

OFFICE CONDO FOR SALE/LEASE COLUMBIA GATEWAY

7226 Lee DeForest Drive, Suite 102, Columbia, MD 21046

Available: 3,000 - 5,997 SF

Located in One Of Columbia's Most Prominent Business Parks!



LISTING DATA

AVAILABLE SF: 3,000 - 5,997 SF

ECONOMIC DATA

SALE PRICE: \$1,500,000

PROPERTY INFORMATION

COUNTY: Howard
MARKET: Baltimore
SUBMARKET: Columbia

BUILDING DATA

TOTAL BUILDING SF: 55,600 SF
YEAR BUILT: 2006
ZONING: NT

PROPERTY OVERVIEW

Available for sale in its entirety, or can also be partially or fully leased
Condo Fee \$1,265 monthly
HoCo Real Estate tax: \$24,678 yearly
CPRA tax: \$5,789 yearly

PROPERTY HIGHLIGHTS

- Located in one of Columbia's most prominent business parks with easy access to I-95 and Snowden River Parkway
- Accessible 1st floor space with lobby and direct entrance
- Completely built-out with a mix of private offices, conference room and full kitchen
- Nearby amenities include Lifetime Fitness, Restaurants, Home Depot, banks and daycare

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 102	\$27.00 SF/yr	3,000 - 5,997 SF

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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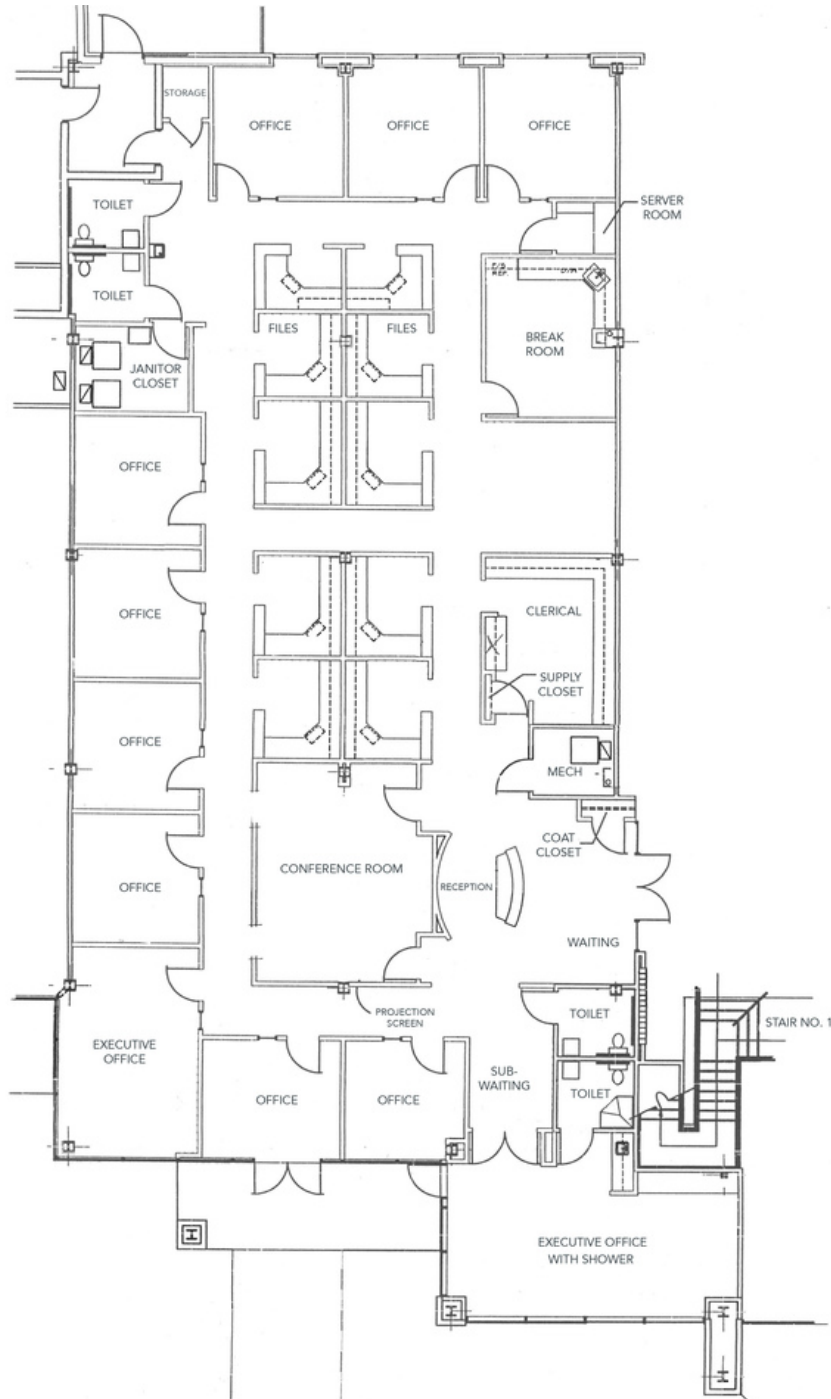
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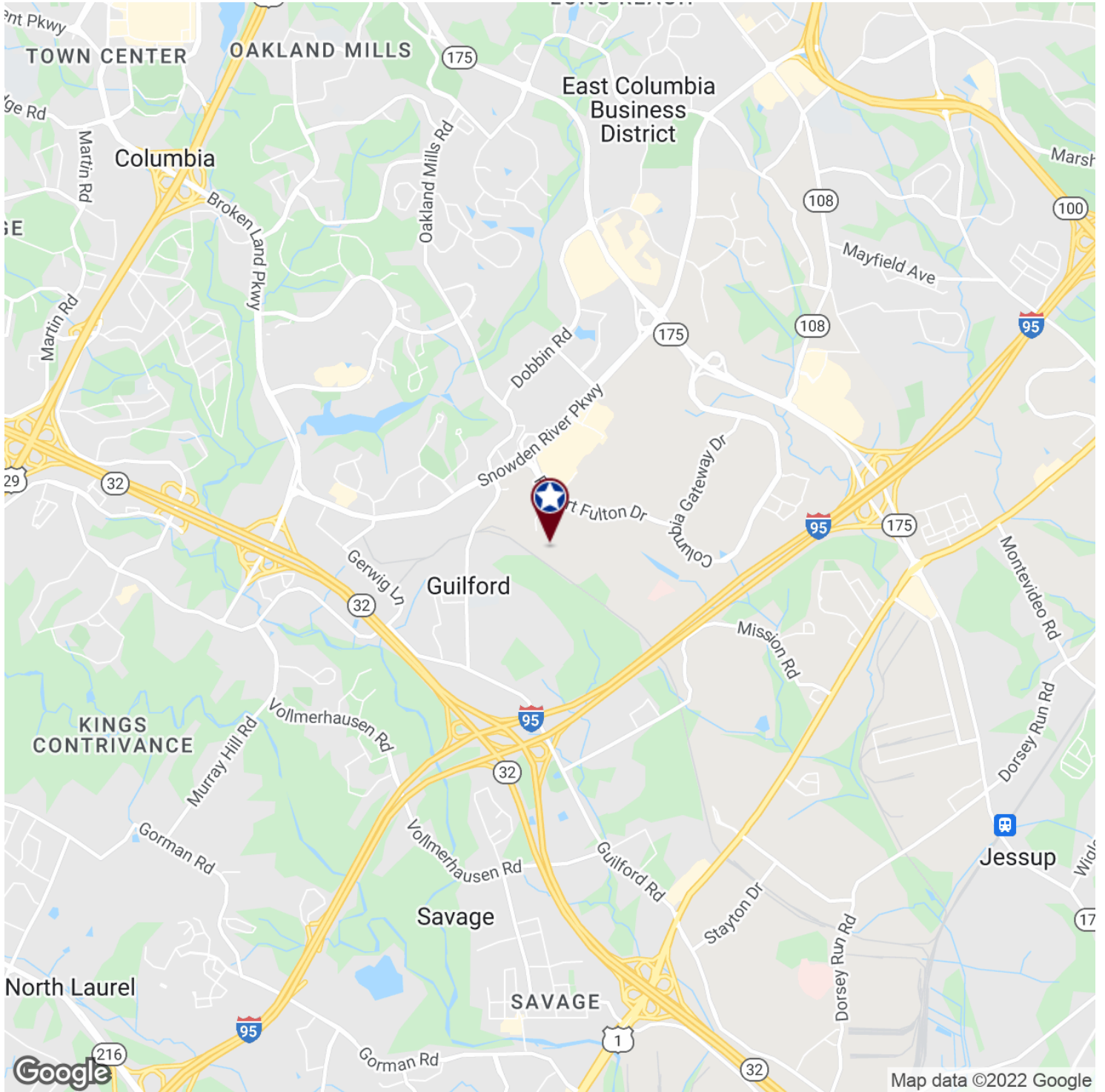
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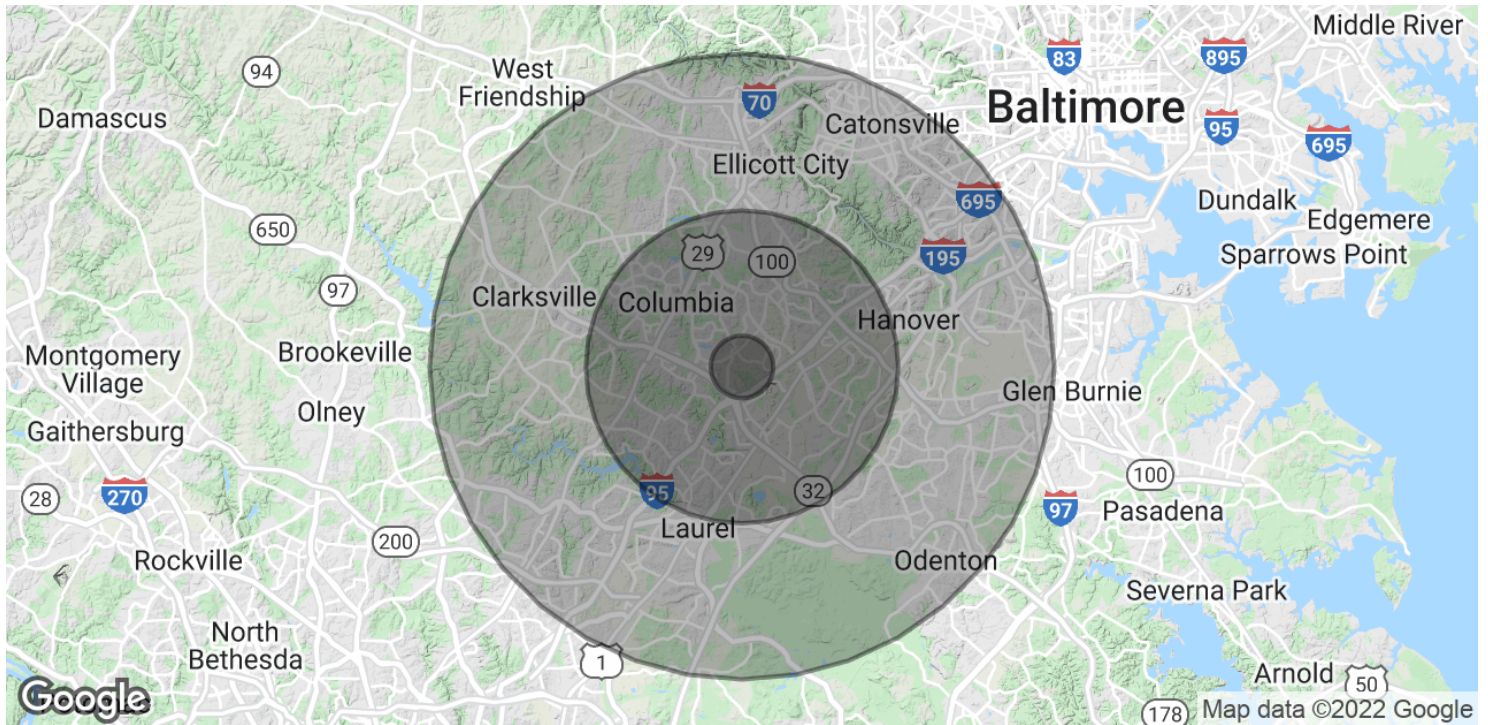
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,709	190,761	582,897
Average Age	32.9	35.8	36.3
Average Age (Male)	31.1	34.9	35.2
Average Age (Female)	37.3	36.8	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,462	70,748	210,653
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$101,425	\$107,495	\$105,941
Average House Value	\$362,640	\$416,470	\$429,722

* Demographic data derived from 2010 US Census

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