

**MDG CORPORATE
CENTER II
FOR LEASE**

SUITE 10: 1,884 SF

8860 COLUMBIA 100 PKWY
SUITE 10, COLUMBIA, MD

- **Prime Location:** MDG Corporate Centre II is a modern mixed-use development on MD Route 100.
- **Building Specs:** 4-story, 57,723 SF building with 36 medical-focused condo units, built in 2005.
- **Direct Entry:** Direct Outside entrance from the parking area.
- **Well-Maintained:** Meticulously cared-for building and 2.36-acre grounds.
- **Nearby Amenities:** Adjacent to Hampton Inn & Staybridge Suites, perfect for overnight visitors. Columbia amenities within 3 miles.
- **Convenient Access:** 15 minutes to BWI, NSA, Fort Meade, and Johns Hopkins APL.
- **Available Now:** Suite 10 ready for lease.

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Property Features:

- **Suite 10:** 1,884 SF, move-in ready with high-end finishes.
- **Pricing:** Lease for \$4,082/month (\$26.00/SF).
- **Ideal Use:** Perfect for medical, radiology, counseling, accounting, real estate, & more.
- **Parking:** 100 surface spaces + garage, 5/1000 SF ratio.
- **Access:** 24/7 entry, dual HVAC, strong public transportation.
- **Prime Location:** Easy access to Route 100, I-95, and Route 29.

Location Information: Howard County

- **Population:** 334,529 with 64% persons over 25 holding a Bachelor's Degree
- 10,000 Businesses in 78 Million SF
- **Median Household Income:** \$130,000
- **Zoning:** POR
- **Major Employers in Howard:**



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Pictures



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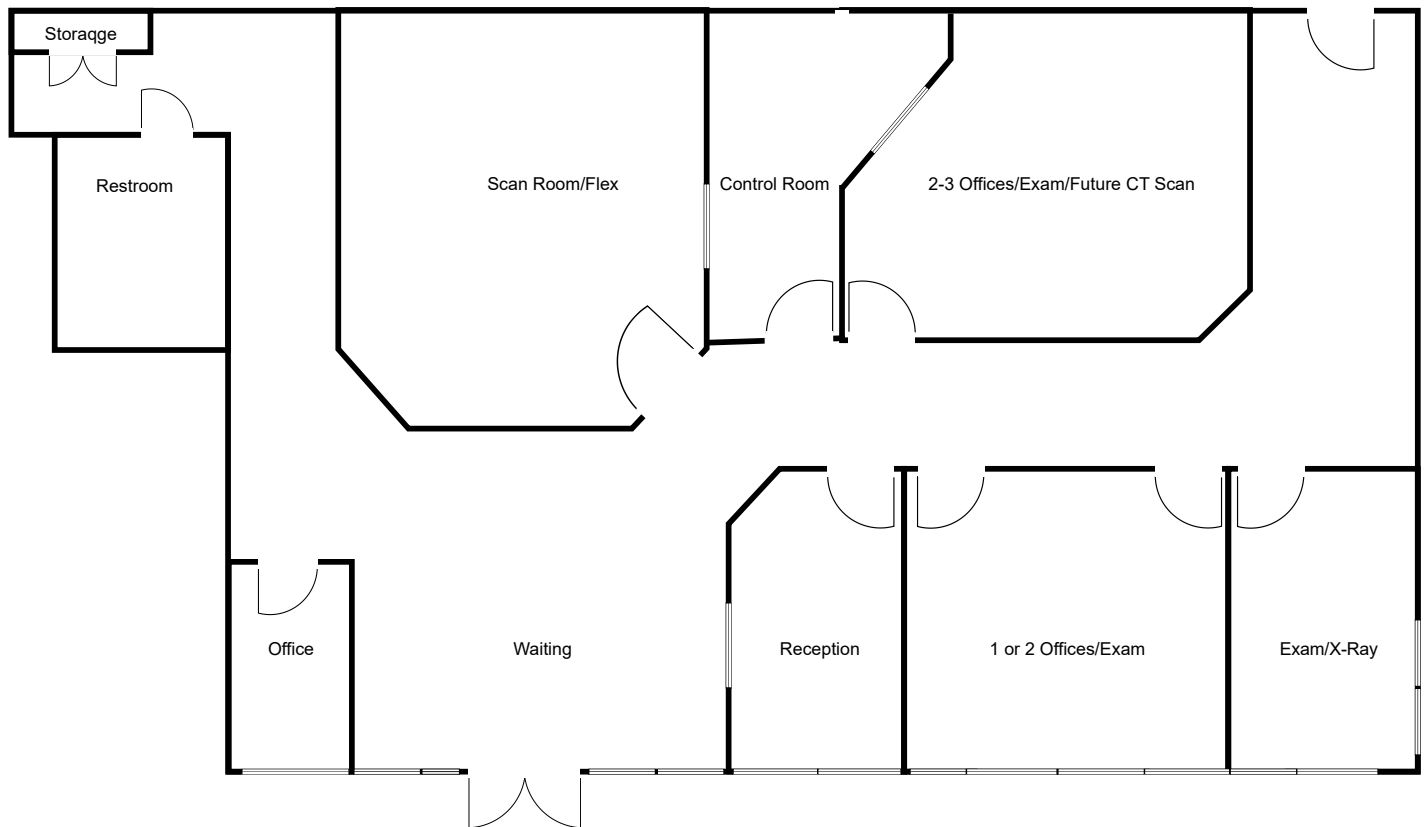
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Floor Plan

Suite 10:
1,884 SF



- Waiting Area
- 4-6 Office/Exam Rooms
- X-Ray/Exam Room
- Future CT Scan Space
- Direct Entry
- Storage Room
- Scan & Control Rooms

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