

OFFICE FOR LEASE THE CLUSTERS AT TWIN KNOLLS

5405 Twin Knolls Road, Columbia, MD 21045

Available: 1,349 SF



LISTING DATA

AVAILABLE SF: Fully Leased

ECONOMIC DATA

SALE PRICE: \$276,545

PROPERTY INFORMATION

COUNTY: Howard

BUILDING DATA

TOTAL BUILDING SF: 9,100 SF

YEAR BUILT: 1985

LOCATION OVERVIEW

Great Howard County location, near Columbia Mall, also near the intersection of MD Rt.29 with MD Rt. 175 (Little Patuxent Pky.).

PROPERTY HIGHLIGHTS

- Available 1,349 SF
- Total building size 9,100 SF
- Updated HVAC system
- Durable slate floors
- Easy Direct Outside Entrance
- Private bathroom
- Free parking - 3.3 cars per 1,000 SF
- Beautiful Scenery with Park like Setting
- Conveniently located just off Route 29 and Route 175
- Real estate taxes are \$3,131.48 per year.
- Condo fees are \$269.00 per month.
- Columbia Assoc. fee is \$733.72 per year.

Bill Harrison
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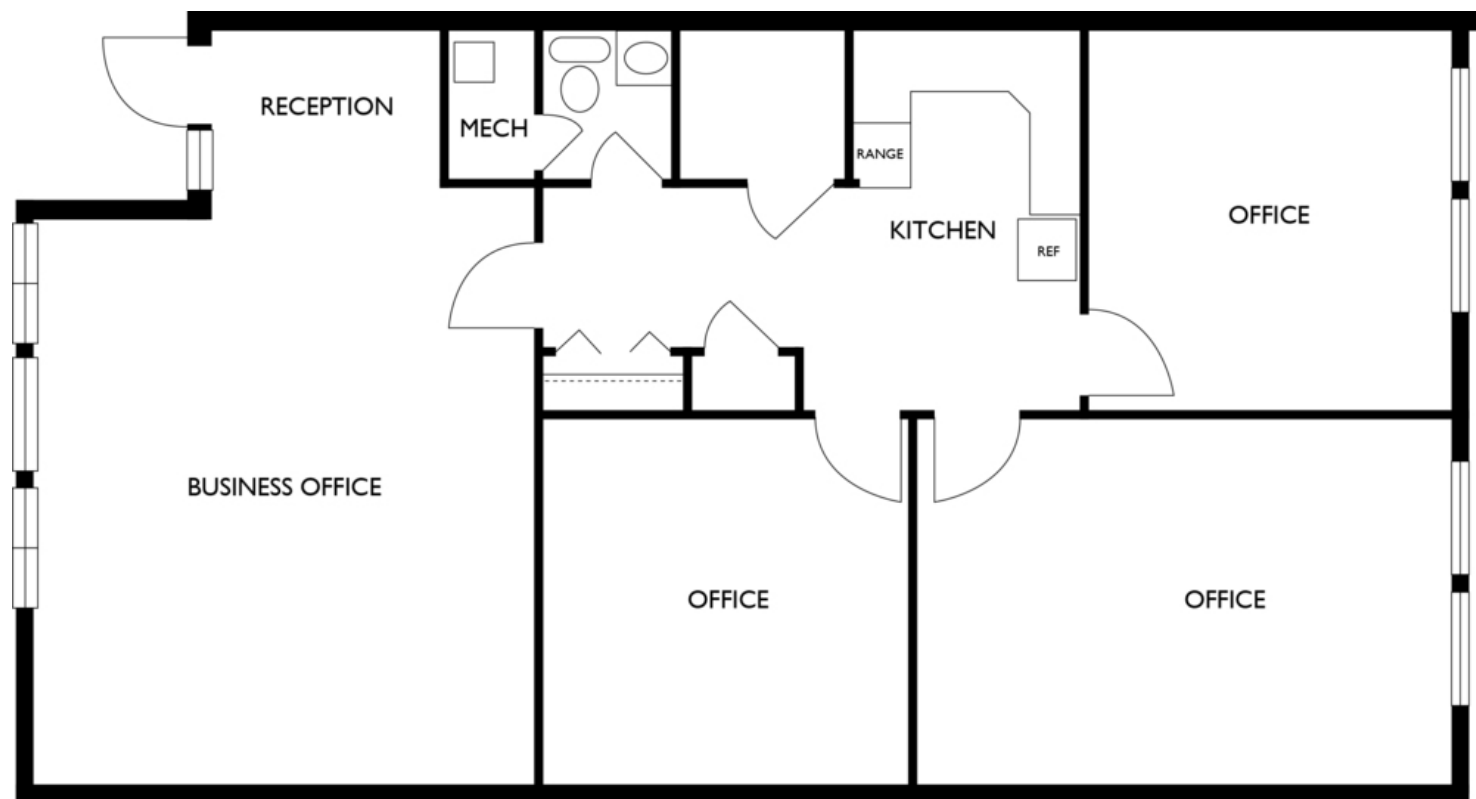
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LEASE TYPE | - **TOTAL SPACE** | Fully Leased **LEASE TERM** | Negotiable **LEASE RATE** | Call For Info



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 3	-	1,349 SF	Modified Gross	\$16.50 SF/yr

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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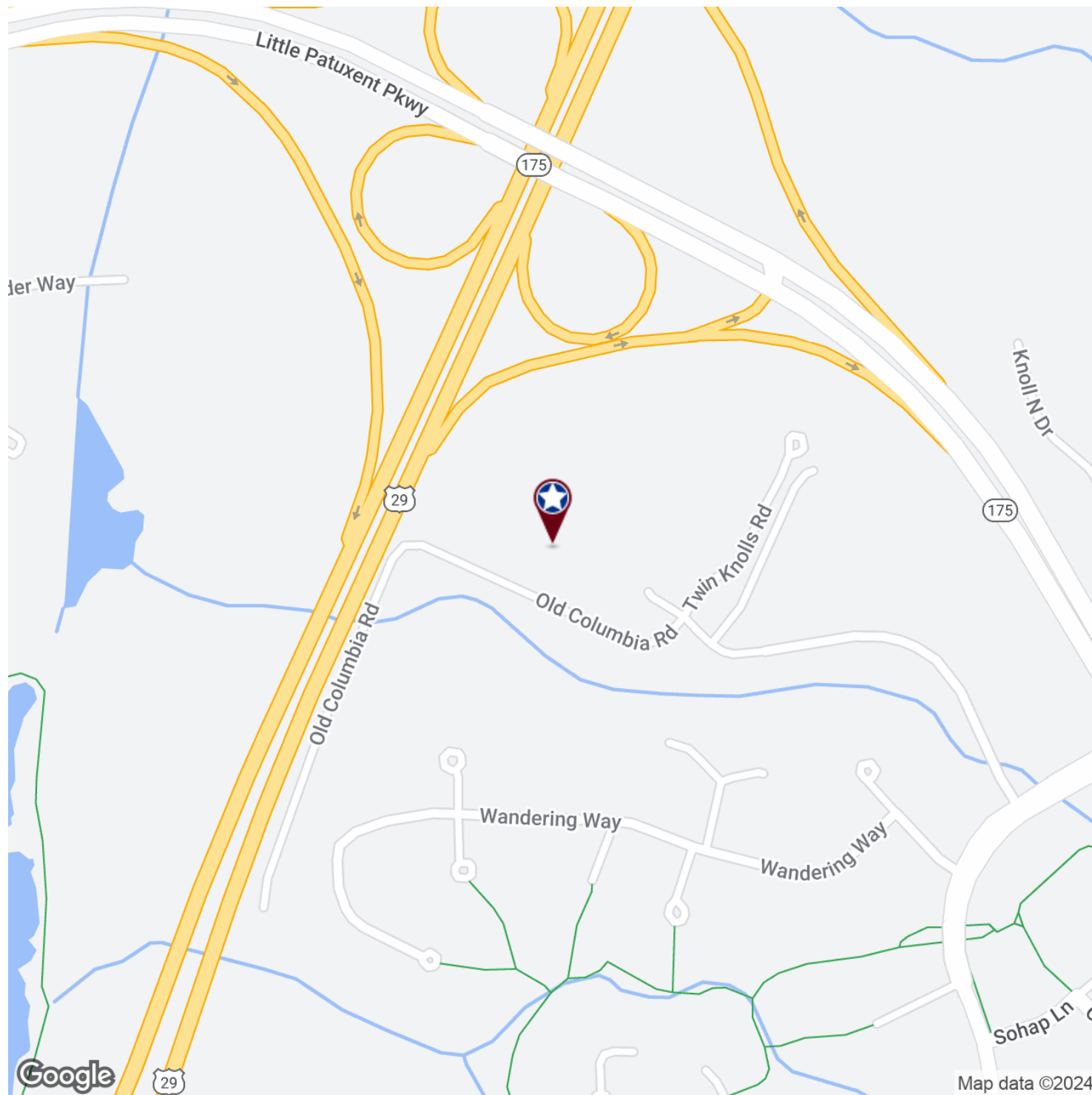
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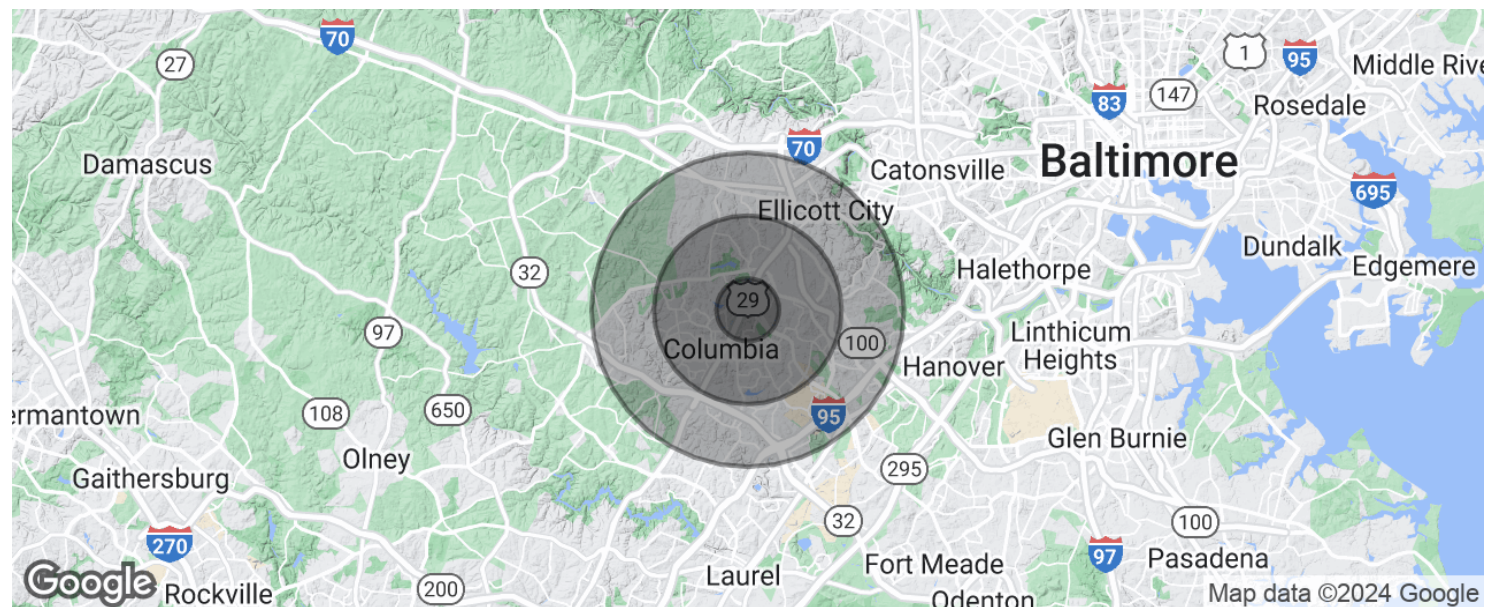
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OFFICE FOR LEASE THE CLUSTERS AT TWIN KNOLLS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,610	92,528	196,029
Median age	38.3	38.1	38.2
Median age (Male)	37.9	37.5	37.3
Median age (Female)	38.7	39.1	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,180	37,058	76,575
# of persons per HH	2.2	2.5	2.6
Average HH income	\$95,173	\$106,072	\$114,412
Average house value	\$377,513	\$433,234	\$456,654

* Demographic data derived from 2020 ACS - US Census

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