



OVERLOOK CENTER

5457 TWIN KNOLLS RD | COLUMBIA, MD 21045

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- New HVAC & elevators March 2026
- Private wooded setting
- Next to Double Tree Hotel by Hilton
- Full Floor Opportunity
- Immediate Access to Route 175 & Route 29
- Minutes from Downtown Columbia
- 4th floor private tenant balconies
- Abundant Parking

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)



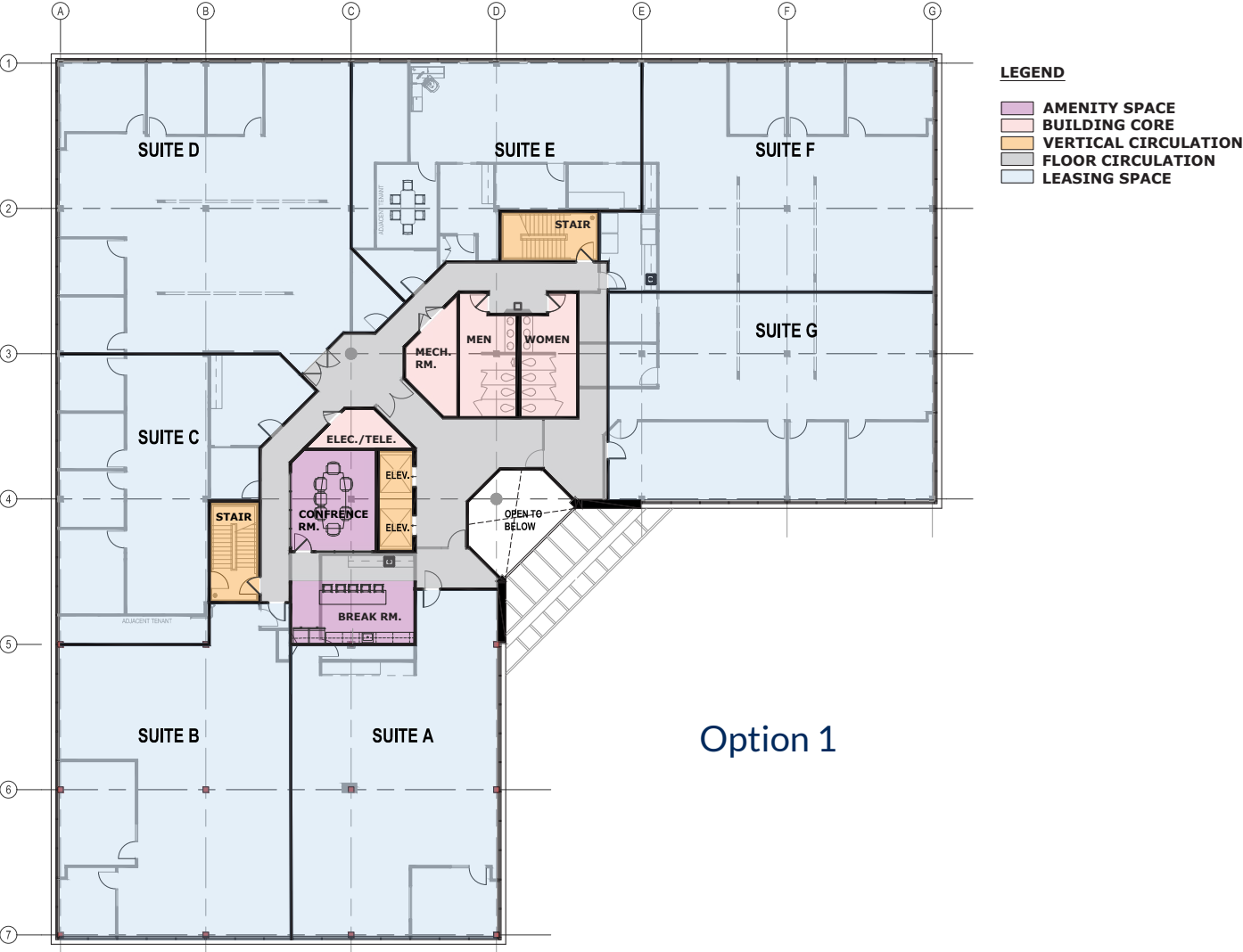
GOOGLE STREET VIEW



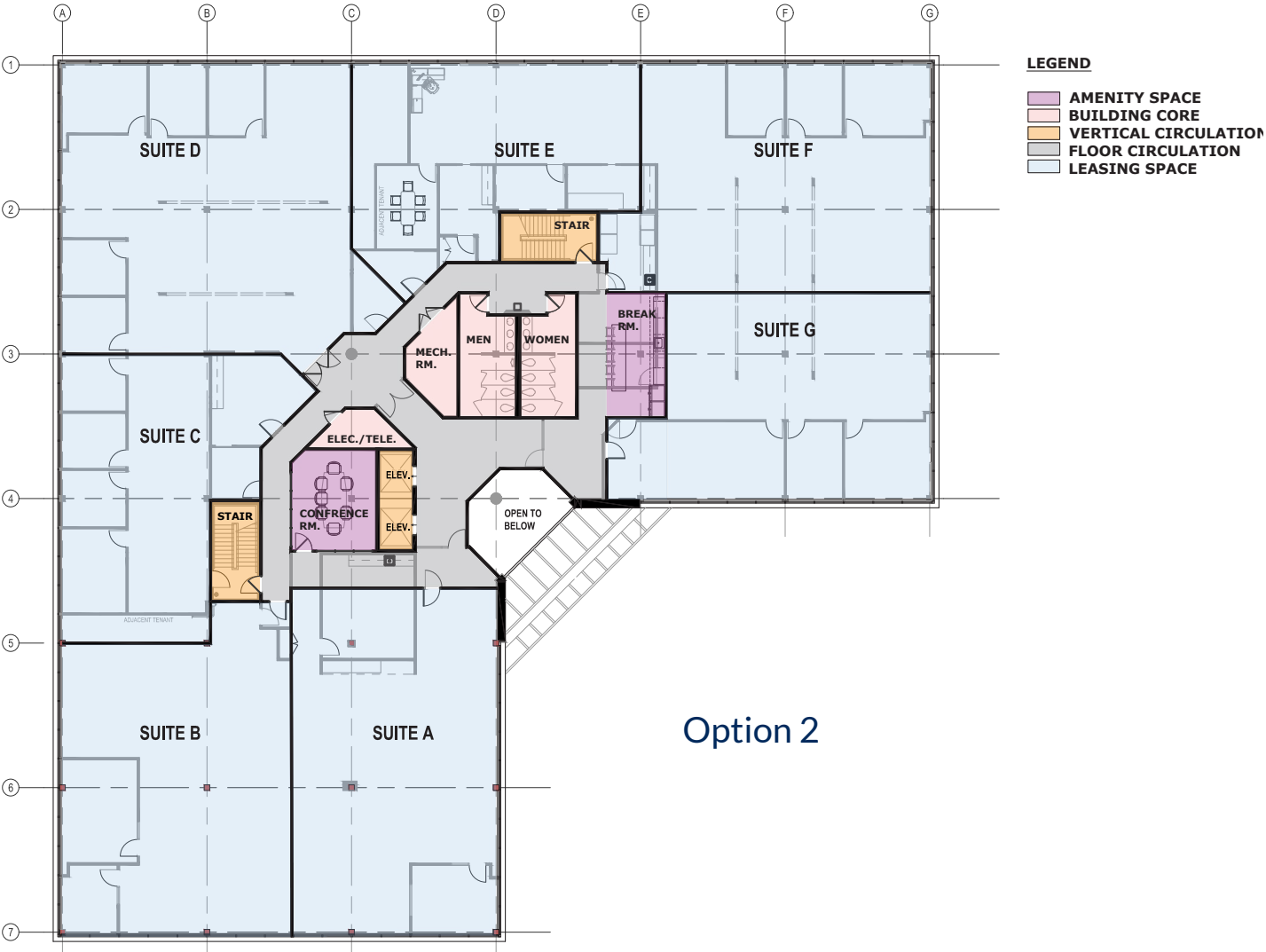
FLOOR PLAN: SUITE 200



BLOCKING PLAN: SECOND FLOOR

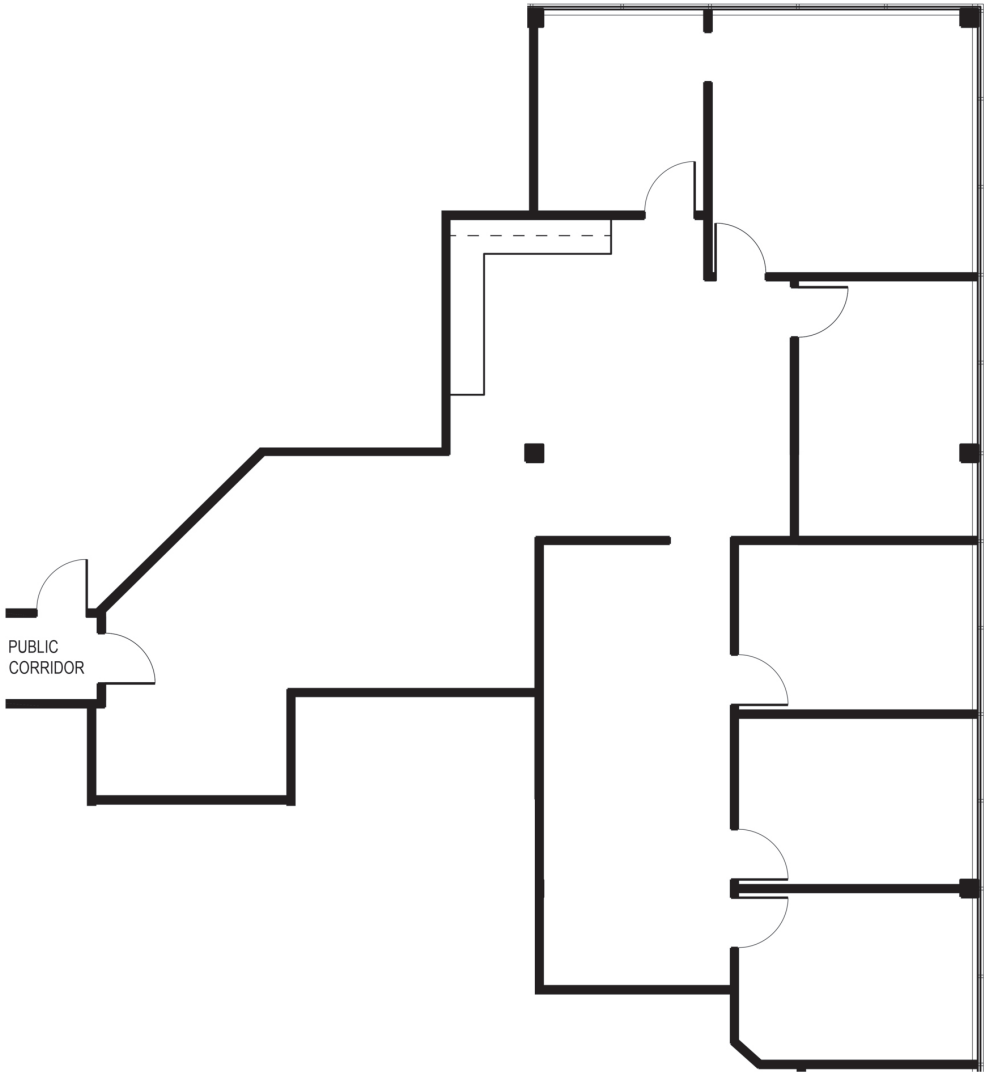


BLOCKING PLAN: SECOND FLOOR

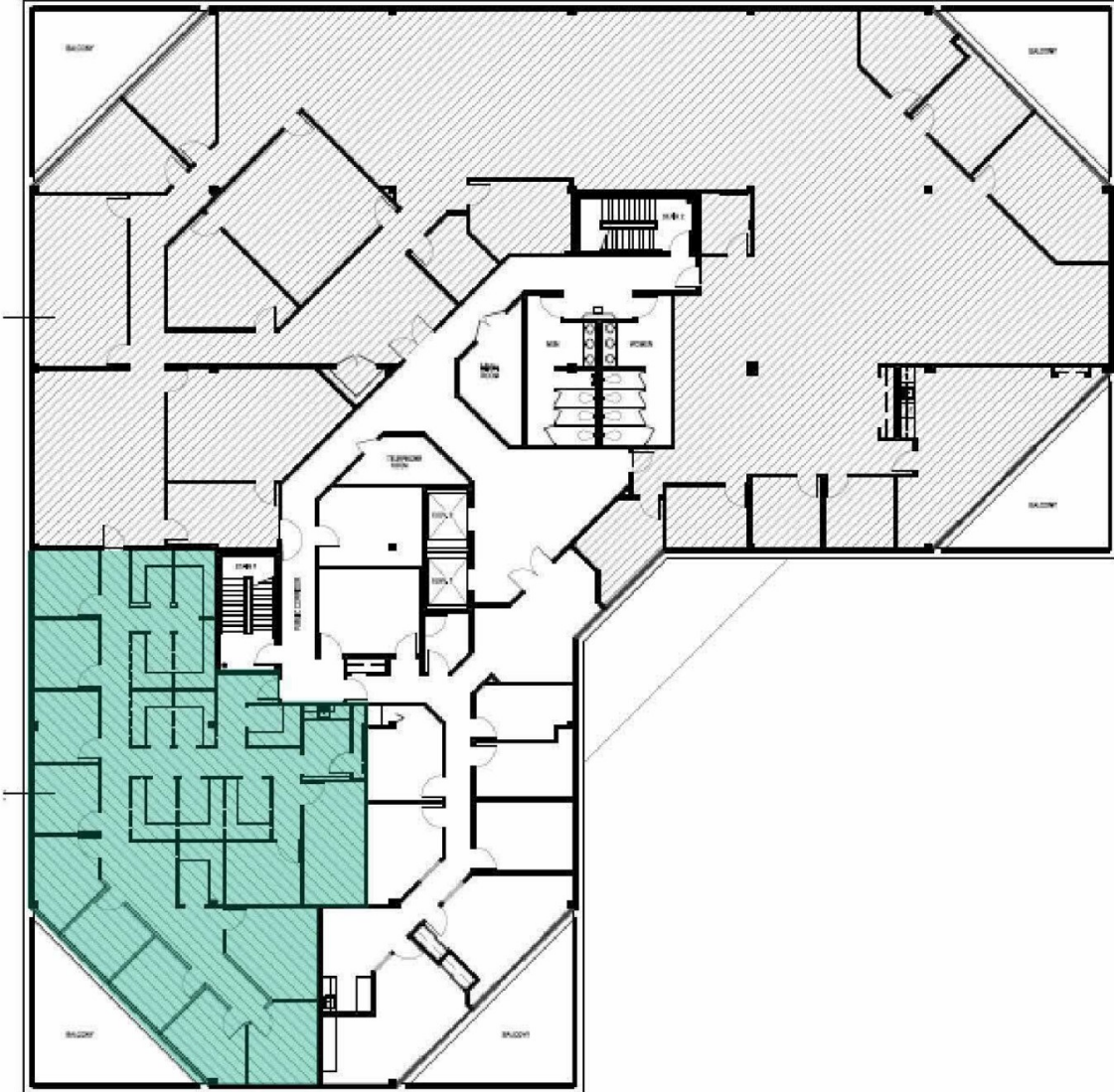


Option 2

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

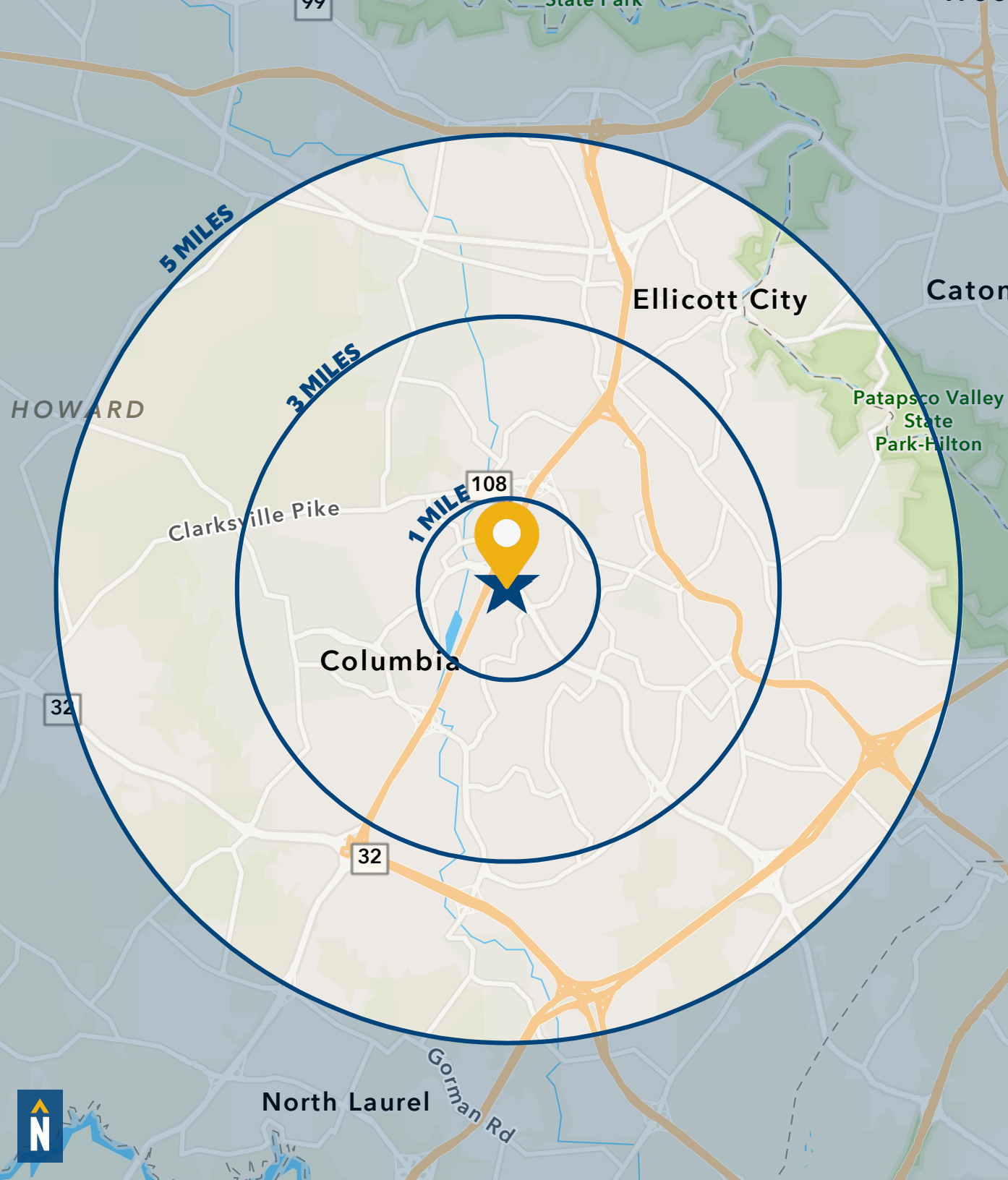


37.8

40.2

39.8

[FULL DEMOS REPORT](#)



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