COLUMBIA TECHNOLOGY CAMPUS

9042, 9052, 9062 ROUTE 108
COLUMBIA, MARYLAND

JLL

CONFIDENTIAL
EXECUTIVE SUMMARY

SHORT-TERM SALE-LEASEBACK OPPORTUNITY OF 4-BUILDING CAMPUS WITH FLEXIBLE USE PROFILE









EXECUTIVE SUMMARY

Jones Lang LaSalle is pleased to present the exclusive opportunity to acquire Columbia Technology Campus, a 155,232-square-foot, four-building flex/office campus strategically located at 9042, 9052, 9062 Route 108, in Columbia, Maryland. Situated on 10.65 acres within the Oakland Ridge Industrial Park, the property offers immediate access to Routes 29, 108, and 100, positioning it only 25 minutes from Downtown Baltimore and 40 minutes from Washington D.C.

This investment represents a rare value-add opportunity in Howard County, the #1 wealthiest county in Maryland and #5 nationally, with a median household income exceeding $149,000. The property benefits from over 1,200 linear feet of frontage on Maryland Route 108, with average daily traffic counts of approximately 20,000 vehicles.

The property is zoned NT (New Town), which provides a wide range of potential uses including office, light industrial, and ancillary retail. This flexibility is ideal for owner-users, value-add investors, and alternative-use developers. Additionally, current ownership is looking to structure a sale-leaseback for 12-18 months post-closing for a portion of the 4 buildings, which provides the buyer with near-term income, offsetting carry costs while the new owner formulates a long-term business plan.



TRANSACTION SUMMARY

Number of Properties	4 Connected Buildings
Property Size:	**155,232 SF**
Building A	*42,812 SF*
Building B	*43,428 SF*
Building C	*42,812 SF*
Building D	*26,180 SF*
Acreage	10.65 Acres
Year Built / Renovated	1969 / 2008
Number of Tenants	1
Occupancy	100%
Sale-Leaseback Request	12-18 Months
Zoning	NT - New Town (Howard County)



INVESTMENT HIGHLIGHTS

SALE-LEASEBACK OPPORTUNITY AVAILABLE
The current owner is anticipating leasing back a portion of the property short term (12-18 months) upon sale, offering an investor an offset to its carry cost while it formulates a long-term business plan for the asset.

STRATEGIC COLUMBIA, MD LOCATION BETWEEN WASHINGTON D.C. AND BALTIMORE (COMBINED 9.43M POPULATION)
Immediate access to Routes 29, 108 & 100 directly next to Oakland Ridge Industrial Park. The property is 40 minutes from Washington D.C. and 25 minutes from downtown Baltimore.

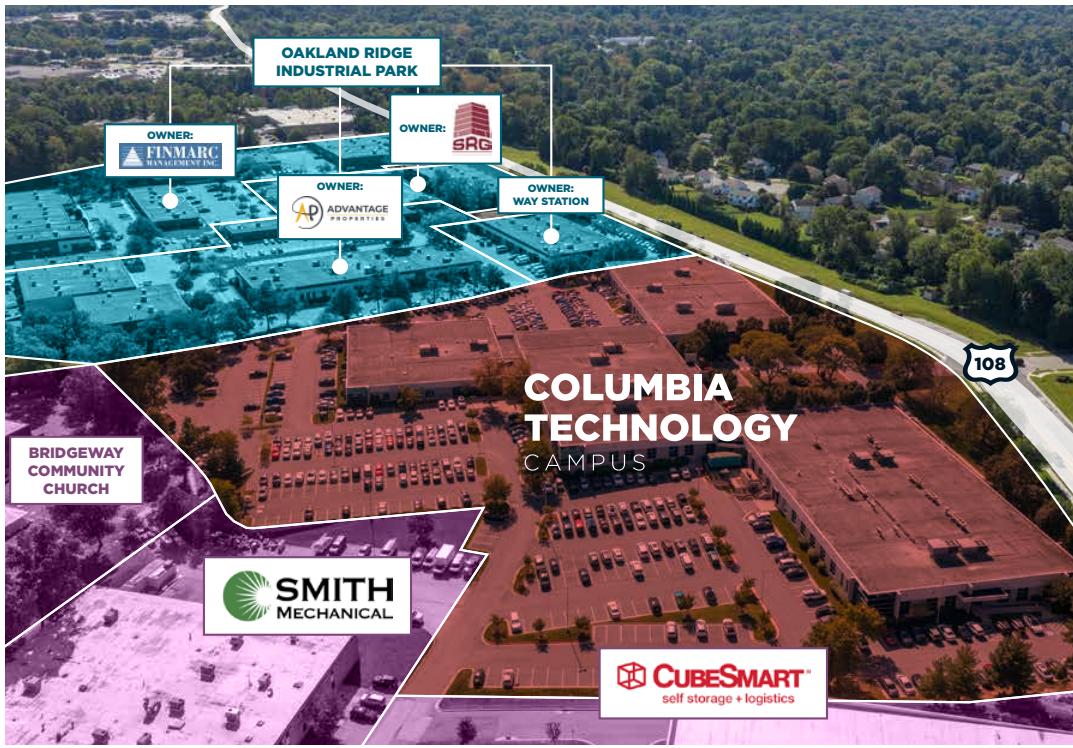
FOUR-BUILDING CAMPUS WITH AMPLE PARKING TO SUPPORT
155,232 SF across four connected single-story buildings: A 42,812 SF (West) | B 43,428 SF (North) | C 42,812 SF (East) | D 26,180 SF (Far North) on 10.65 acres with 580 car parking spots. This creates a coverage ratio of just 33.94% and a parking ratio of 3.73 spaces per 1,000 SF of building.

FLEXIBLE USE PROFILE SUITABLE FOR MULTIPLE USES
Zoned NT (New Town), Howard County, which provides a wide range of potential uses including office, light industrial, and ancillary retail. This flexibility is ideal for owner-users, value-add investors, and alternative-use developers.

LOCATED IN THE THRIVING HOWARD COUNTY WITH STRONG DEMOGRAPHICS
Rare 10.65-acre site within Howard County, the #1 wealthiest county in the State of Maryland and #5 in the nation. This supports the location's strong consumer base and highly educated labor pool that draws large companies into the region.

HIGHLY VISIBLE FRONT OF PARK LOCATION
Over 1,200 linear feet of frontage on Maryland Route 108 with average traffic count of approximately 20,000 vehicles daily.





SITE PLAN


BUILDING D
#9052
BUILDING B
#9052
BUILDING A
#9062
BUILDING C
#9042
OLD ANNAPOLIS RD

EXISTING BUILDING - PARTIAL DEMOLITION



SITE DATA

1.	PROPERTY INFORMATION:	PARCEL 0239
	A. DEVELOPER NAME:	JLL DEVELOPMENT
	B. OWNER NAME:	OAKLAND RIDGE LLC
	C. STREET ADDRESS:	9052 OLD ANNAPOLIS ROAD, COLUMBIA, MD 21045-0000
	D. MAILING ADDRESS:	6200 S QUEBEC ST, GREENWOOD VILLAGE, CO 80111
	E. DEED REFERENCE:	10583/00069
	F. PLAT REFERENCE:	N/A
	G. PROPERTY LAND AREA:	10.6500 AC
	H. NET AREA:	N/A
	I. GROSS AREA:	463,914 SQ FT
	J. EXISTING USE:	COMMERCIAL / INDUSTRIAL OFFICE BUILDING
2.	JURISDICTIONAL AREAS:	
	A. EXISTING ZONING:	NT: NEW TOWN
	B. COUNCILMANIC DISTRICT:	2
	C. PLANNING DISTRICT:	COLUMBIA PLANNING AREA
	D. GROWTH TIER (PLANNING):	TIER I
	E. PRIORITY FUNDING AREA?	YES
4.	ENVIRONMENTAL & PROTECTED AREAS:	
	A. FEMA PANEL #:	24027C0152E
	B. FLOOD HAZARD AREA:	NONE
	C. LOCAL FLOODPLAIN POSSIBLE?	NO
	D. WETLANDS ONSITE POSSIBLE?	NO
	E. FOREST BUFFER POSSIBLE?	NO
	F. STREAMS ONSITE?	NO
	G. STEEP SLOPES ONSITE?	NO
	H. CRITICAL AREA ONSITE?	NO
	I. HISTORIC FEAT. ONSITE?	NO
5.	PROPOSED FEATURES:	
	A. PROPOSED ZONING:	COMMERCIAL / INDUSTRIAL OFFICE BUILDING
	B. PROPOSED USE:	INDUSTRIAL OFFICE BUILDING

LEGEND

- EX. BUILDING
- EX. TREE CANOPY
- EX. 2' CONTOUR
- EX. CURB & GUTTER
- EX. DOCK
- EX. ZONING LINE
- EX. CONCRETE
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. ROAD CENTER LINE
- EX. STREAM

SITE LAYOUT NOTES

1. EXISTING BOUNDARY FROM HOWARD'S COUNTY GIS IN 10/2026.
2. EXISTING SITE FEATURES FROM HOWARD'S COUNTY GIS IN 10/2026.
3. EXISTING TOPOGRAPHY FROM HOWARD'S COUNTY GIS IN 10/2026.
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PARKING TABULATION SECTION 133.0.D.5		
TYPE	REQUIRED NUMBER	TOTAL PROPOSED& EXISTING NUMBER
STANDARD PARKING 18' X 9'	426	426
TRAILER PARKING 60' X 12.5'	N/A	11
DOCK PARKING 60' X 13'	N/A	17
BOX TRUCK PARKING 35' X 12'	N/A	48

FULL SCRAPE AND REBUILD MID-BAY INDUSTRIAL



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	B. FLOOD HAZARD AREA:	NONE
	C. LOCAL FLOODPLAIN POSSIBLE?	NO
	D. WETLANDS ONSITE POSSIBLE?	NO
	E. FOREST BUFFER POSSIBLE?	NO
	F. STREAMS ONSITE?	NO
	G. STEEP SLOPES ONSITE?	NO
	H. CRITICAL AREA ONSITE?	NO
	I. HISTORIC FEAT. ONSITE?	NO
5.	PROPOSED FEATURES:	
	A. PROPOSED ZONING:	COMMERCIAL / INDUSTRIAL OFFICE BUILDING
	B. PROPOSED USE:	INDUSTRIAL OFFICE BUILDING

LEGEND

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- EX. TREE CANOPY
- EX. 2' CONTOUR
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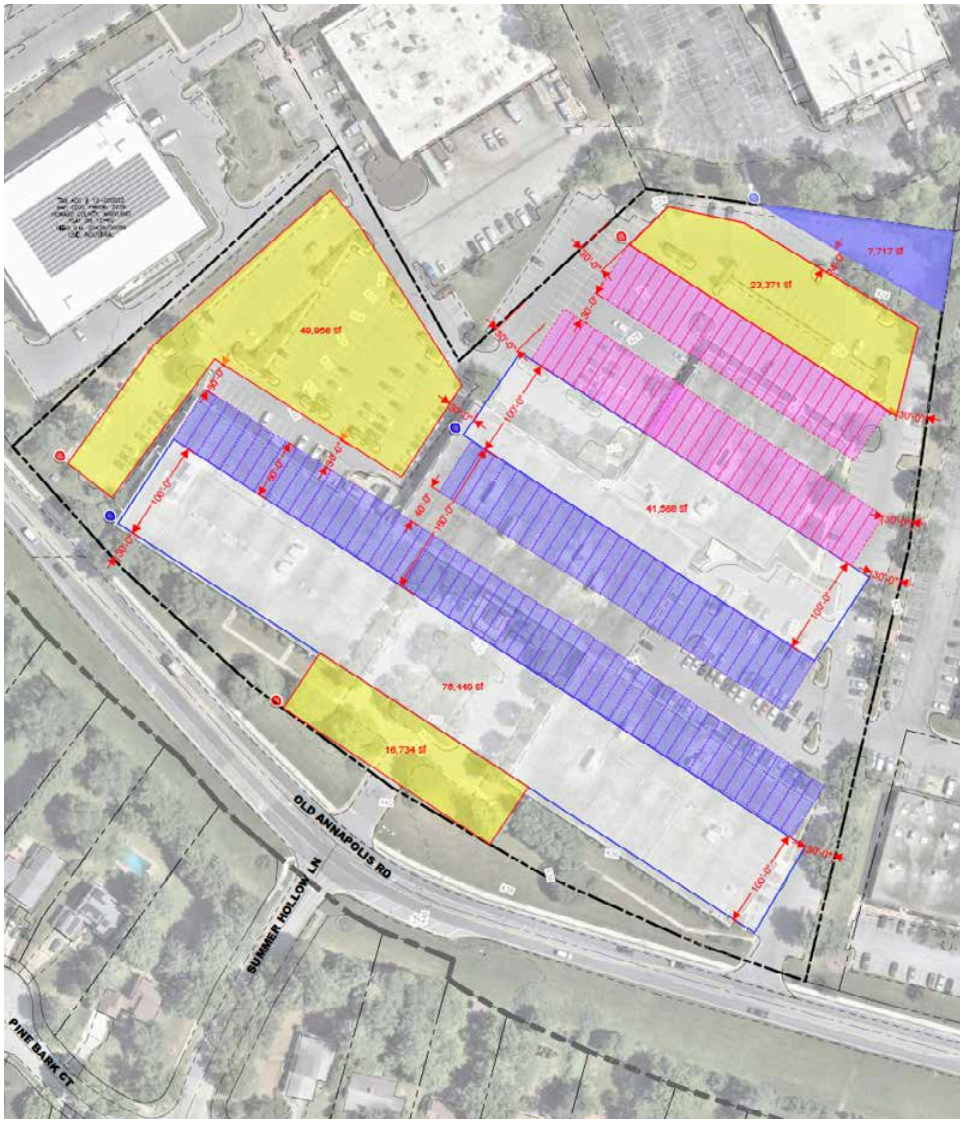
TYPE	REQUIRED NUMBER	PROPOSED NUMBER
STANDARD PARKING 18' X 9'	103	239
TRAILER PARKING 60' X 12.5'	N/A	46
DOCK PARKING 60' X 13'	N/A	47

ADDITIONAL CONCEPTS

FLEX - ENTIRE EXISTING FOOTPRINT



GROUND UP SMALL BAY



COLUMBIA TECHNOLOGY CAMPUS



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