

8865 STANFORD BLVD  
COLUMBIA, MARYLAND

# LAKESIDE

OFFICE / MEDICAL



DAVID J. FRITZ, CCIM, SIOR | [DFRITZ@KLNb.COM](mailto:DFRITZ@KLNb.COM) | 443.574.1410  
SPENCE DAW | [SDAW@KLNb.COM](mailto:SDAW@KLNb.COM) | 443.574.1429  
STEELE STANWICK | [SSTANWICK@KLNb.COM](mailto:SSTANWICK@KLNb.COM) | 443-574-1420

LAKESIDE

Now Open:

Mangrove

Coming Soon:



# NEW OFFICE / MEDICAL FOR LEASE

## SPACE AVAILABLE

- 1,600± SF and 2,950± SF of brand new Class A, office/medical space located on 1<sup>st</sup> floor
- \$26.50 NNN
- Triple Net: \$6.50 psf
- Tenant Allowance: \$50 psf
- Direct street access
- Stanford Boulevard visibility
- Exterior signage opportunity

## PROPERTY HIGHLIGHTS

- Walkable on/off site amenities
- Ample parking ratio of 5/1,000 SF
- Convenient access to Dobbin Road, Snowden River Parkway, I-95 & MD Route 175
- Minutes from Fort Meade/NSA, Columbia Town Center, BWI Airport, and numerous amenities
- New state-of-the-art HVAC and ventilation
- Upgraded common areas with touchless components



## NEIGHBORING RETAILERS

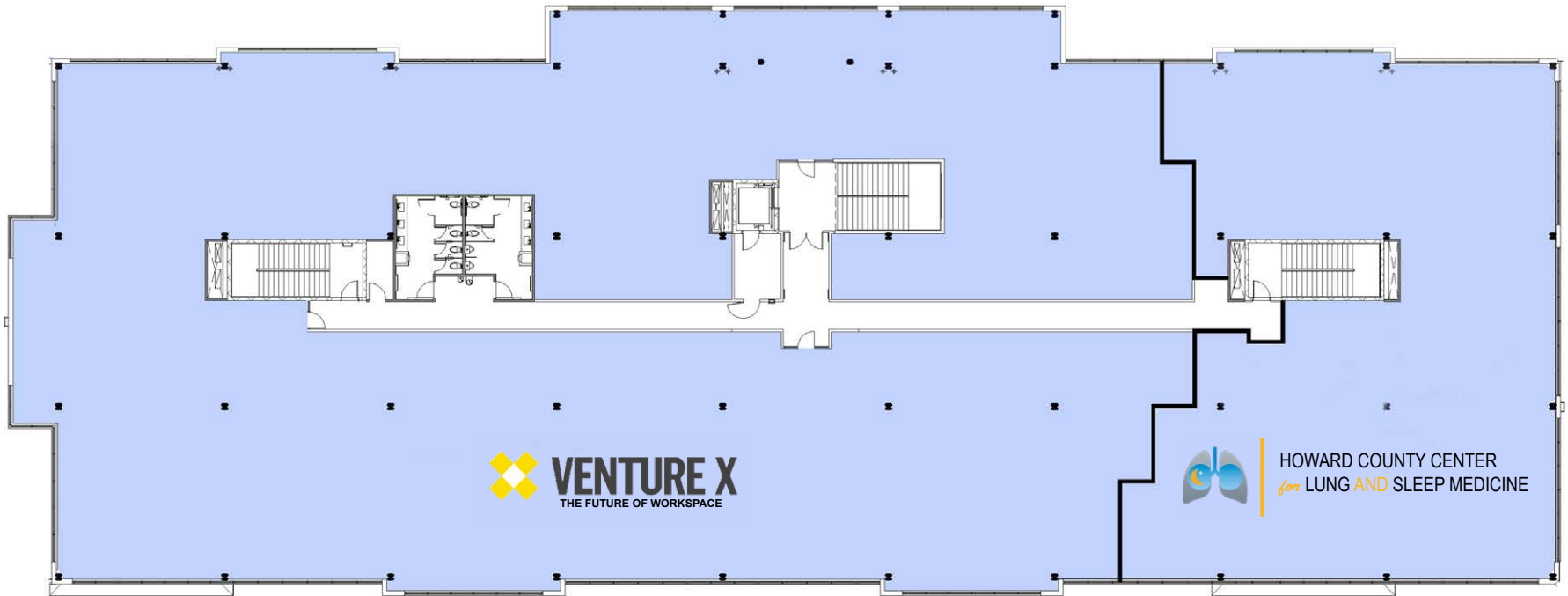


## OWNED & MANAGED BY


**HOLLAND**  
PROPERTIES

# 2<sup>ND</sup> FLOOR PLAN | 100% LEASED | OFFICE / MEDICAL

STANFORD BOULEVARD



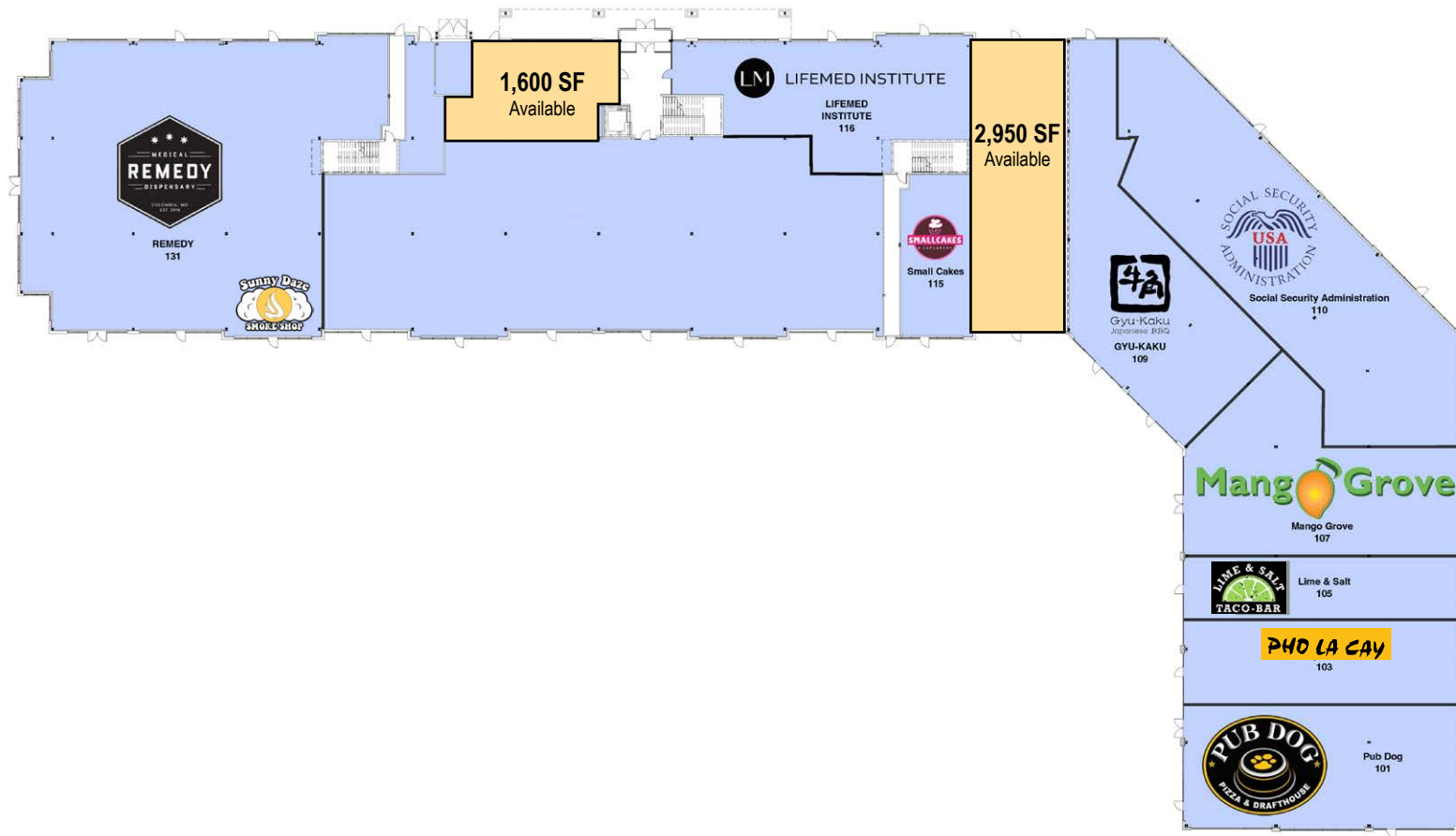
 **VENTURE X**  
THE FUTURE OF WORKSPACE

 HOWARD COUNTY CENTER  
for LUNG AND SLEEP MEDICINE

DOBBIN ROAD

# 1<sup>ST</sup> FLOOR PLAN | OFFICE / MEDICAL

STANFORD BOULEVARD



DOBBIN ROAD

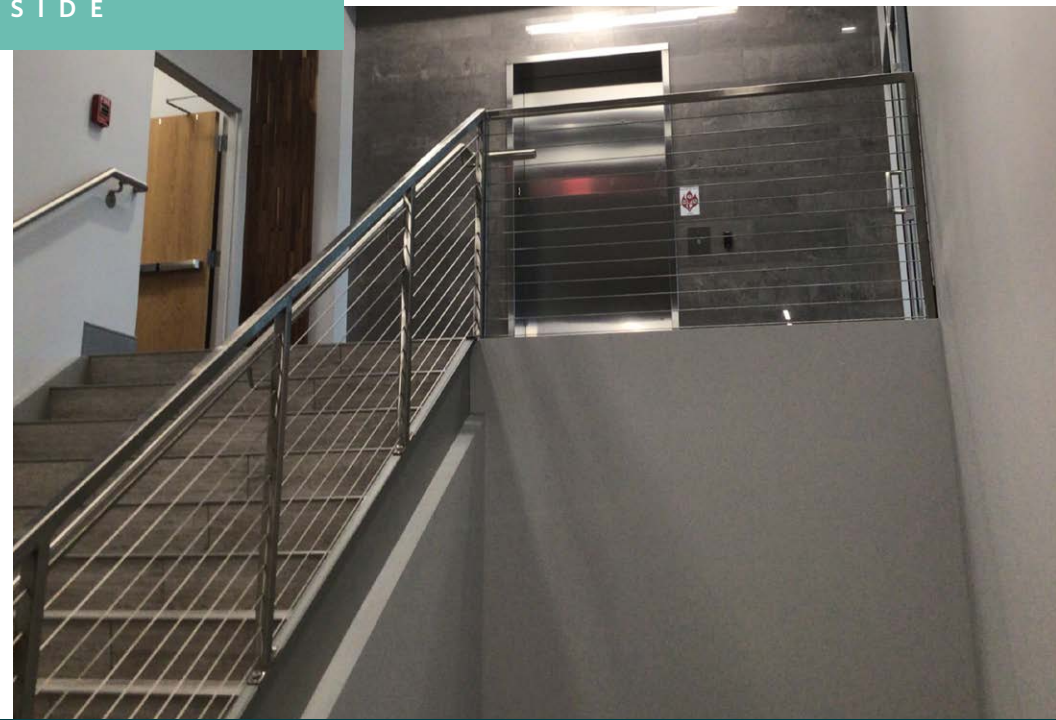
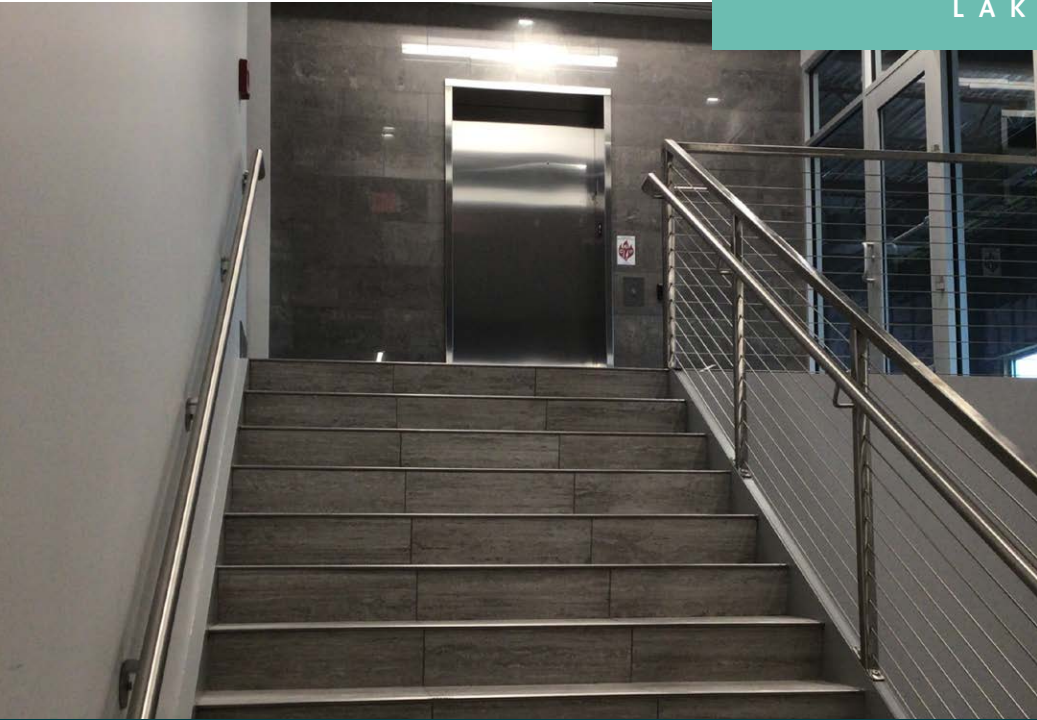
LAKESIDE



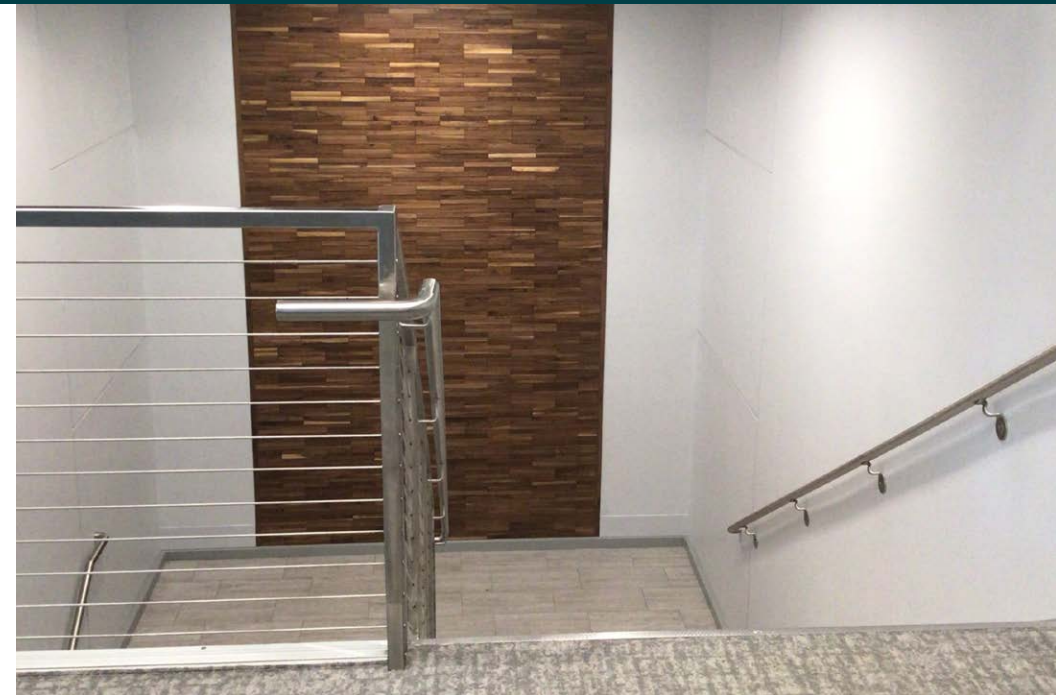
## INTERIOR PHOTOS



LAKESIDE



## LOBBY PHOTOS



LAKESIDE RETAIL

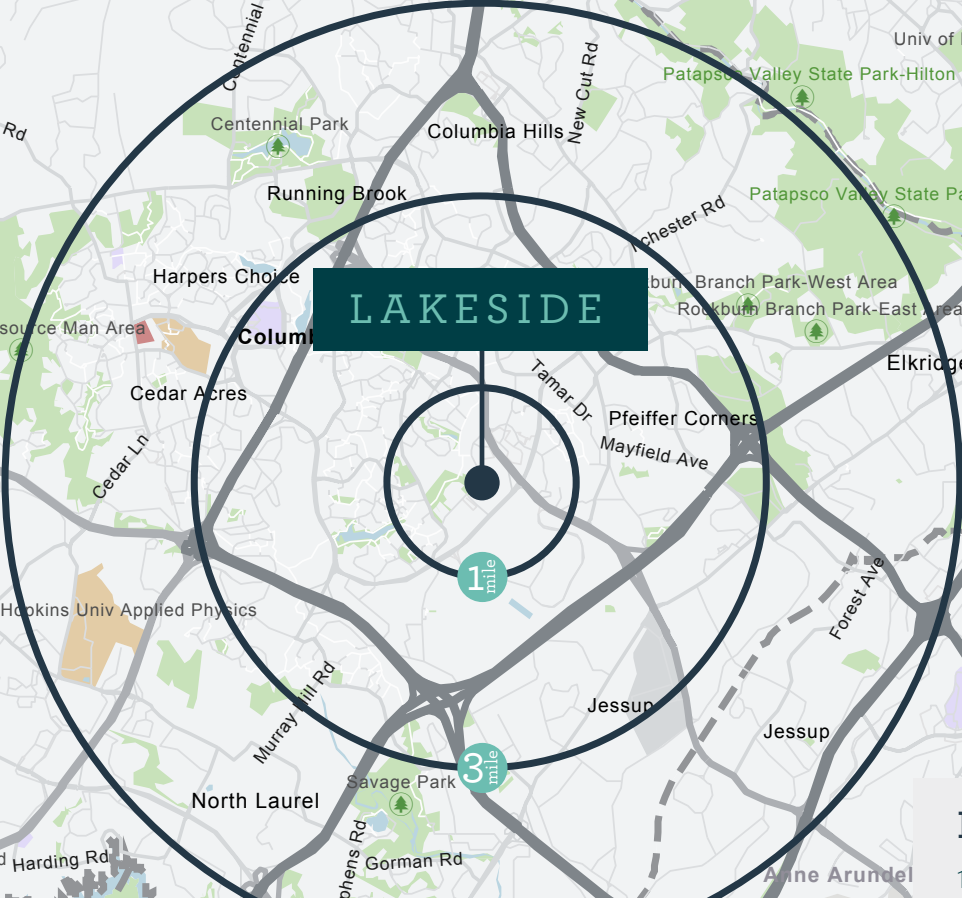


EXTERIOR PHOTOS



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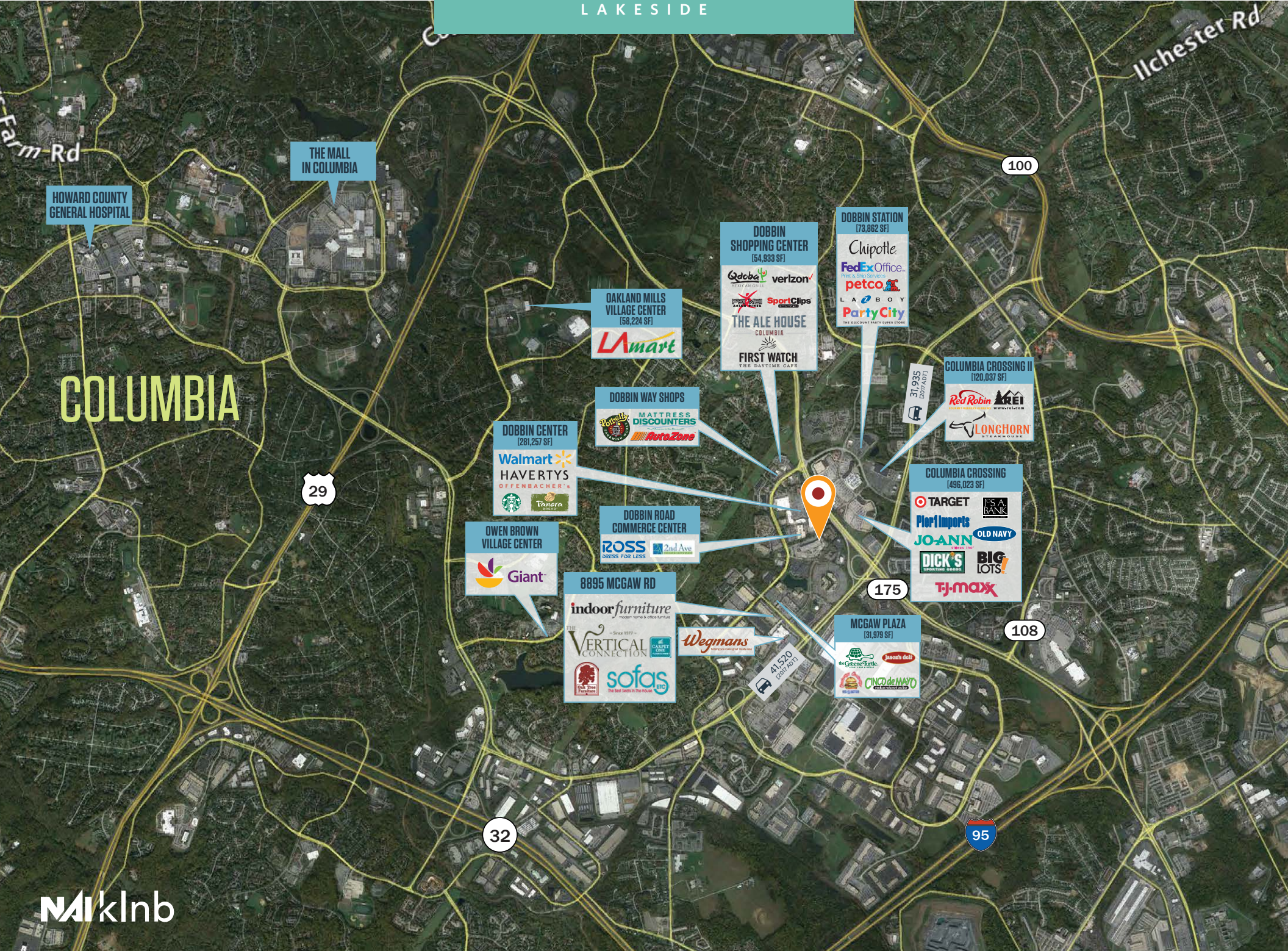


DEMOGRAPHICS | 2021

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	7,767	92,306	208,811
<b>DAYTIME POPULATION</b>	16,0435	86,698	167,302
<b>HOUSEHOLDS</b>	3,076	35,289	77,713
<b>AVERAGE HH INCOME</b>	\$148,144	\$132,869	\$142,849



LAKESIDE



HOWARD COUNTY GENERAL HOSPITAL

THE MALL IN COLUMBIA

COLUMBIA

29

100

Ilchester Rd

OAKLAND MILLS VILLAGE CENTER (58,224 SF)



DOBBIN SHOPPING CENTER (54,933 SF)



DOBBIN STATION (73,862 SF)



DOBBIN WAY SHOPS



DOBBIN CENTER (281,257 SF)



COLUMBIA CROSSING II (120,037 SF)



COLUMBIA CROSSING (496,023 SF)



OWEN BROWN VILLAGE CENTER



DOBBIN ROAD COMMERCE CENTER



8895 MCGAW RD



175

MCGAW PLAZA (31,979 SF)



108

32

95

LAKESIDE



# 1<sup>ST</sup> FLOOR ON-SITE RETAIL





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