

# TriAlliance

## OFFICE / RETAIL / MEDICAL SPACE OFFERED FOR LEASE

<b>ADDRESS:</b>	Trellis Center 10750 & 10760 Hickory Ridge Road Columbia, Maryland 21044
<b>BUILDING SIZE:</b>	20,100 s.f. / 10,050 s.f. per floor
<b>AVAILABLE SPACE:</b>	<u>Finished Space:</u> Suite 107           750sf Suite 111           1,161sf Suite 206B         2,890sf divisible  <u>Shell Space:</u> Up to 2,555sf contiguous
<b>LEASE RATE:</b>	\$18.00 - \$19.00 NNN (\$6.90psf)
<b>LEASE STRUCTURE:</b>	<u>Triple Net (NNN).</u> Tenant responsible for real estate taxes, ins, CAM, janitorial & separately metered utilities.
<b>ZONING:</b>	NT, Howard County's designation for "New Town"
<b>PARKING:</b>	90 spaces
<b>UTILITY SERVICE:</b>	Public water & sewer
<b>HVAC:</b>	Split system heat pump serves each unit
<b>YEAR BUILT:</b>	1982, major improvements 2017-2025
<b>AMENTITIES: AMMENITIES:</b>	24-hour direct-entry access • Exterior signage available • Adjacent to Howard County General Hospital, Howard County Community College

### **FOR ADDITIONAL INFORMATION CONTACT:**

TriAlliance Commercial Real Estate Services  
[www.trialliance.com](http://www.trialliance.com)

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▲ **TriAlliance Commercial Real Estate Services** ▲