

OFFICE/MEDICAL FOR LEASE 10450 SHAKER DRIVE, SUITE 110

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

BUILDING DATA

TOTAL BUILDING SF: 11,634 SF

YEAR BUILT: 1996

ZONING: B1

PROPERTY OVERVIEW

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

Private 2 Story Office Condo | Fully Built-Out Office Space in Turn-key condition.

LOCATION OVERVIEW

Atholton Shopping Center in the Village of Kings Contrivance - Columbia South, directly off of Route 32. 3 minutes to the Columbia Mall.

PROPERTY HIGHLIGHTS

- Easy access off of Rt 29 and Rt 32
- Abundant parking
- Perfect space for Mental Health practice or similar
- Freshly painted with new carpet and flooring

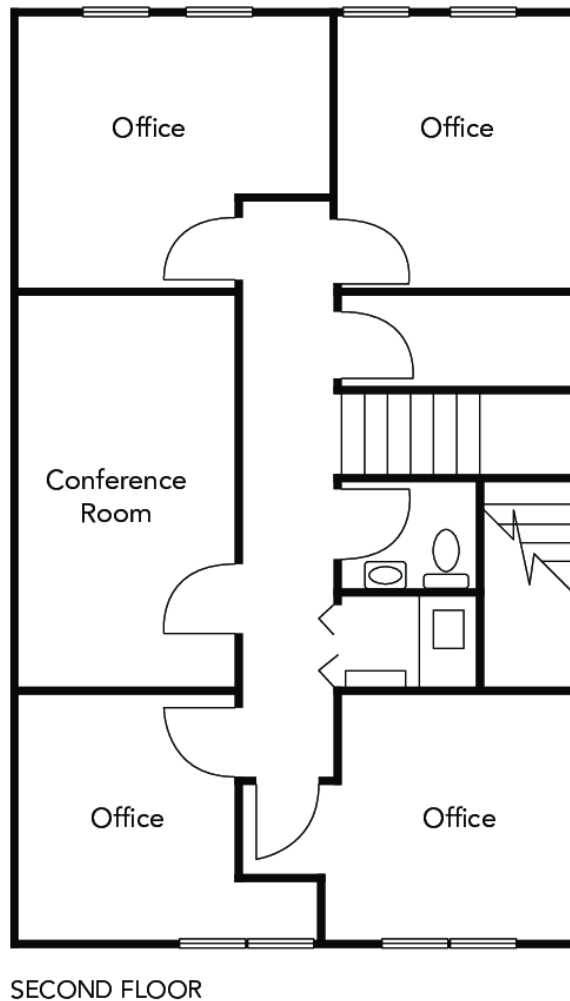
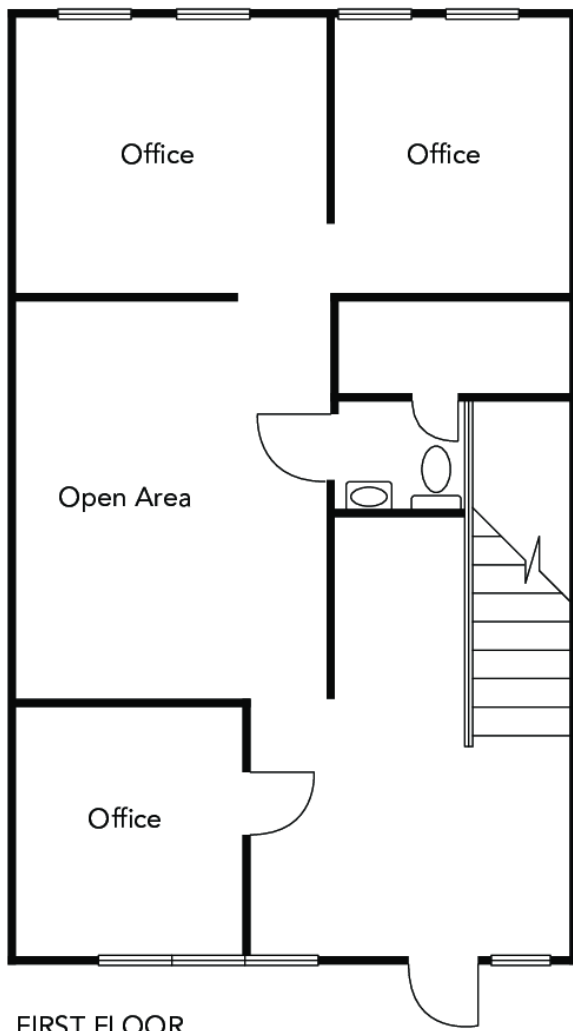
Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

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/MEDICAL FOR LEASE
10450 SHAKER DRIVE, SUITE 110

Columbia, MD 21046

Available: 2,000 SF



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

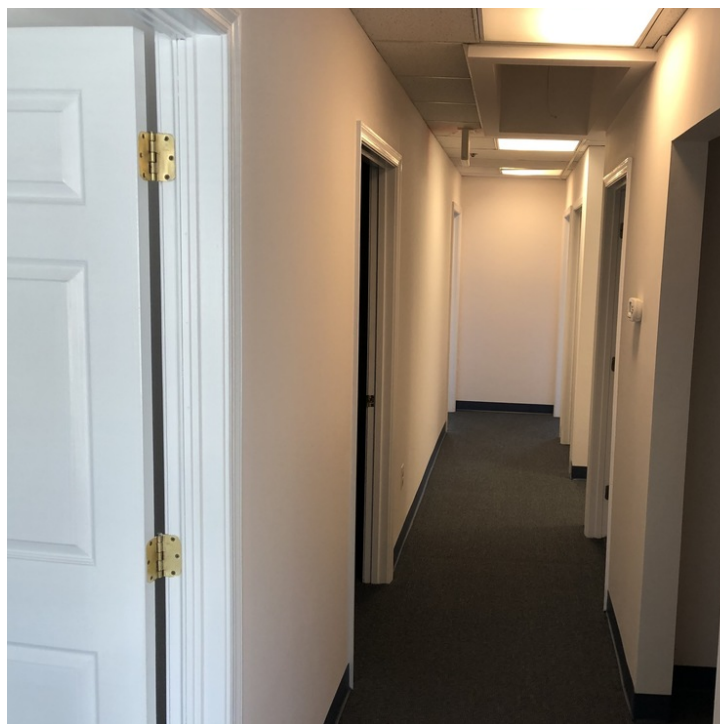
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

OFFICE/MEDICAL FOR LEASE
10450 SHAKER DRIVE, SUITE 110

Columbia, MD 21046

Available: 2,000 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



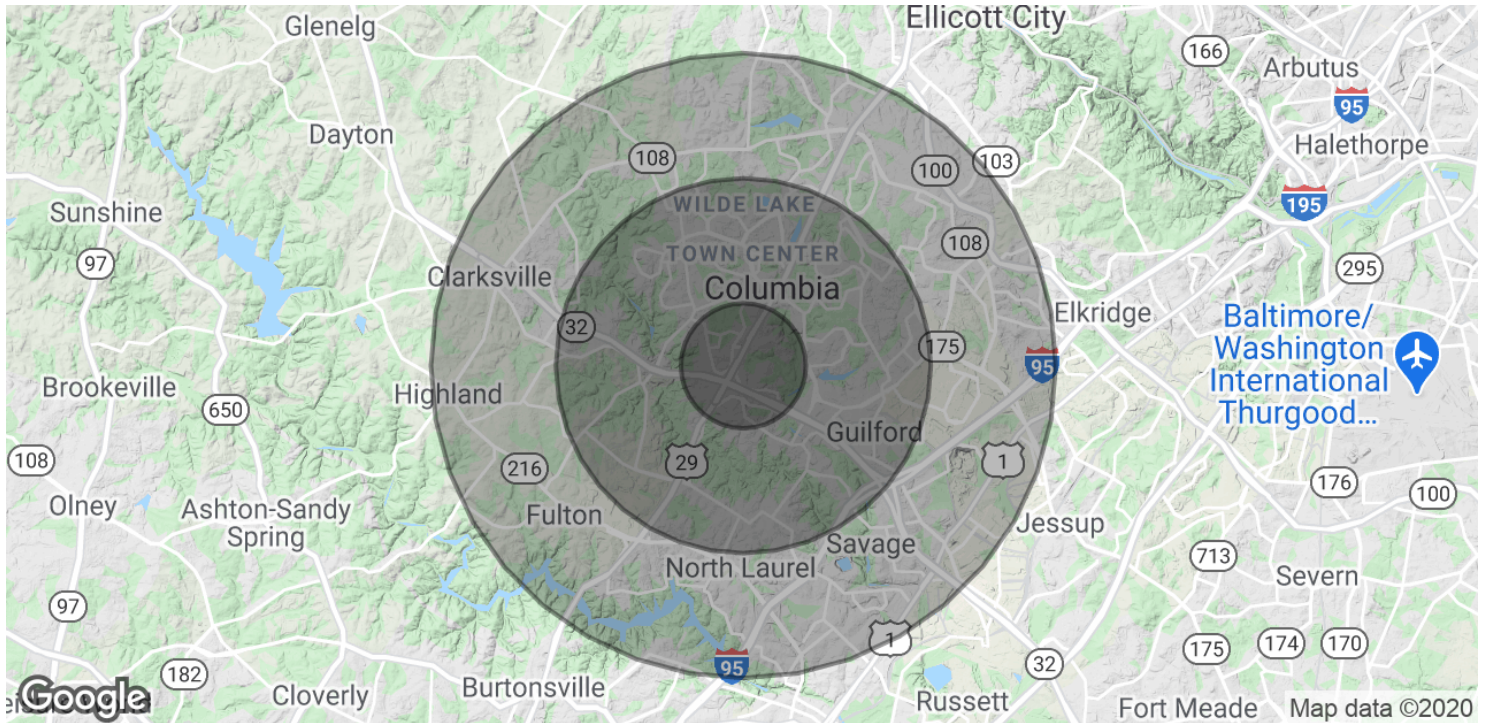
Bill Harrison
Senior Vice President
443.741.4045
bharrison@lee-associates.com

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/MEDICAL FOR LEASE
10450 SHAKER DRIVE, SUITE 110

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

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.