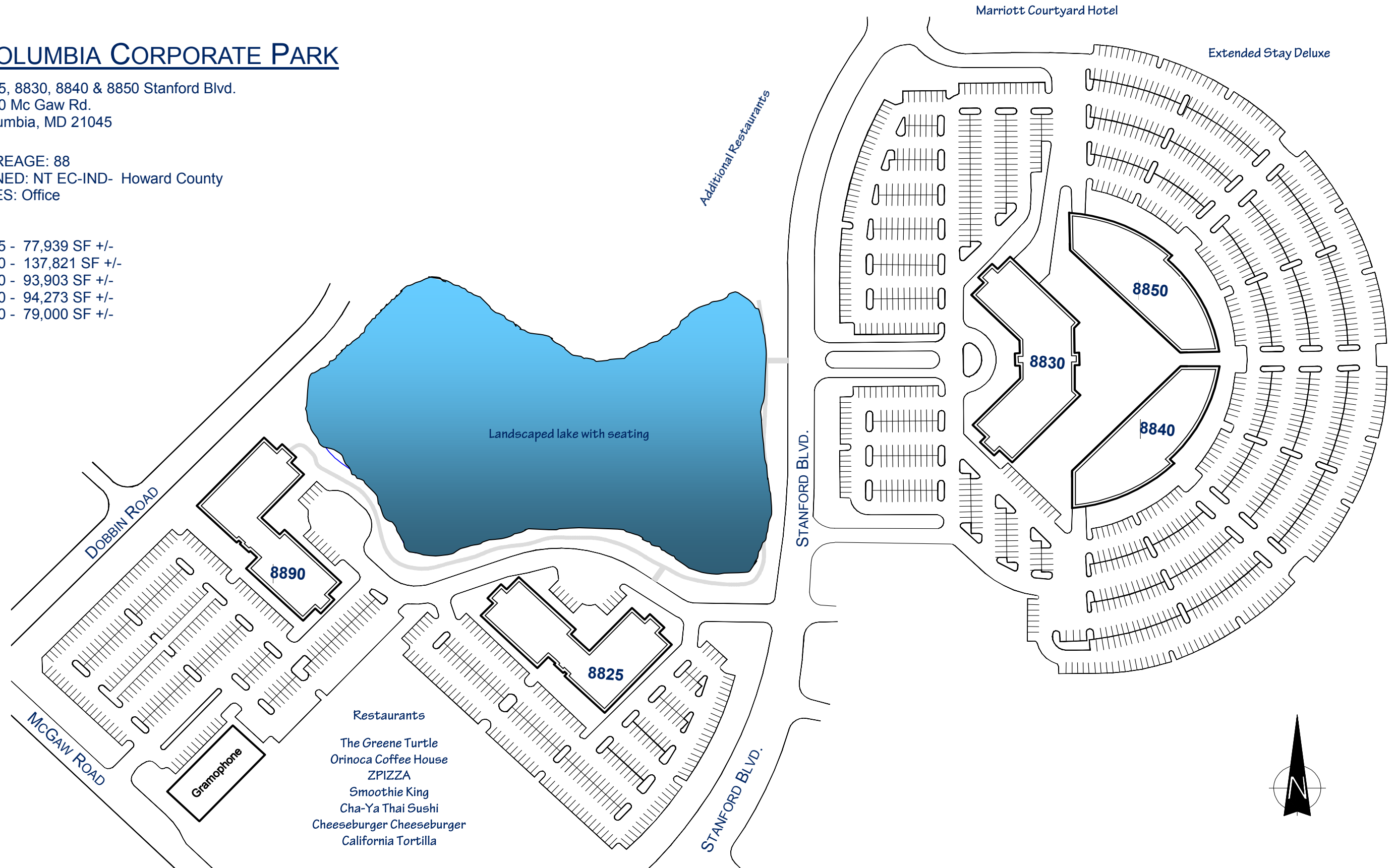


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ACREAGE: 88  
ZONED: NT EC-IND- Howard County  
USES: Office

8825 - 77,939 SF +/-  
8830 - 137,821 SF +/-  
8840 - 93,903 SF +/-  
8850 - 94,273 SF +/-  
8890 - 79,000 SF +/-



- Restaurants
- The Greene Turtle
  - Orinoca Coffee House
  - ZPIZZA
  - Smoothie King
  - Cha-Ya Thai Sushi
  - Cheeseburger Cheeseburger
  - California Tortilla