

OFFICE & RETAIL FOR LEASE STARPOINT PLAZA

4009 Sandy Spring Rd., Burtonsville, MD 20866

Available: 1,400 - 8,715 SF



LISTING DATA

AVAILABLE SF: 1,400 - 8,715 SF

ECONOMIC DATA

LEASE RATE: \$22.00 SF/yr (MG)

PROPERTY INFORMATION

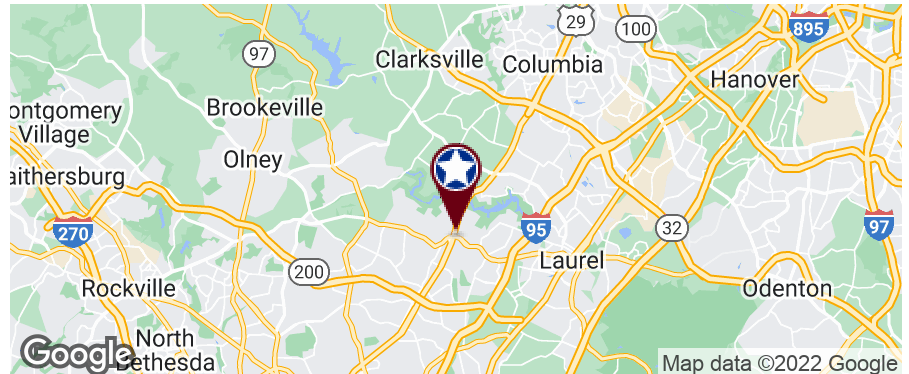
COUNTY: Montgomery

BUILDING DATA

TOTAL BUILDING SF: 25,239 SF

PROPERTY HIGHLIGHTS

- Class "A" office building
- LEED Silver
- Signage available with Rt. 29 visibility
- 8,715 SF third floor office
- 1,400 SF fully built-out office



PROPERTY OVERVIEW

LEED Silver Office/Retail available for lease in Central Baltimore-Washington corridor

LOCATION OVERVIEW

Located within minutes of I-95 and the newly completed Intercounty Connector (MD Route 200). Proximity to Burtonsville Town Center and Burtonsville Shopping Centers, which offer a wide range of retail and food amenities, as well as US Postal Service and Fairland Regional Park. Minutes from BWI airport and within walking distance to public transportation (MTA/Metrobus Park and Ride).

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

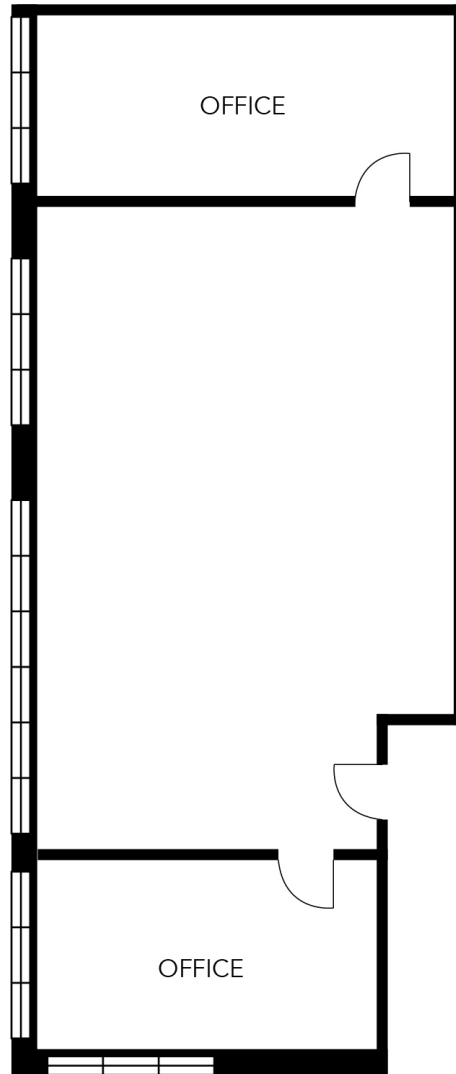
Ben Brooks
Associate
443.752.6637
bbrooks@lee-associates.com

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 & RETAIL FOR LEASE
STARPOINT PLAZA

4009 Sandy Spring Rd., Burtonsville, MD 20866

Available: 1,400 - 8,715 SF



2nd Floor Office | 1,400 SF | \$22.00 SF/yr MG

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

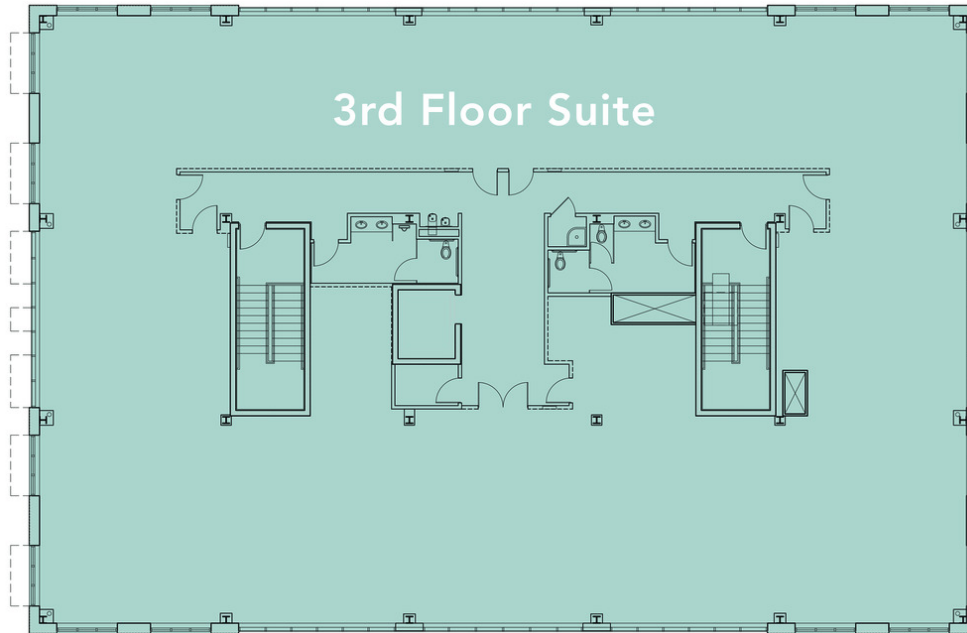
Ben Brooks
Associate
443.752.6637
bbrooks@lee-associates.com

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 & RETAIL FOR LEASE
STARPOINT PLAZA

4009 Sandy Spring Rd., Burtonsville, MD 20866

Available: 1,400 - 8,715 SF



3rd Floor Office | Entire floor 8,715 SF - flexible buildout \$22.00 SF/yr MG



Class "A" Office Building

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

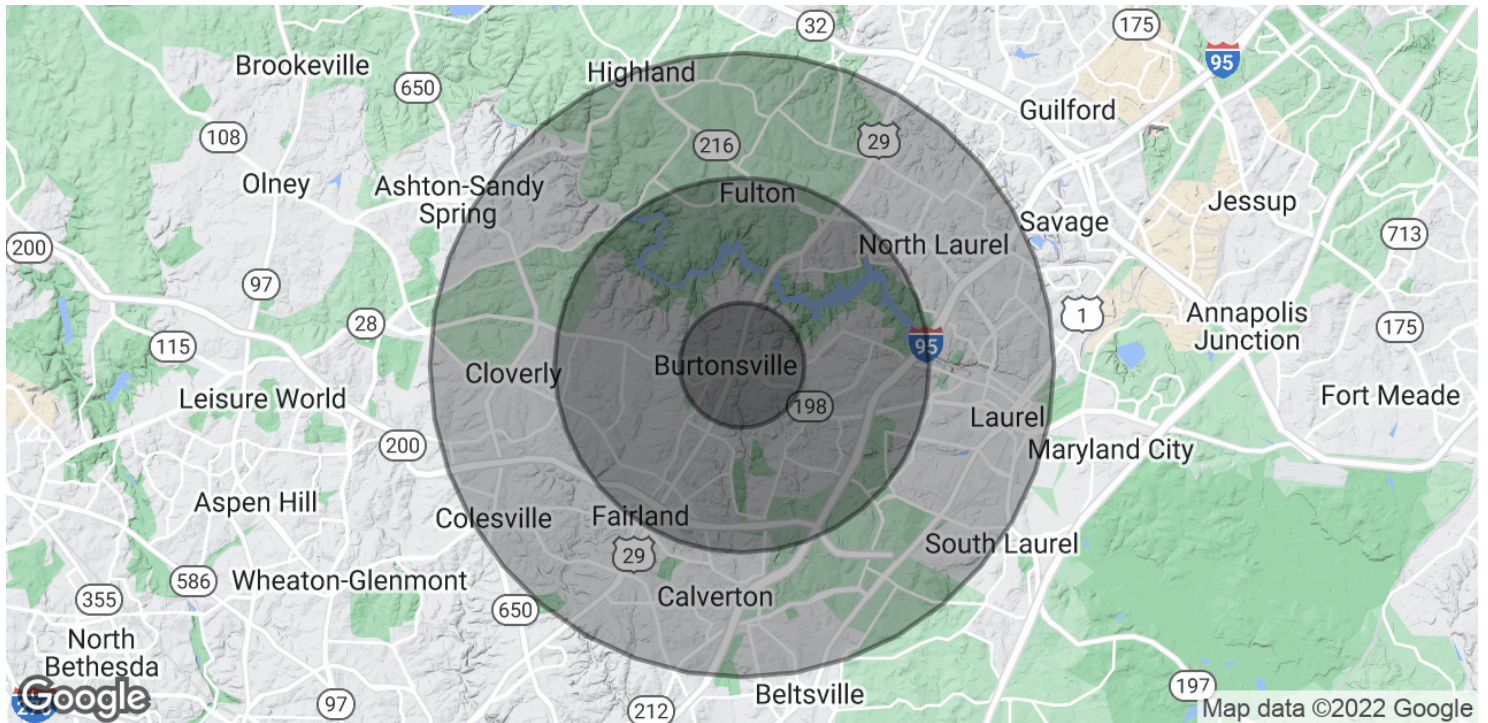
Ben Brooks
Associate
443.752.6637
bbrooks@lee-associates.com

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 & RETAIL FOR LEASE STARPOINT PLAZA

4009 Sandy Spring Rd., Burtonsville, MD 20866

Available: 1,400 - 8,715 SF



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,143	52,187	147,594
Average Age	35.5	36.1	38.5
Average Age (Male)	34.2	34.9	36.8
Average Age (Female)	36.9	37.2	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,681	18,265	52,992
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$102,260	\$108,255	\$104,928
Average House Value	\$405,782	\$441,902	\$431,873

* Demographic data derived from 2020 ACS - 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.