



**OFFICE / RETAIL / MEDICAL SPACE  
OFFERED FOR LEASE**

<b>ADDRESS:</b>	Trellis Center 10750 & 10760 Hickory Ridge Road Columbia, Maryland 21044	
<b>BUILDING SIZE:</b>	20,100 s.f. / 10,050 s.f. per floor	
<b>AVAILABLE SPACE:</b>	Suite 111	1,161SF
	Suite 117-119	1,742SF shell
	Suite 121	868SF
	Suites 117-121 can be combined for 2,610sf	
	Suite 206B	2,890SF medical
<b>LEASE RATE:</b>	\$18.00 - \$19.00 NNN (\$7.33psf)	
<b>LEASE STRUCTURE:</b>	<u>Triple Net (NNN).</u> Tenant responsible for real estate CAM, janitorial & separately metered utilities.	
<b>ZONING:</b>	NT, Howard County's designation for "New Town"	
<b>PARKING:</b>	90 spaces	
<b>UTILITY SERVICE:</b>	Public water & sewer	
<b>HVAC:</b>	Split system heat pump serves each unit	
<b>YEAR BUILT:</b>	1982, major improvements 2017-2025	
<b>AMENTITIES:</b>	24-hour direct-entry access	
<b>AMMENITIES:</b>	<ul style="list-style-type: none"><li>• Exterior signage available</li><li>• Adjacent to Howard County General Hospital, Howard County Community College</li></ul>	

**FOR ADDITIONAL INFORMATION CONTACT:**

TriAlliance Commercial Real Estate Services  
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