

# OFFICE FOR LEASE

5668B Furnace Avenue, Elkridge, MD 21075



AVAILABLE SF:	2,800 SF
LEASE RATE:	\$14.00 SF/Yr (MG)
BUILDING SIZE:	8,400 SF
BUILDING CLASS:	B
YEAR BUILT:	2016
ZONING:	CAC-CLI
SUB MARKET:	BWI/Howard County

## PROPERTY OVERVIEW

Beautifully Built-out Second Floor Executive Suite in North Elkridge.

## PROPERTY FEATURES

- Large open bullpen area
- Conference room
- 5 private offices
- 2 bathrooms
- Reception area
- Water fountains with bottle filler
- Option to add kitchenette
- Modified Gross does not include electric and janitorial
- Located just off US-1, I-195, I-895 corridor
- 7 minutes to BWI and 15 minutes to Baltimore Inner Harbor
- 2 miles from Halethorpe Rail Station (MARC)

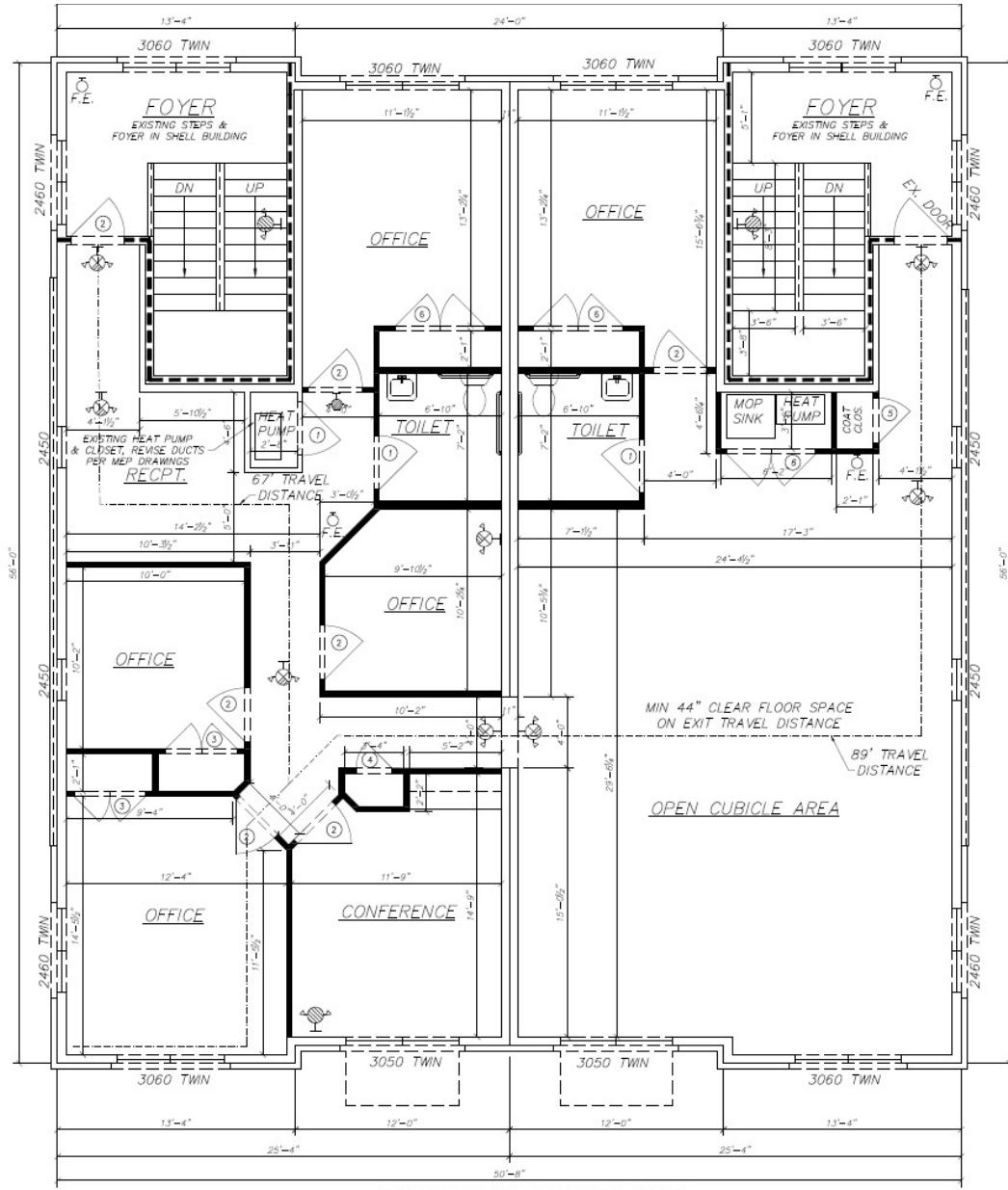
**KW COMMERCIAL**  
6250 Old Dobbin Lane,  
Suite 140  
Columbia, MD 21045

**HELEN DELLHEIM, ESQ.**  
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**5668B FURNACE AVE**

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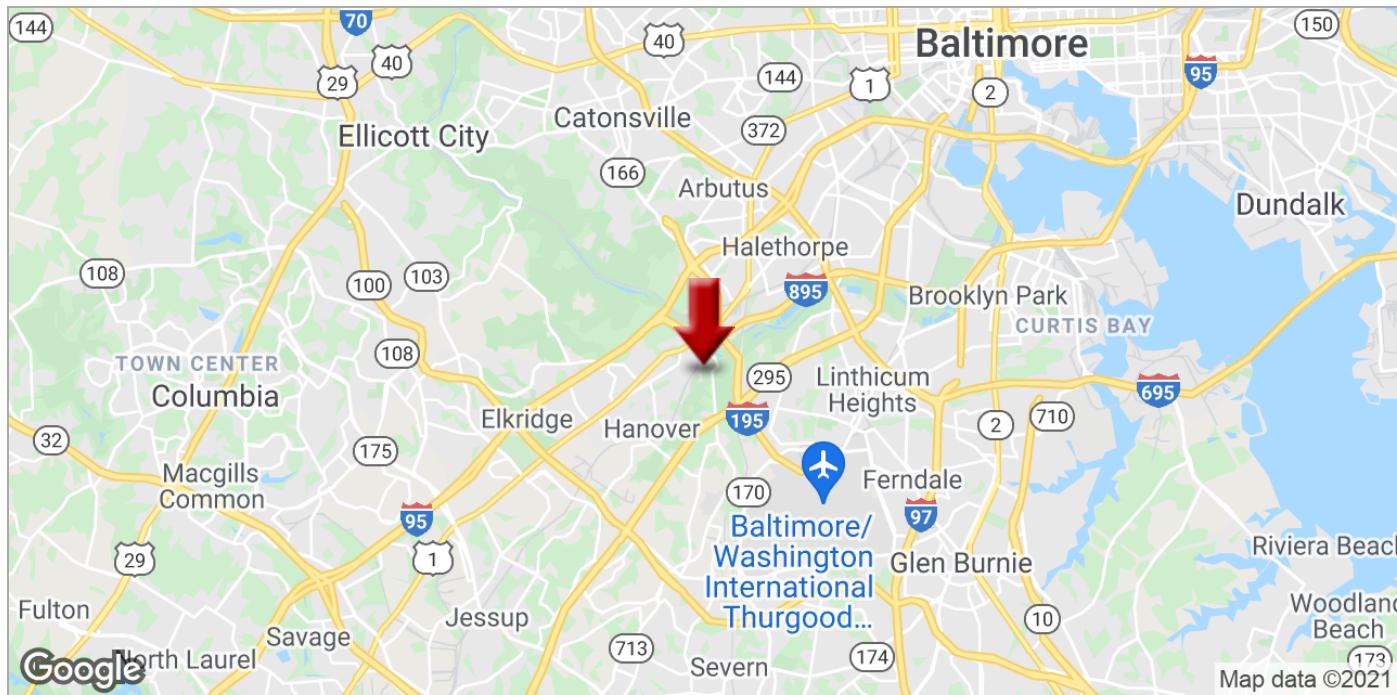
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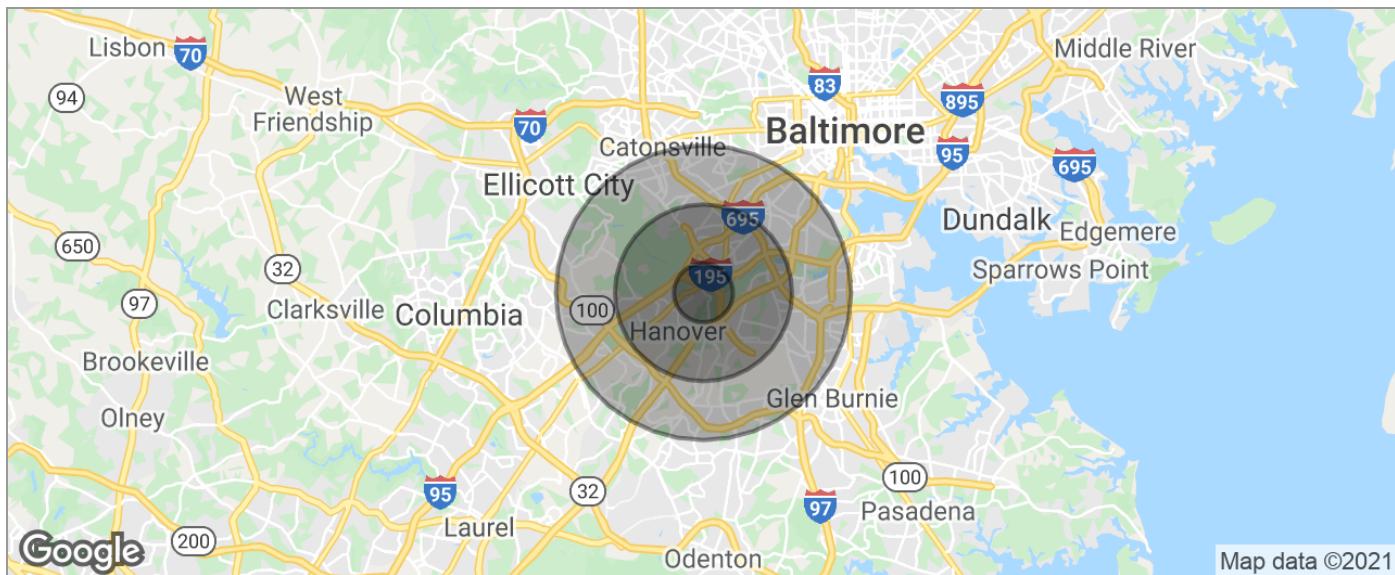
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,966	40,922	166,780
MEDIAN AGE	37.1	35.7	37.6
MEDIAN AGE (MALE)	34.9	34.6	36.7
MEDIAN AGE (FEMALE)	39.2	36.4	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,816	14,338	59,836
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$88,636	\$90,666	\$79,181
AVERAGE HOUSE VALUE		\$335,213	\$334,538
RACE	1 MILE	3 MILES	5 MILES
% WHITE	77.0%	79.9%	67.8%
% BLACK	12.4%	10.5%	22.3%
% ASIAN	6.0%	6.4%	5.5%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.5%	0.2%	0.3%
% OTHER	1.3%	0.9%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.2%	3.2%	3.8%

\* Demographic data derived from 2010 US Census

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