

OFFICE CONDO FOR LEASE

10440 SHAKER DRIVE, SUITE 109

10440 Shaker Drive, Columbia, MD 21046

Available: 1,000 SF



LISTING DATA

AVAILABLE SF: 1,000 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

Downsizing your office space?
Let us help with the transition.

Alholton Square - Convenient Columbia location, directly off of Route 29

LOCATION OVERVIEW

Close to BWI, restaurants and shopping. Quiet, suburban setting though minutes from downtown without all the downtown congestion.

PROPERTY HIGHLIGHTS

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

Bill Harrison
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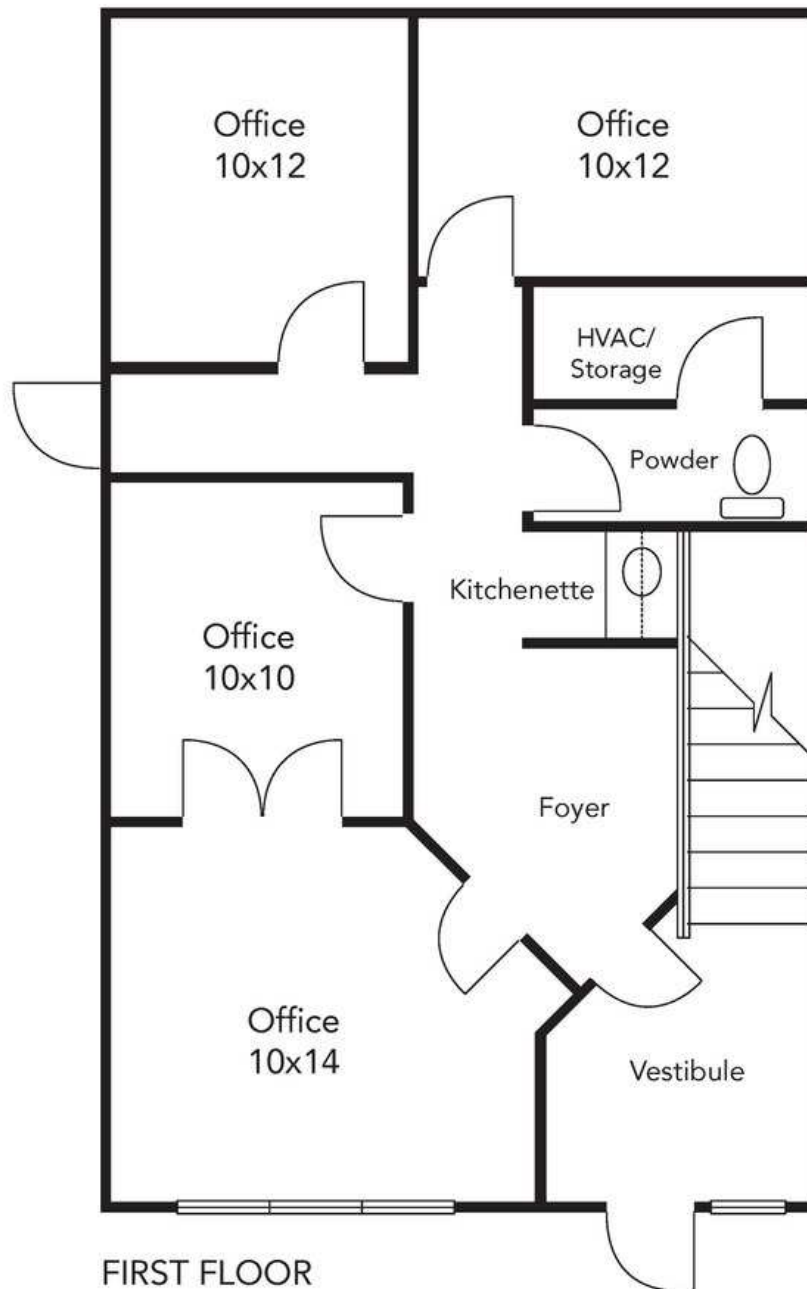
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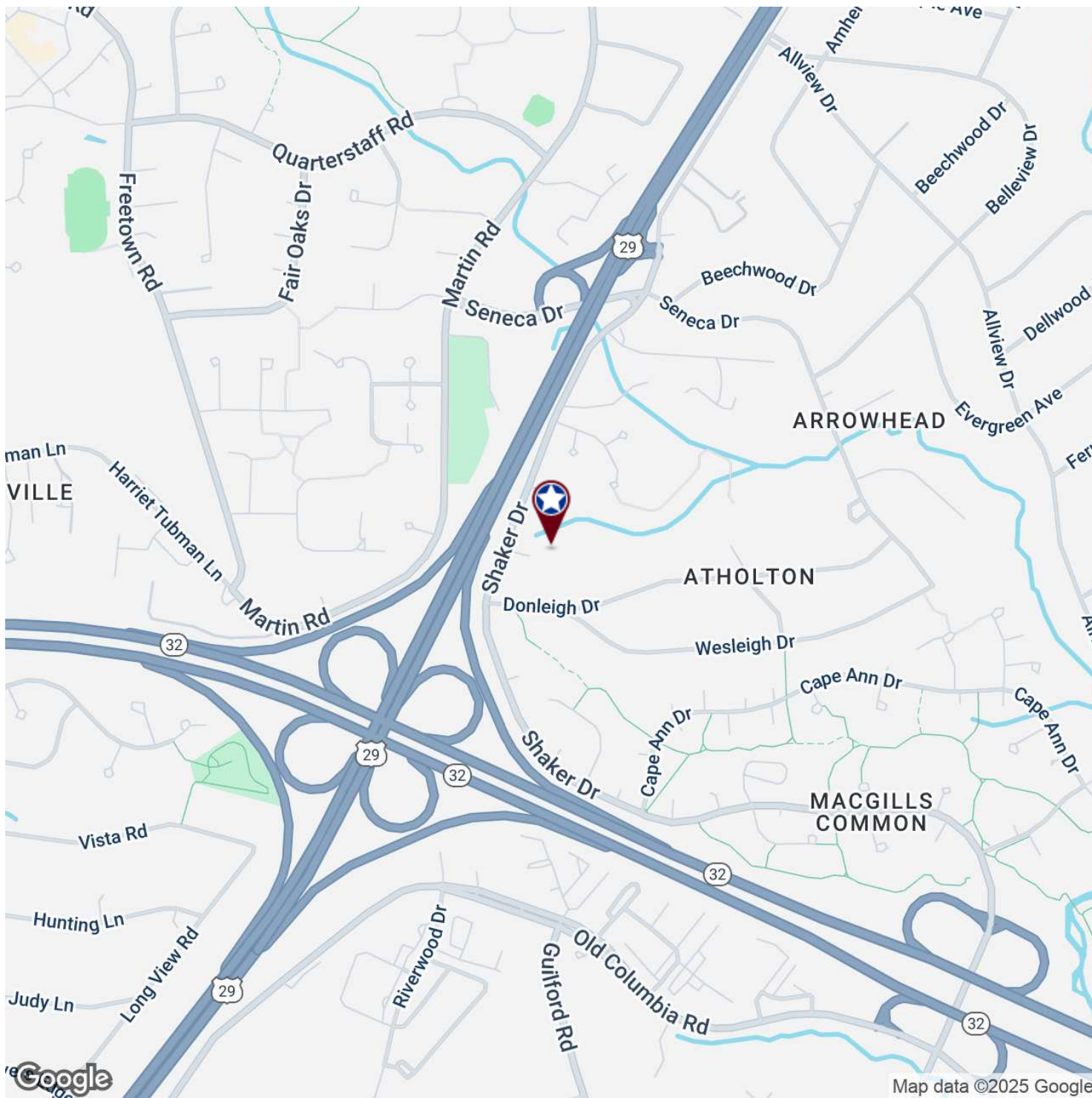
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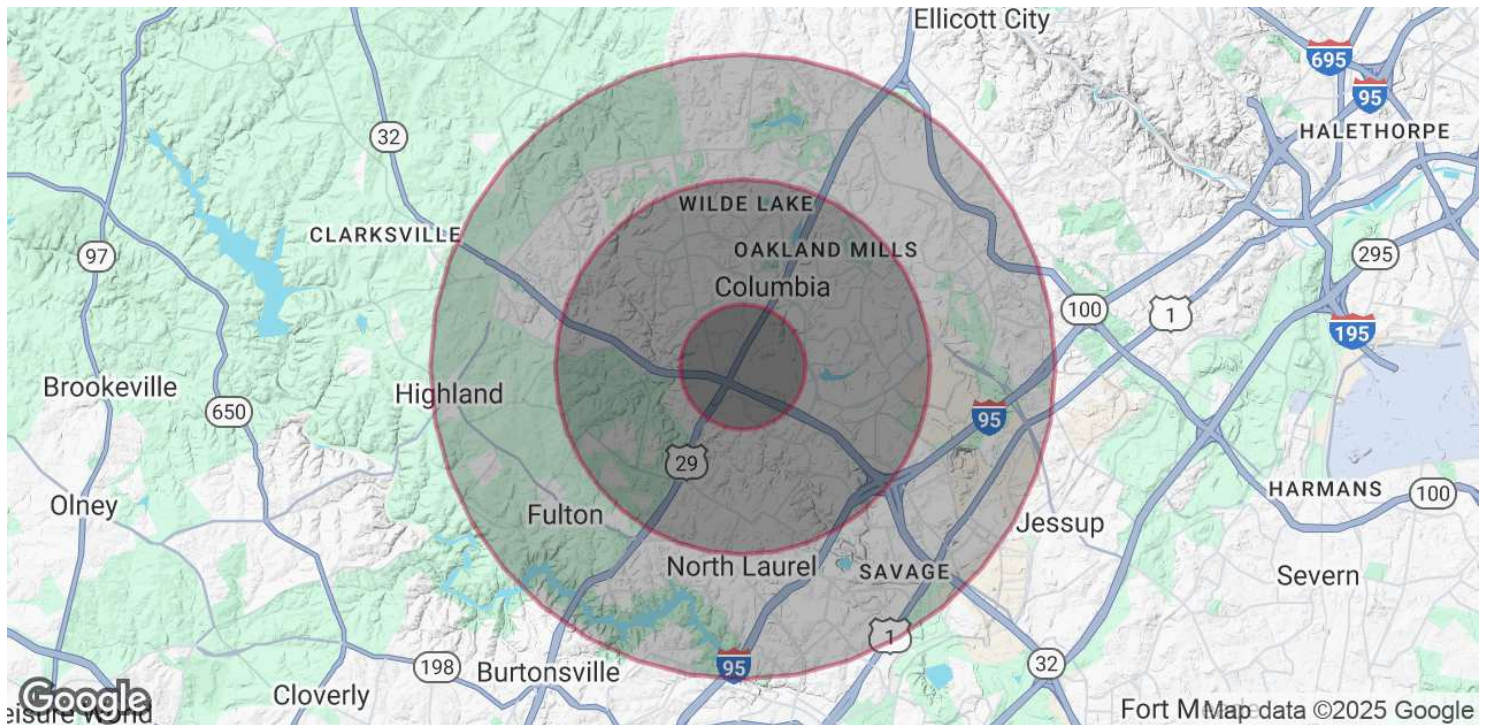
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,238	78,463	172,268
Average age	40.1	38.4	37.7
Average age (Male)	38.6	37.6	36.8
Average age (Female)	41.9	39.6	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,755	31,459	66,398
# of persons per HH	2.6	2.5	2.6
Average HH income	\$125,939	\$110,835	\$116,822
Average house value	\$449,551	\$433,292	\$443,661

* Demographic data derived from 2020 ACS - US Census

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