

OFFICE CONDO FOR LEASE 10440 SHAKER DRIVE, SUITE 106

10440 Shaker Drive | Suite 106, Columbia, MD 21046

Available: 2,000 SF



LISTING DATA

AVAILABLE SF: 2,000 SF

ECONOMIC DATA

LEASE RATE: \$19.95 SF/yr (MG)

PROPERTY INFORMATION

COUNTY: Howard
MARKET: Baltimore
SUBMARKET: Columbia South

BUILDING DATA

TOTAL BUILDING SF: 14,196 SF
YEAR BUILT: 1995

PROPERTY OVERVIEW

11 private offices ideal for behavioral health or other office intensive uses. Altholton Square - Convenient Columbia location, directly off of Route 29

PROPERTY HIGHLIGHTS

- Fully built-out space on 1st and 2nd floor
- Separately metered with its own entrance, this unit is perfect for a tenant wanting to control their own hours of operation
- The ideal situation for the small office user
- Free and abundant parking

Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

Ben Brooks
Associate
443.752.6637
bbrooks@lee-associates.com

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.

OFFICE CONDO FOR LEASE
10440 SHAKER DRIVE, SUITE 106
10440 Shaker Drive | Suite 106, Columbia, MD 21046
Available: 2,000 SF



Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

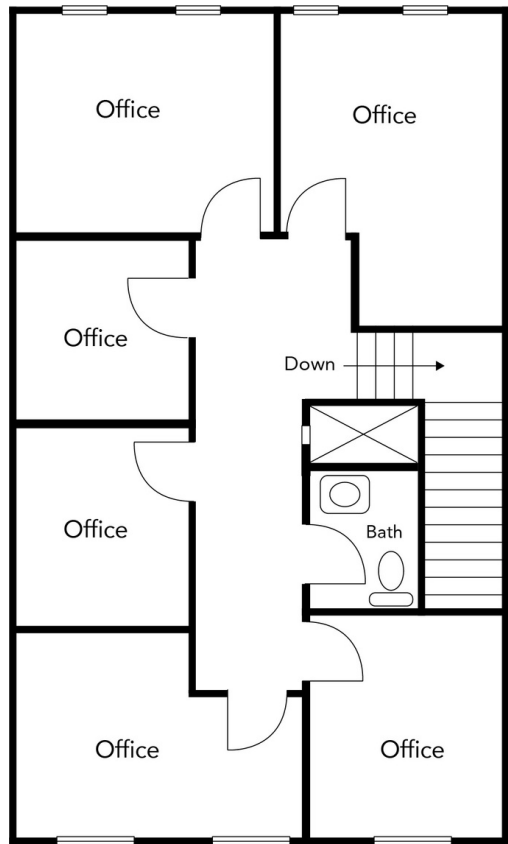
Ben Brooks
Associate
443.752.6637
bbrooks@lee-associates.com

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.

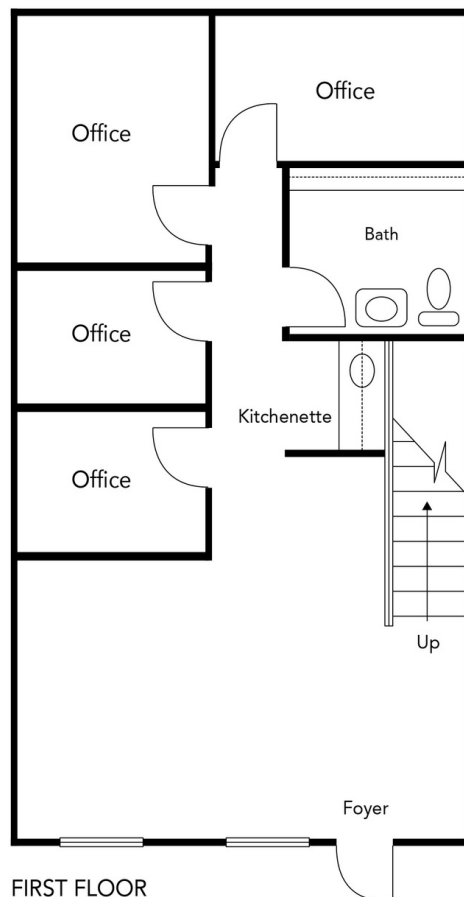
OFFICE CONDO FOR LEASE 10440 SHAKER DRIVE, SUITE 106

10440 Shaker Drive | Suite 106, Columbia, MD 21046

Available: 2,000 SF



SECOND FLOOR



FIRST FLOOR

Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

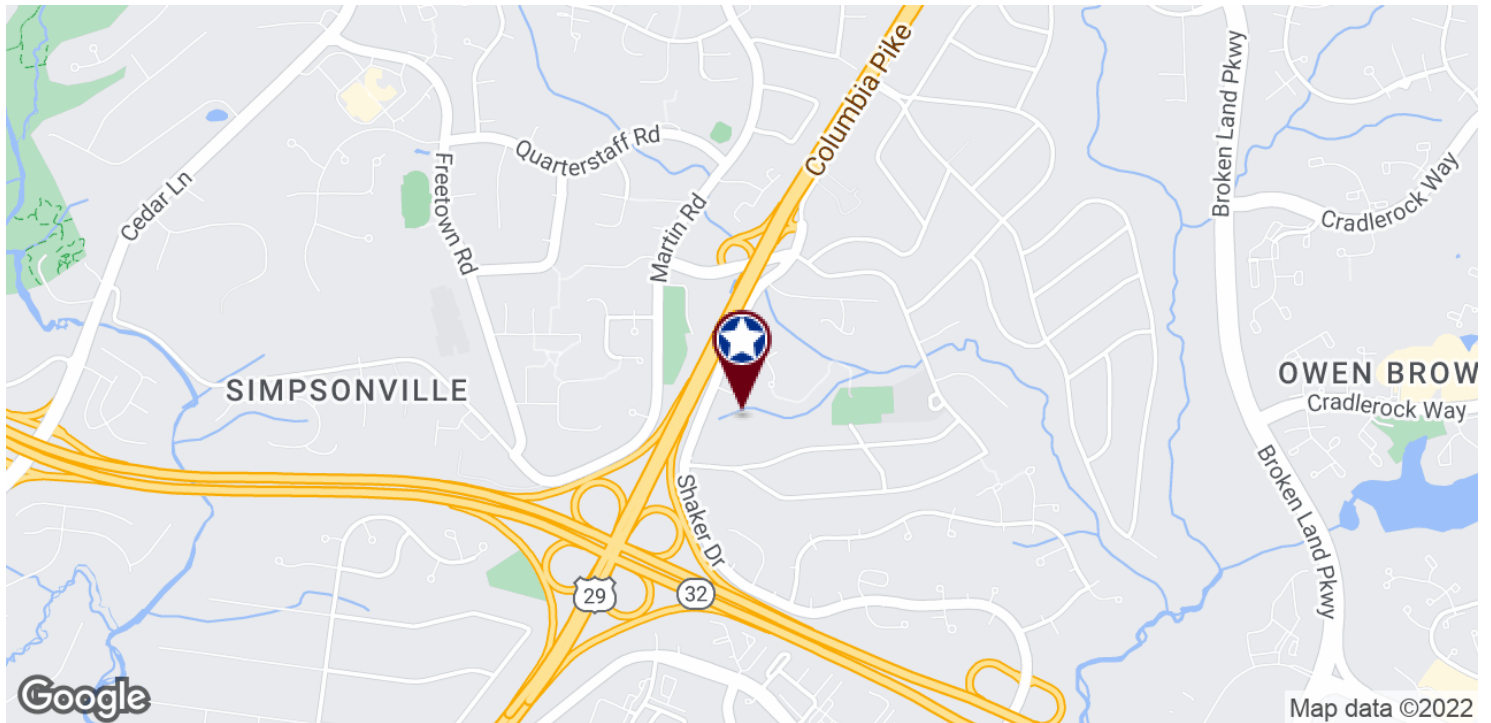
Ben Brooks
Associate
443.752.6637
bbrooks@lee-associates.com

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.

OFFICE CONDO FOR LEASE 10440 SHAKER DRIVE, SUITE 106

10440 Shaker Drive | Suite 106, Columbia, MD 21046

Available: 2,000 SF



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,238	78,840	173,145
Average age	40.2	38.3	37.7
Average age (Male)	38.8	37.5	36.8
Average age (Female)	42.0	39.5	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,745	31,647	66,731
# of persons per HH	2.6	2.5	2.6
Average HH income	\$126,119	\$110,595	\$116,849
Average house value	\$450,644	\$432,481	\$444,524

* Demographic data derived from 2010 US Census

Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

Ben Brooks
Associate
443.752.6637
bbrooks@lee-associates.com

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.