



# OVERLOOK CENTER

5457 TWIN KNOLLS RD | COLUMBIA, MD 21045

FOR  
LEASE



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Private wooded setting
- Next to Double Tree Hotel by Hilton
- Full Floor Opportunity
- Immediate Access to Route 175 & Route 29
- Minutes from Downtown Columbia
- Balconies
- Abundant Parking
- 15.5 Miles to BWI

### AVAILABLE:

SUITE 100: 3,135 SF  
SUITE 200: 2,869 SF - 18,624 SF  
SUITE 304: 2,237 SF  
SUITE 400: 10,880 SF

### BUILDING SIZE:

70,404 SF

### ZONING:

NT (NEW TOWN)

### TRAFFIC COUNT:

44,232 AADT (LITTLE PATUXENT PKWY)



GOOGLE STREET VIEW

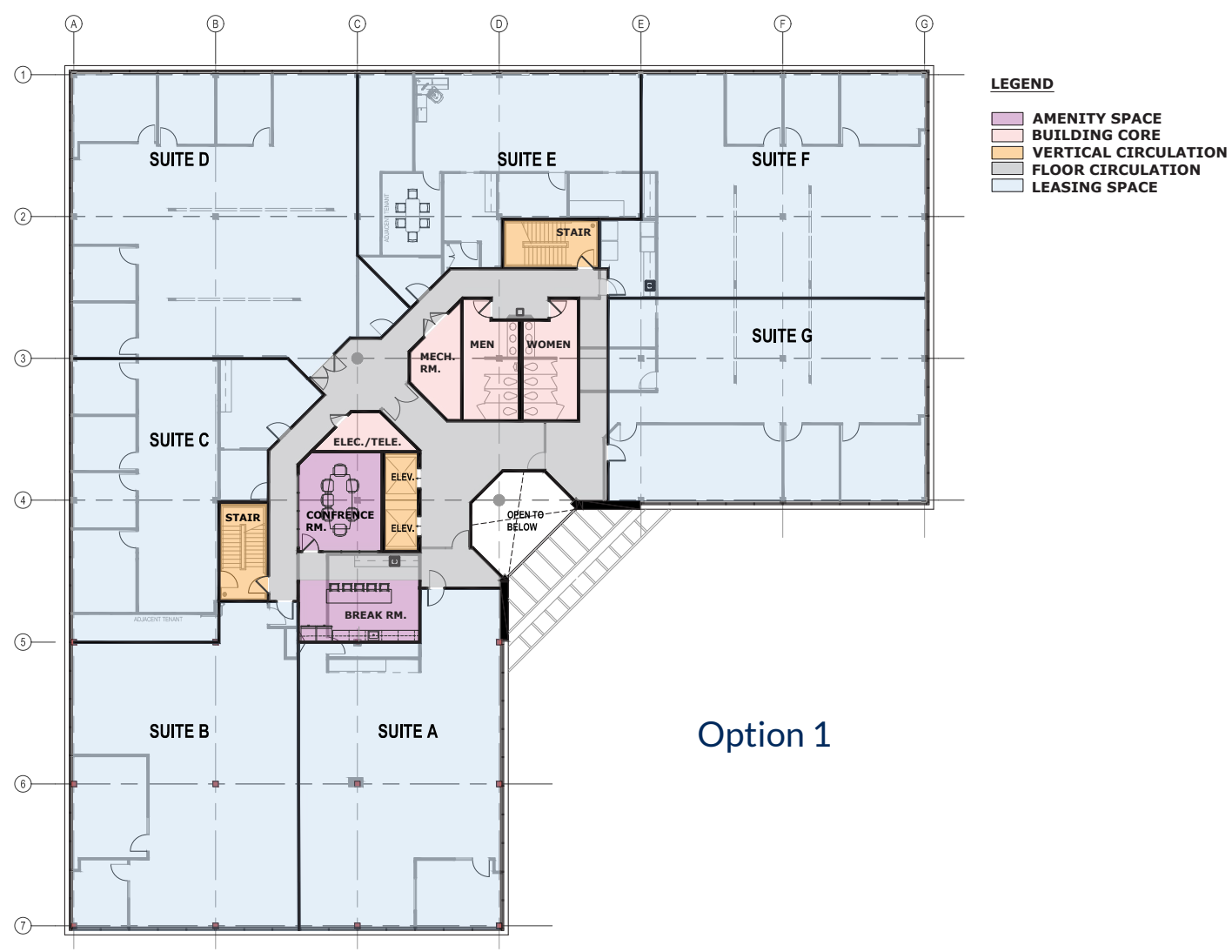


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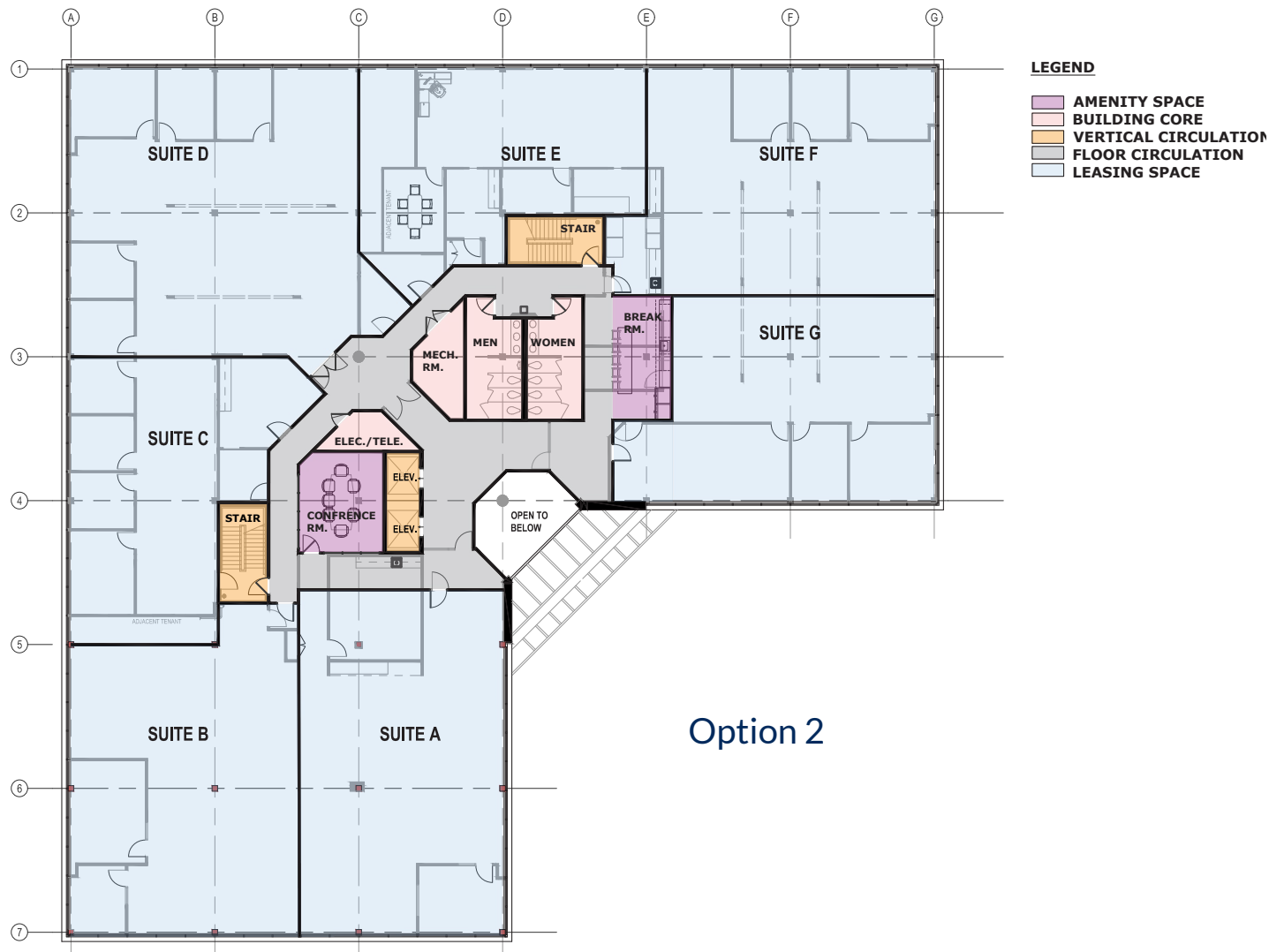
# FLOOR PLAN: **SUITE 200**



# BLOCKING PLAN: **SECOND FLOOR**



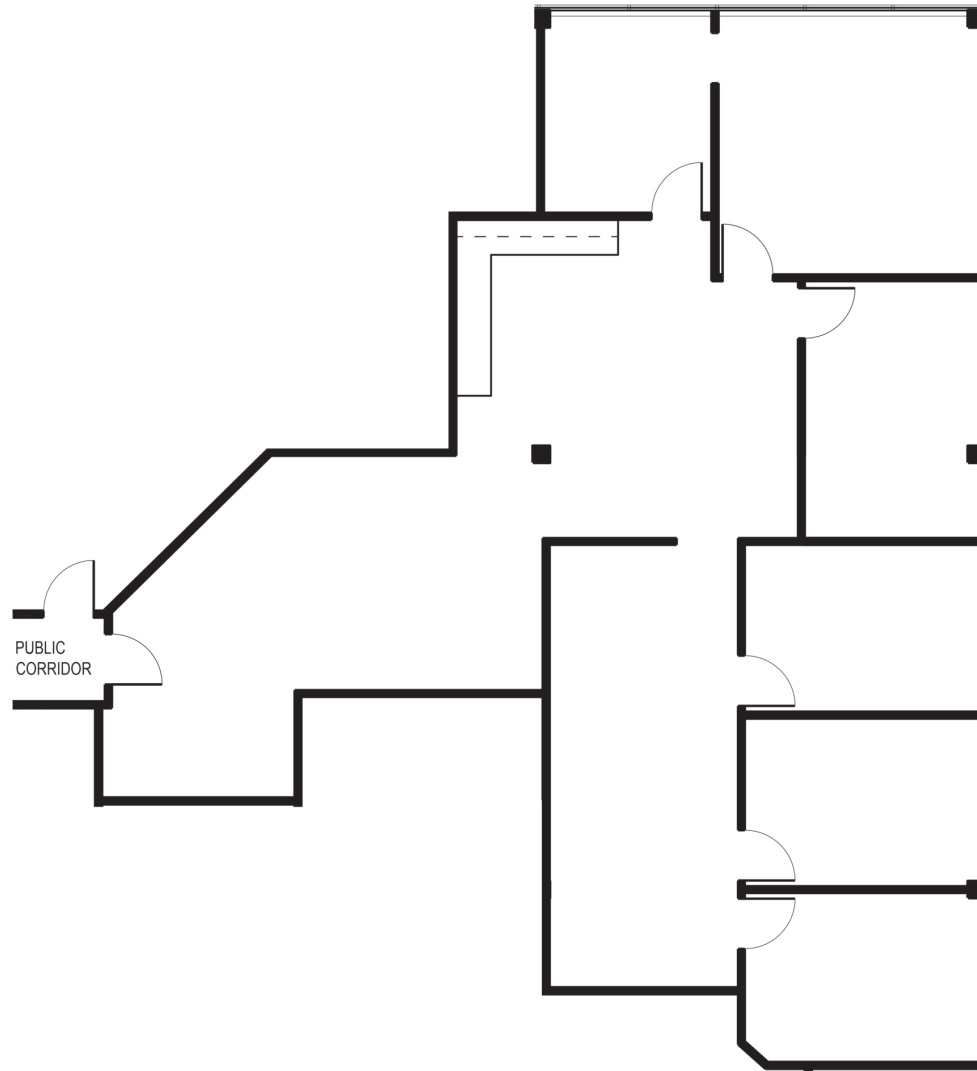
# BLOCKING PLAN: **SECOND FLOOR**



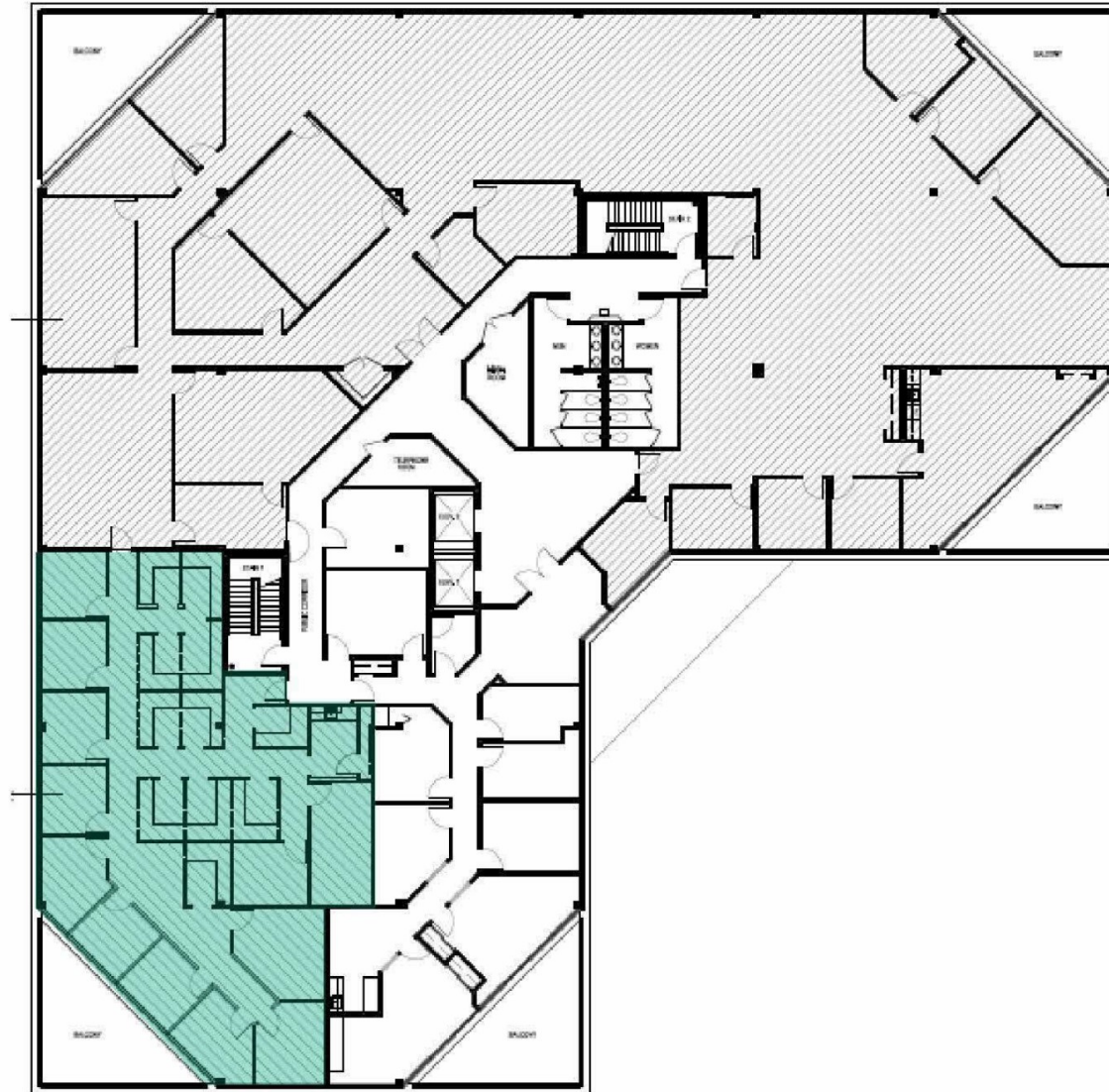
Option 2



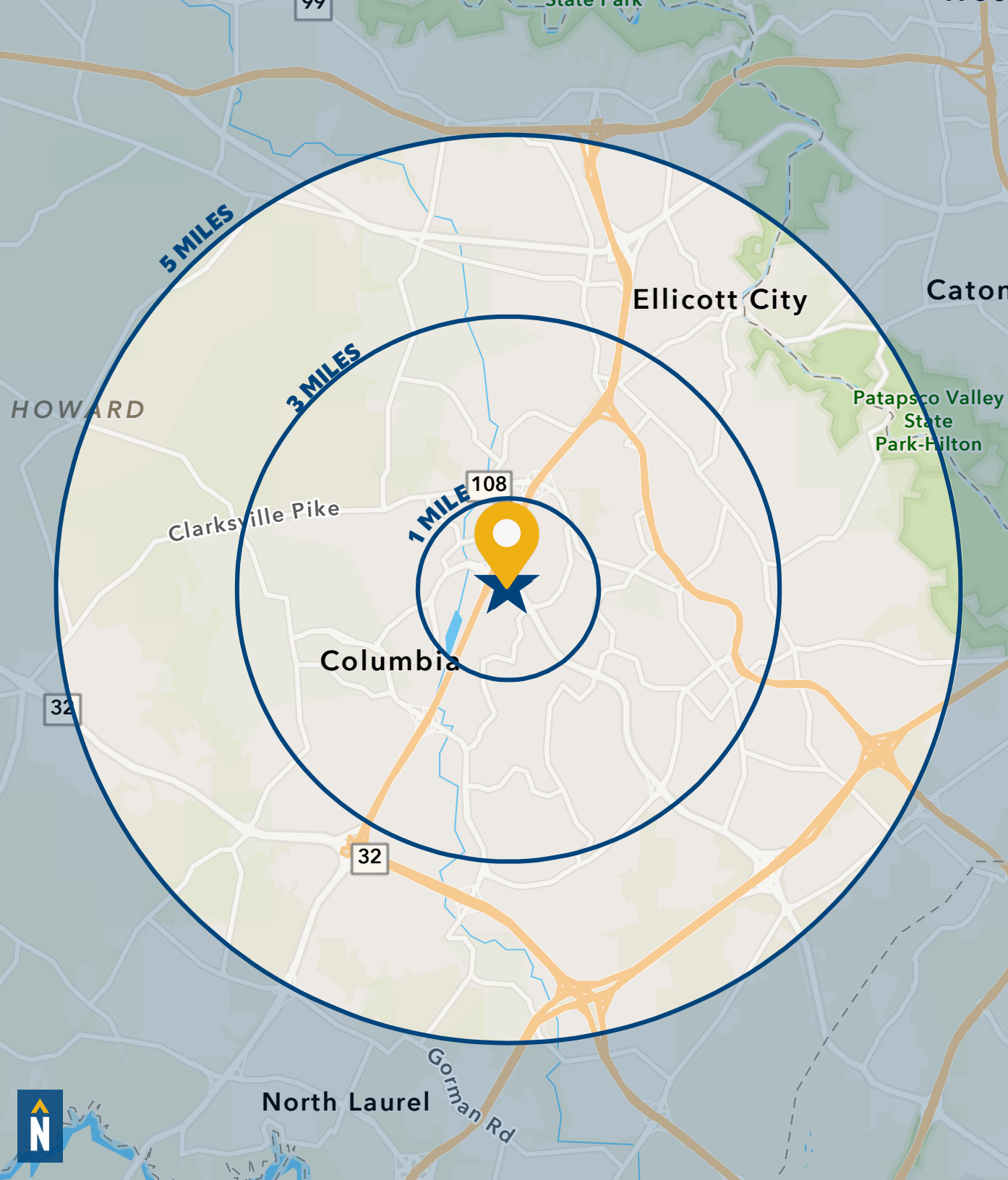
# FLOOR PLAN: SUITE 304



# FLOOR PLAN: **SUITE 400**







# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



6,678

45,917

96,230

## DAYTIME POPULATION



12,057

104,641

212,664

## AVERAGE HOUSEHOLD INCOME



\$131,857

\$162,649

\$175,008

## NUMBER OF HOUSEHOLDS



5,872

39,766

79,073

## MEDIAN AGE



37.8

40.2

39.8

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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