

# OFFICE/MEDICAL SPACE FOR SALE OR LEASE

7230 Lee Deforest Dr, Suite 205, Columbia, MD 21045



WIN COMMERCIAL GROUP  
of Keller Williams Realty Centre



## EXCLUSIVE PROPERTY FEATURES:

- 3 OFFICES AVAILABLE
- FULL KITCHEN WITH STOVE
- SPACIOUS LOUNGE AREA
- LARGE OPEN AREA - FOR PING PONG AND POOL TABLE
- 2 LARGE EXECUTIVE SUITES AND 1 ADDITIONAL OFFICE



# CLASS A OFFICE/MEDICAL FOR SALE OR LEASE

7230 LEE DEFOREST DRIVE, SUITE 205



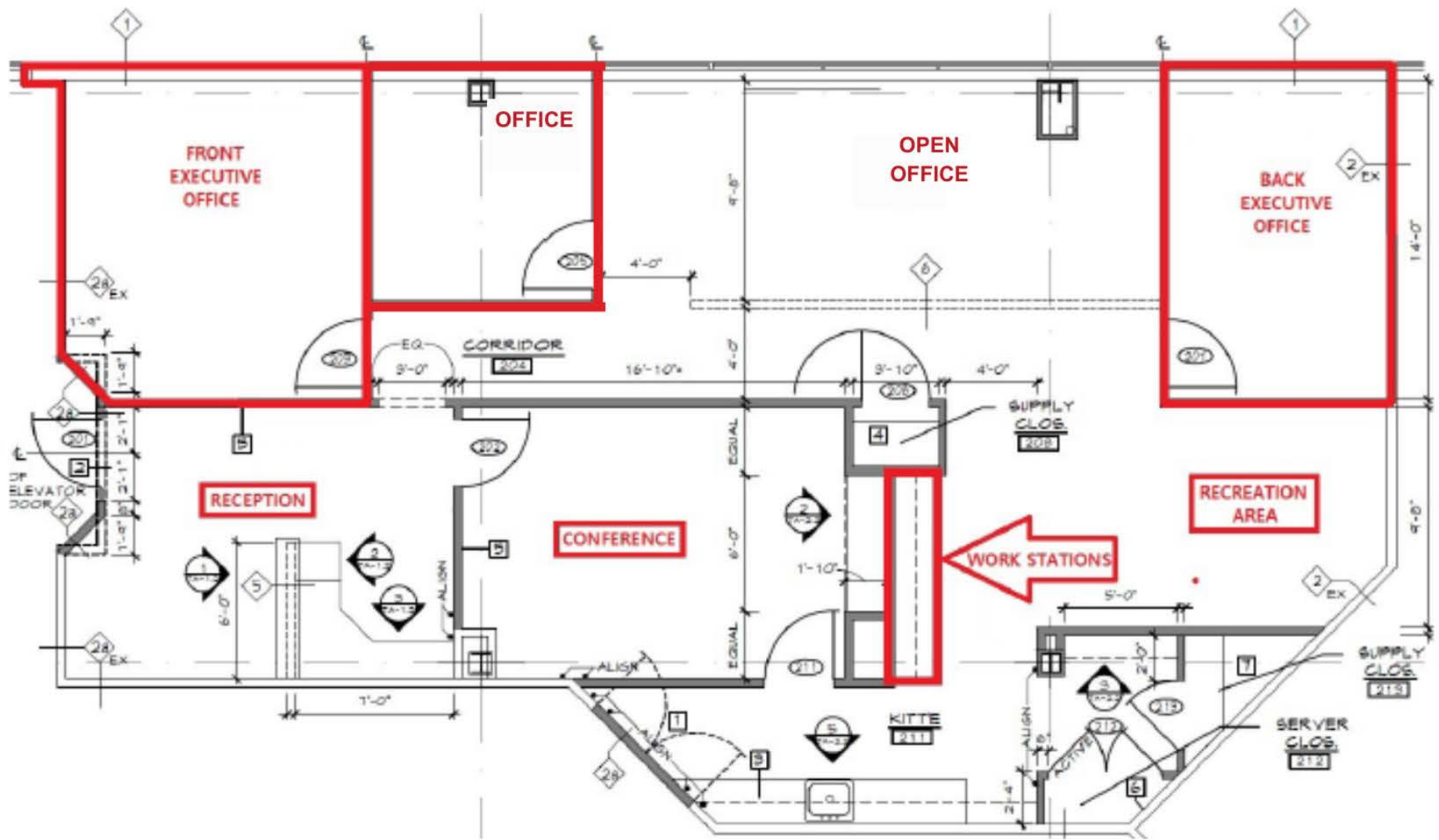
## OFFERING SUMMARY

<b>PRICE:</b>	\$650,000
<b>TAXES:</b>	\$7,696
<b>CONDO FEES:</b>	\$569
<b>LEASE RATE:</b>	\$24/SF Modified Gross
<b>LEASE TERM:</b>	Negotiable
<b>AVAILABLE SF:</b>	2,110 SF
<b>PARKING:</b>	Free and Unreserved
<b>YEAR BUILT:</b>	2006

## PROPERTY HIGHLIGHTS

- CLASS A OFFICE/MEDICAL SPACE FOR SALE OR LEASE
- 2 Large executive offices, 1 additional office
- Large reception area
- Bullpen/open office
- Conference room
- Kitchenette
- Elevator Access
- Tenant pays own utilities, janitorial and trash removal
- Located in Columbia, easy access to major commuter routes, 175, 32, 95, and 295

**HELEN DELLHEIM**  
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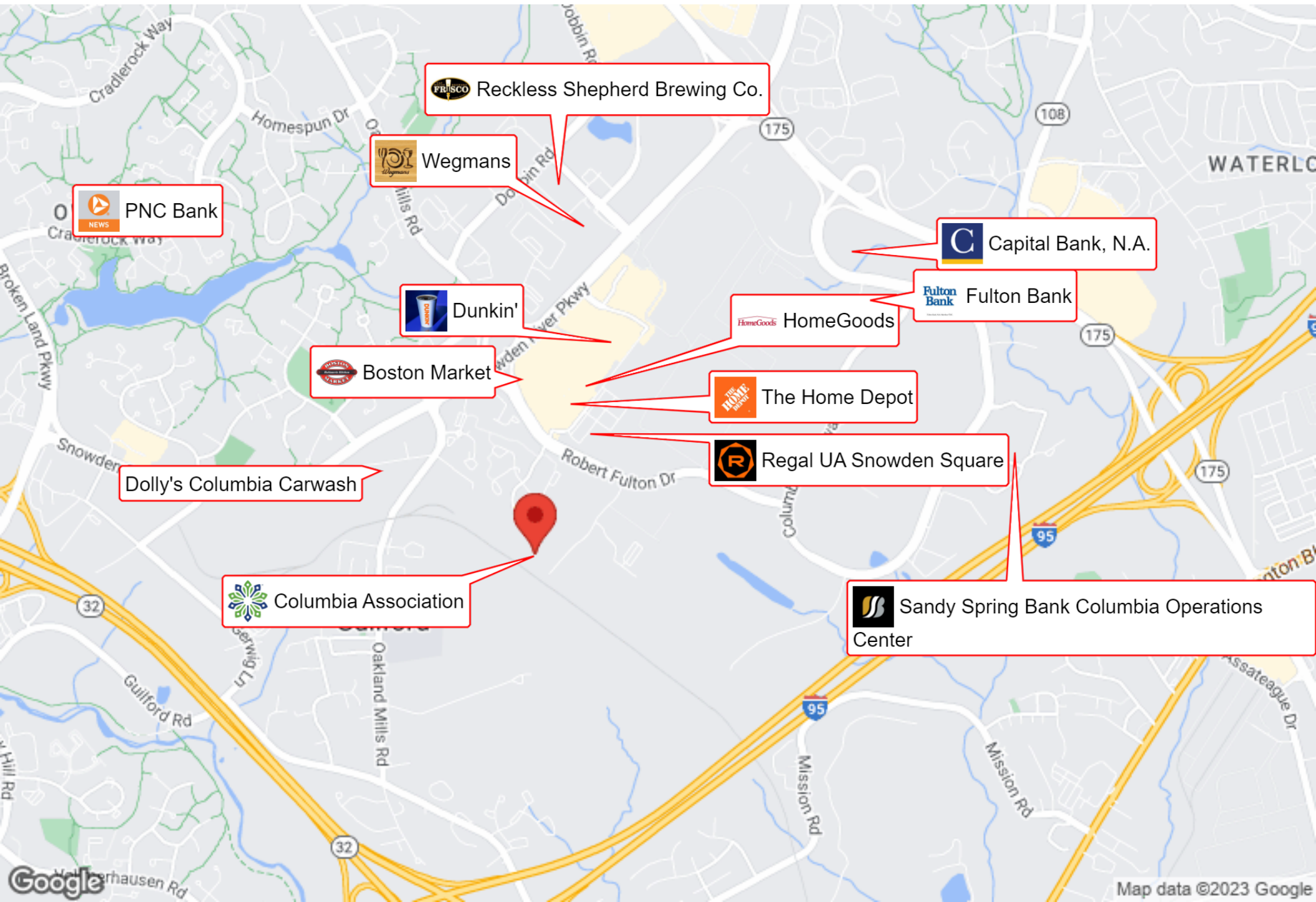
# PROPERTY PHOTOS

7230 Lee Deforest Dr, Suite 205, Columbia, MD 21045



# BUSINESS MAP


7230 LEE DEFOREST DRIVE, SUITE 205




 Reckless Shepherd Brewing Co.


 Wegmans


 PNC Bank


 Capital Bank, N.A.

 Dunkin'

 Fulton Bank

 Boston Market


 HomeGoods

 The Home Depot

Dolly's Columbia Carwash

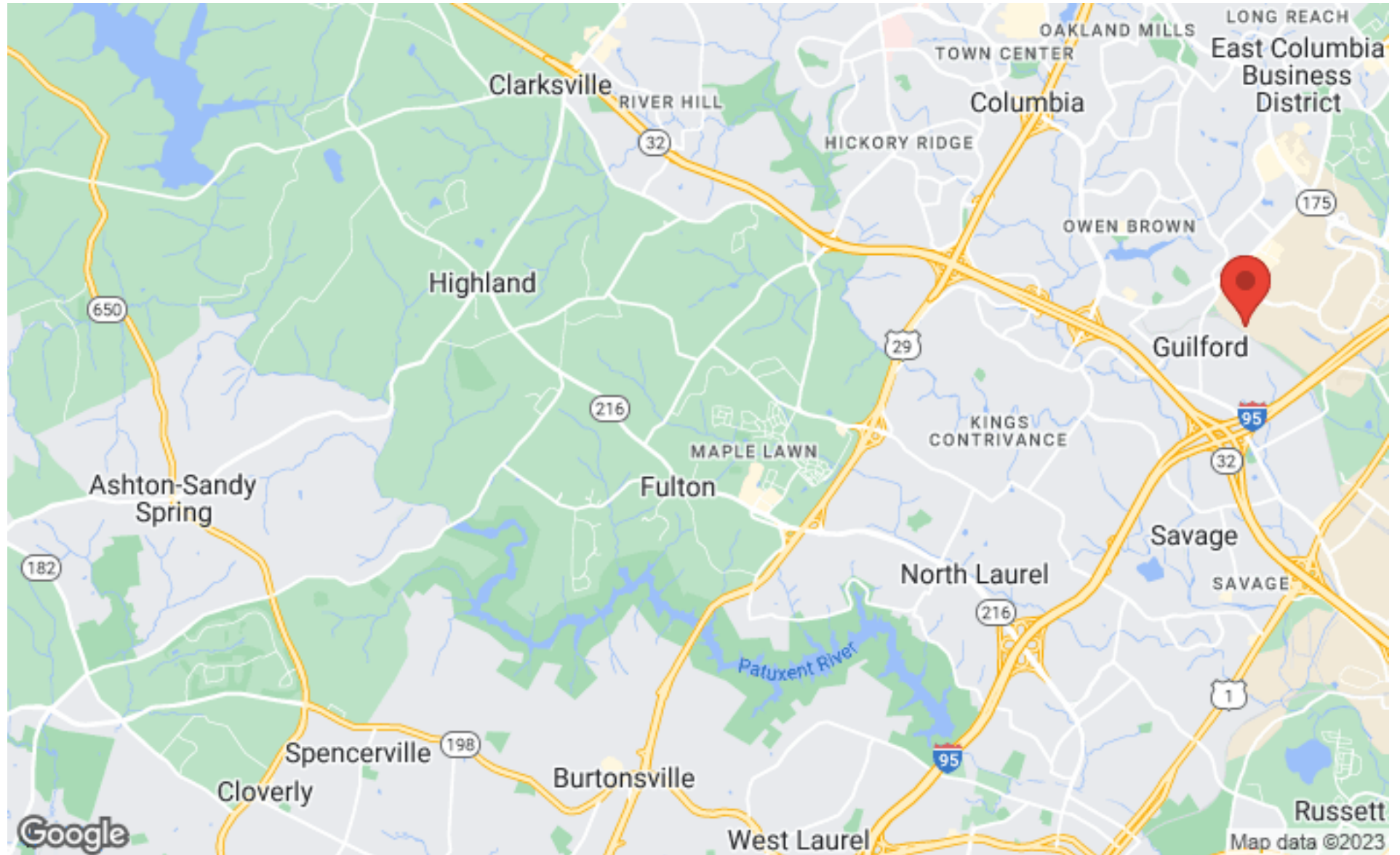
 Regal UA Snowden Square

 Columbia Association

 Sandy Spring Bank Columbia Operations Center

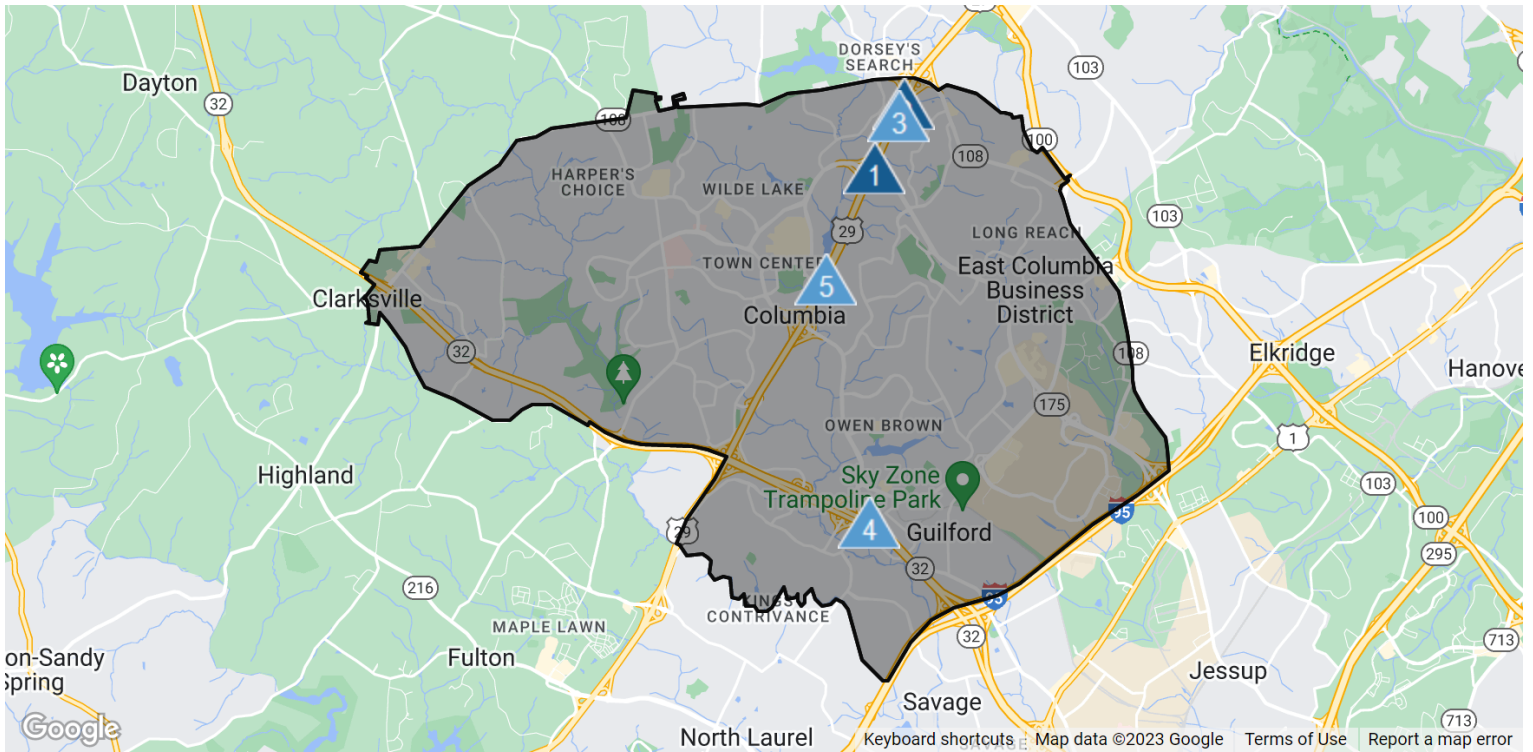
# REGIONAL MAP

7230 LEE DEFOREST DRIVE, SUITE 205



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# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**

## 118,533

2022 Est. daily traffic counts

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Street: **Columbia Pike**  
 Cross: –  
 Cross Dir: –  
 Dist: –

**2**

## 117,444

2022 Est. daily traffic counts

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Street: **Columbia Pike**  
 Cross: **Old Line Dr**  
 Cross Dir: **SE**  
 Dist: **0.18 miles**

**3**

## 97,875

2022 Est. daily traffic counts

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Street: **Columbia Pike**  
 Cross: **Diamondback Dr**  
 Cross Dir: **SW**  
 Dist: **0.09 miles**

**4**

## 96,335

2022 Est. daily traffic counts

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Street: **Patuxent Freeway**  
 Cross: **Brokenland Pkwy**  
 Cross Dir: **NW**  
 Dist: **0.26 miles**

**5**

## 93,182

2022 Est. daily traffic counts

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Street: **Columbia Pike**  
 Cross: –  
 Cross Dir: –  
 Dist: –

Historical counts

Year	Count	Type
2017	▲ 118,391	AA DT

Historical counts

Year	Count	Type
2018	▲ 117,332	AA DT

Historical counts

Year	Count	Type
2012	▲ 104,582	AA DT
2011	▲ 105,421	AA DT
2010	▲ 105,000	AA DT
2009	▲ 84,163	AA DT
2008	▲ 84,162	AA DT

Historical counts

Year	Count	Type
2017	▲ 98,522	AA DT
2011	▲ 93,604	AA DT
2010	▲ 93,760	AA DT

Historical counts

Year	Count	Type
2017	▲ 93,070	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)




# HELEN LEE DELLHEIM

MANAGING DIRECTOR

*" Make your next move a WIN "*

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