

# OFFICE FOR LEASE 10450 SHAKER DRIVE, SUITE 208-209

Columbia, MD 21046

Available: 2,000 SF



## LISTING DATA

**AVAILABLE SF:** 2,000 SF

## ECONOMIC DATA

**LEASE RATE:** \$20.00 SF/yr (MG)

## PROPERTY INFORMATION

**COUNTY:** Howard

**MARKET:** Baltimore

**SUBMARKET:** Ellicott City/Columbia

## BUILDING DATA

**TOTAL BUILDING SF:** 2,000 SF

**YEAR BUILT:** 1996

**ZONING:** B1

## PROPERTY OVERVIEW

Downsizing your office space? Let us help with the transition. Private offices are ideal for office-intensive uses.

## PROPERTY HIGHLIGHTS

- Spaces are separately metered with their own entrances; these units are perfect for a tenant wanting to control their own hours of operation
- They are the ideal situation for the small office users.
- Free and abundant parking

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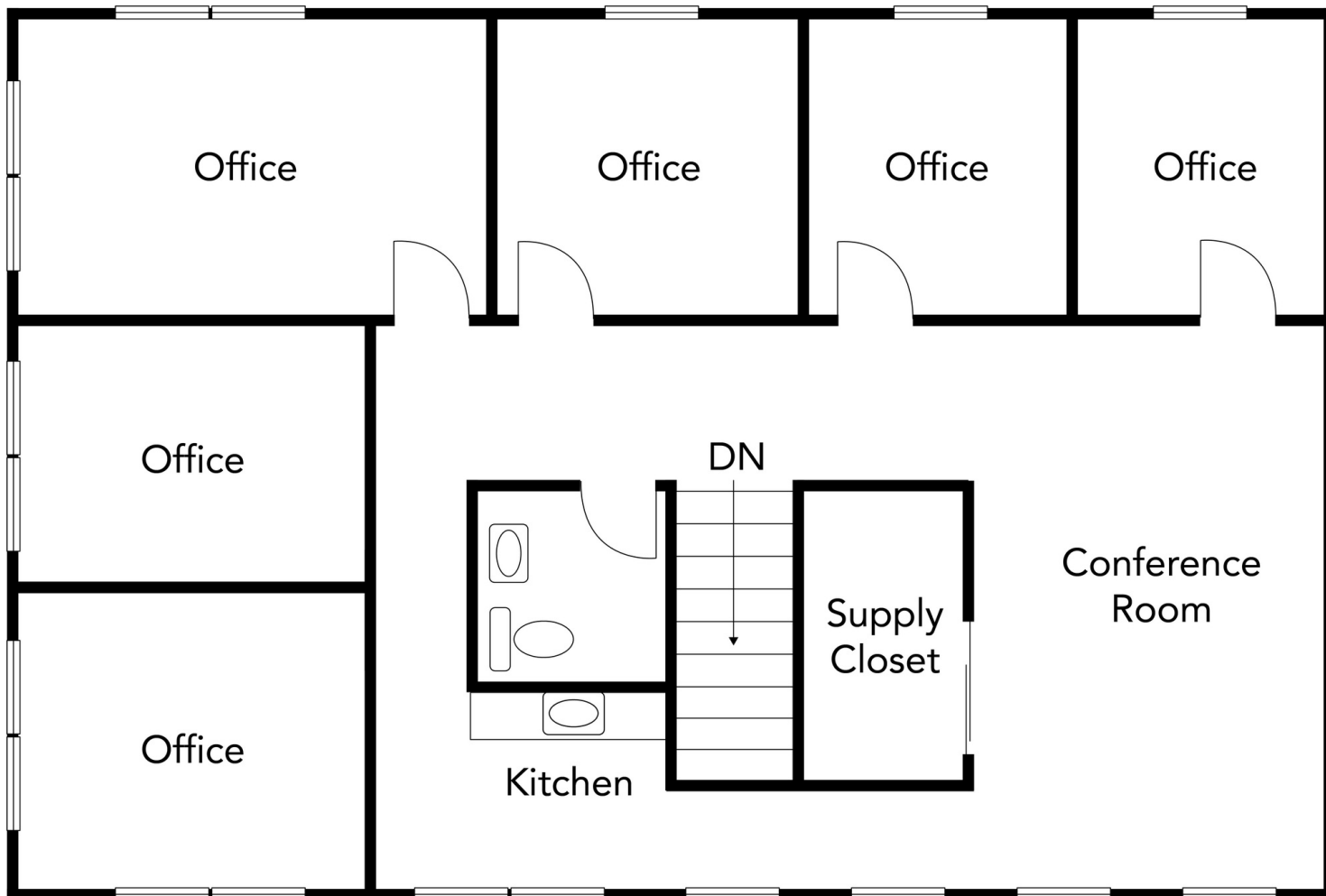
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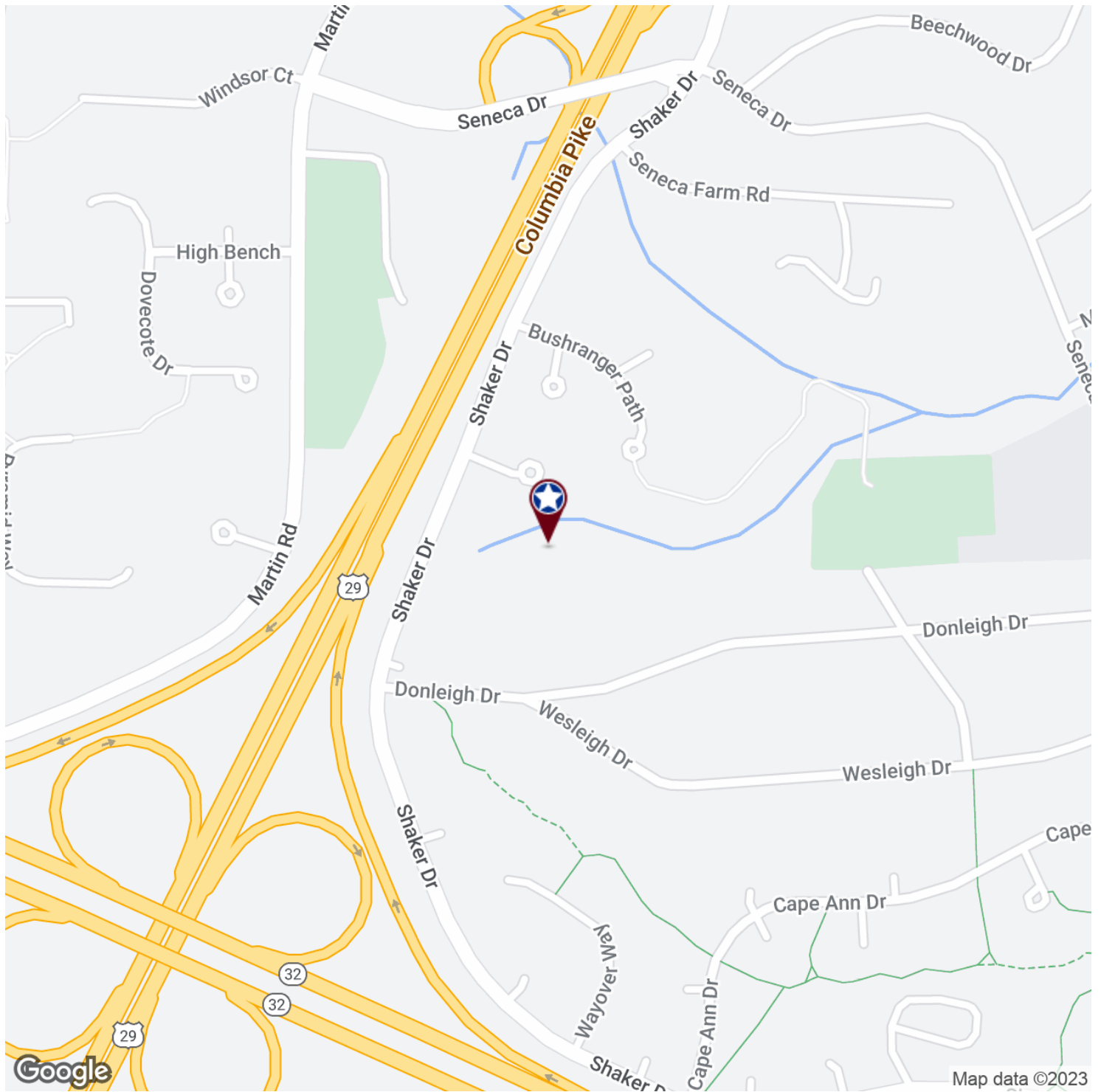
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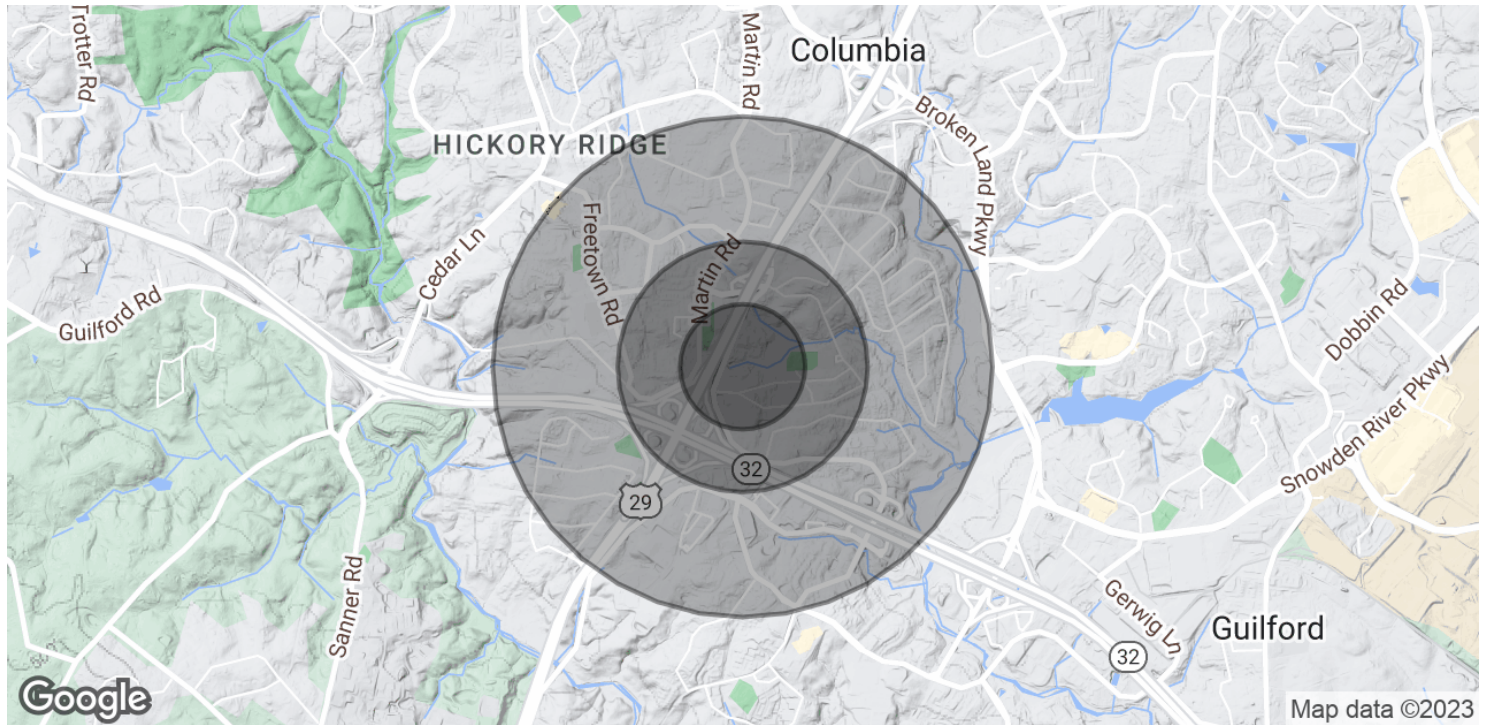
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**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	416	1,678	6,745
Average Age	45.2	41.9	40.9
Average Age (Male)	44.9	40.4	38.0
Average Age (Female)	45.7	42.7	42.6

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	145	569	2,366
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$173,656	\$178,789	\$171,875
Average House Value	\$454,079	\$466,859	\$469,102

\* Demographic data derived from 2020 ACS - US Census

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