

# OFFICE FOR LEASE 7226 LEE DEFOREST DRIVE

Columbia, MD 21046

Available: 3,597 SF



## LISTING DATA

**AVAILABLE SF:** 3,597 SF

## ECONOMIC DATA

**LEASE RATE:** Call For Info

## PROPERTY INFORMATION

**COUNTY:** Howard

## BUILDING DATA

**TOTAL BUILDING SF:** 75,000 SF

## PROPERTY OVERVIEW

Discover the ideal business environment at 7226 Lee Deforest Drive, Columbia, MD, 21046. This modern, well-appointed property offers versatile spaces designed to elevate your operations. Boasting state-of-the-art amenities, including high-speed internet and advanced security systems, the property provides a secure and efficient work setting. Ample parking, convenient access to major roadways, and nearby public transportation options ensure ease of commuting for both employees and clients. The thoughtful layout and flexible floor plans cater to a variety of business needs, fostering collaboration and productivity. With its strategic location and impressive features, this property presents an exceptional opportunity to establish or expand your business with confidence.

## PROPERTY HIGHLIGHTS

- Modern, well-appointed spaces
- Advanced security systems
- Ample parking
- Convenient access to major roadways
- Nearby public transportation options

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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.

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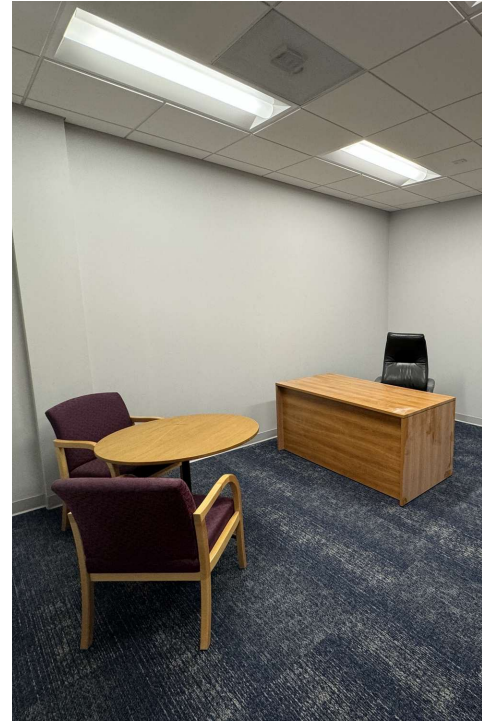
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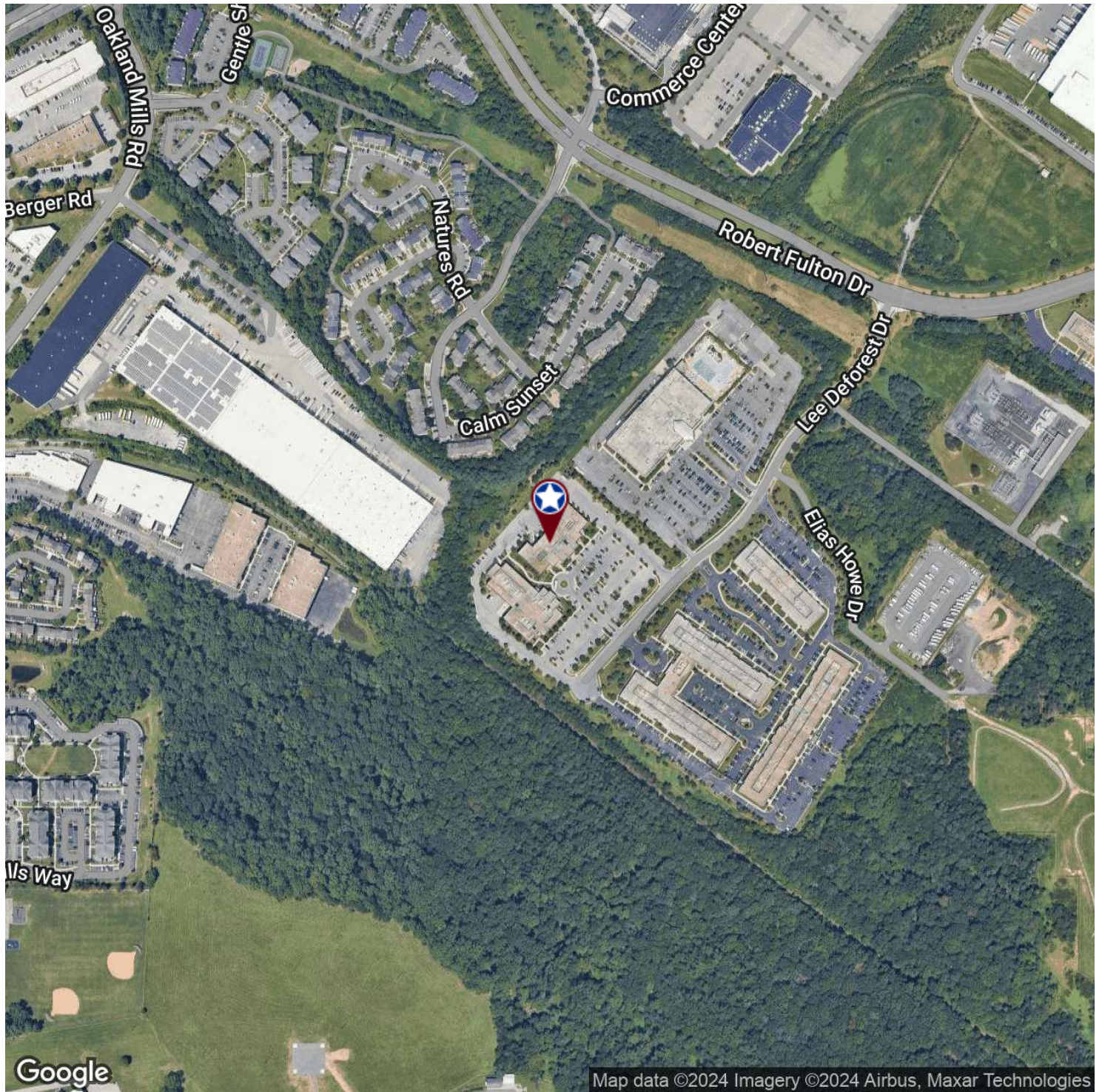
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COMMERCIAL REAL ESTATE SERVICES



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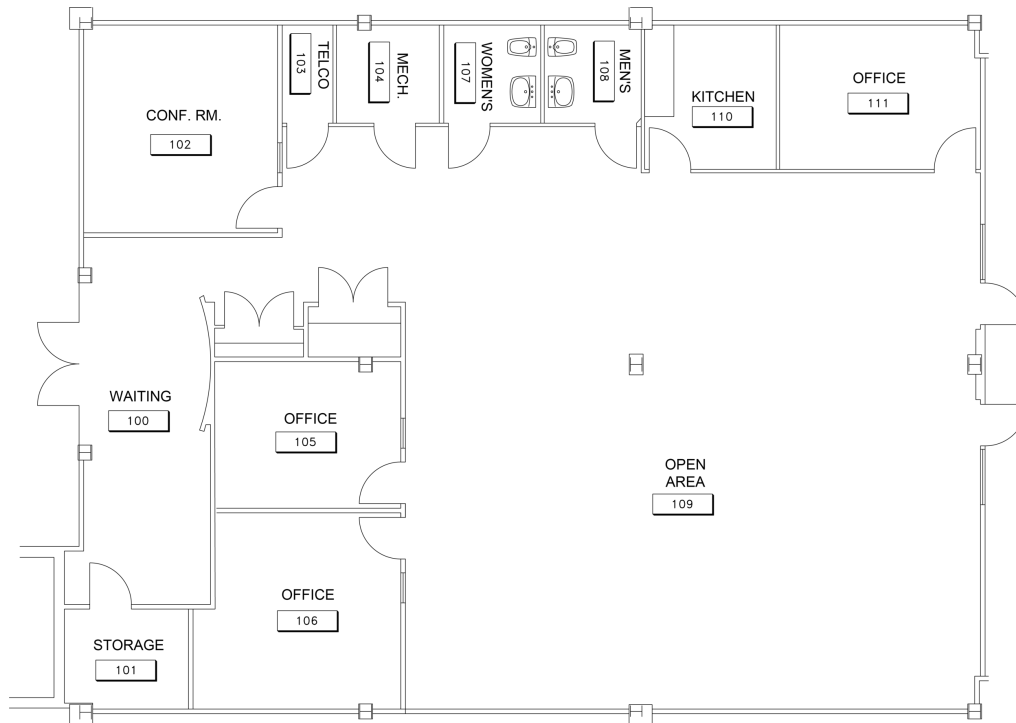
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## LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
 Total Space: 3,597 SF      Lease Rate: Call For Info

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 103	Available	3,597 SF	NNN	Call For Info

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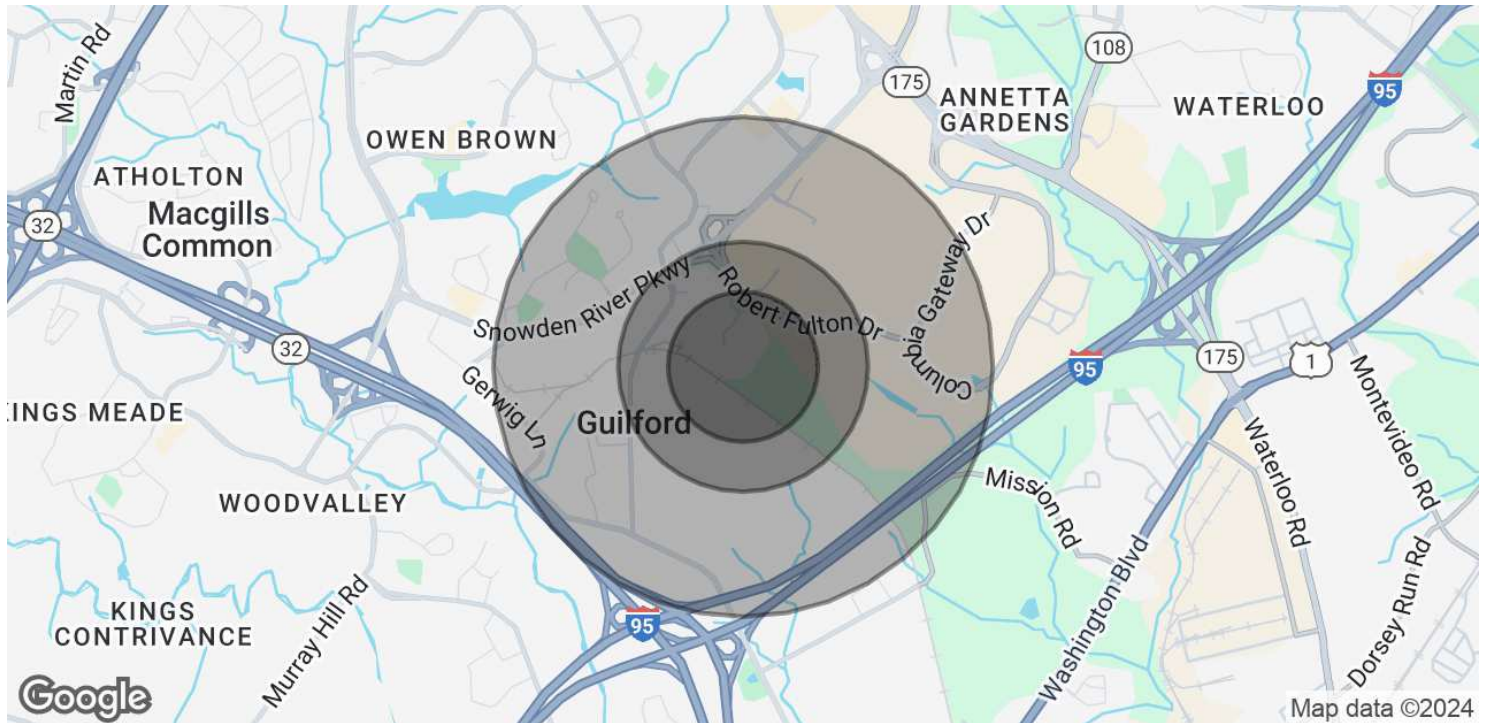
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**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	485	1,700	5,654
Average Age	36	36	38
Average Age (Male)	34	34	36
Average Age (Female)	38	38	40

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	201	698	2,159
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$127,851	\$128,613	\$139,658
Average House Value	\$337,486	\$340,956	\$391,128

Demographics data derived from AlphaMap

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