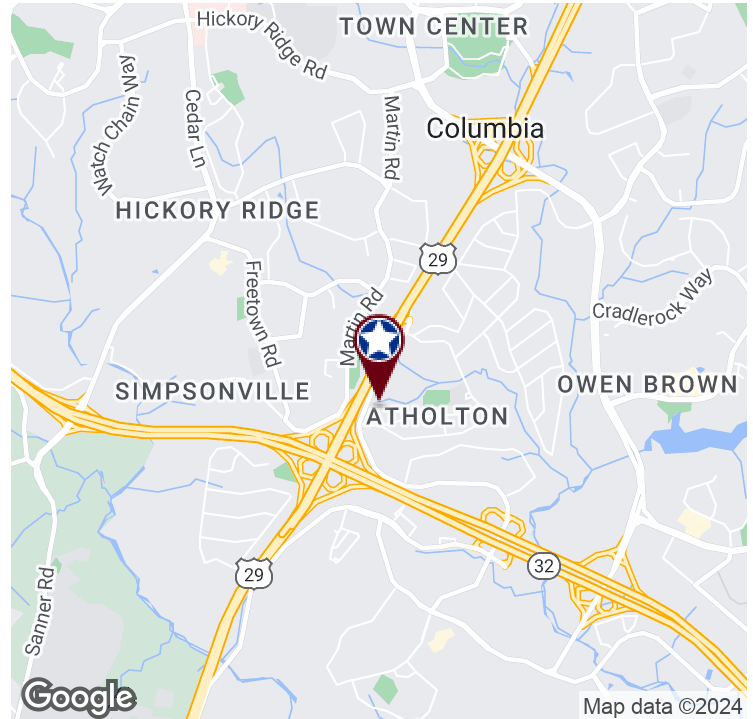


# OFFICE CONDO FOR LEASE 10440 SHAKER DRIVE

10440 Shaker Drive, Columbia, MD 21046

Available: Fully Leased



## LISTING DATA

**AVAILABLE SF:** Fully Leased  
**OFFICE SF:** 14196

## ECONOMIC DATA

**LEASE RATE:** \$19.50 SF (MG)

## PROPERTY INFORMATION

**COUNTY:** Howard  
**MARKET:** Baltimore  
**SUBMARKET:** Columbia South

## BUILDING DATA

**TOTAL BUILDING SF:** 14,196 SF  
**YEAR BUILT:** 1995

## PROPERTY OVERVIEW

Altholton Square - Convenient Columbia location, directly off of Route 29

## LOCATION OVERVIEW

Close to BWI, restaurants and shopping. Quiet, suburban setting.

## PROPERTY HIGHLIGHTS

- Fully built out space
- Separately metered with its own entrance, this unit is perfect for a tenant wanting to control their own hours of operation
- Ideal situation for the small office user
- Free and abundant parking

Austin Eber  
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Bill Harrison  
Senior Vice President  
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bharrison@lee-associates.com

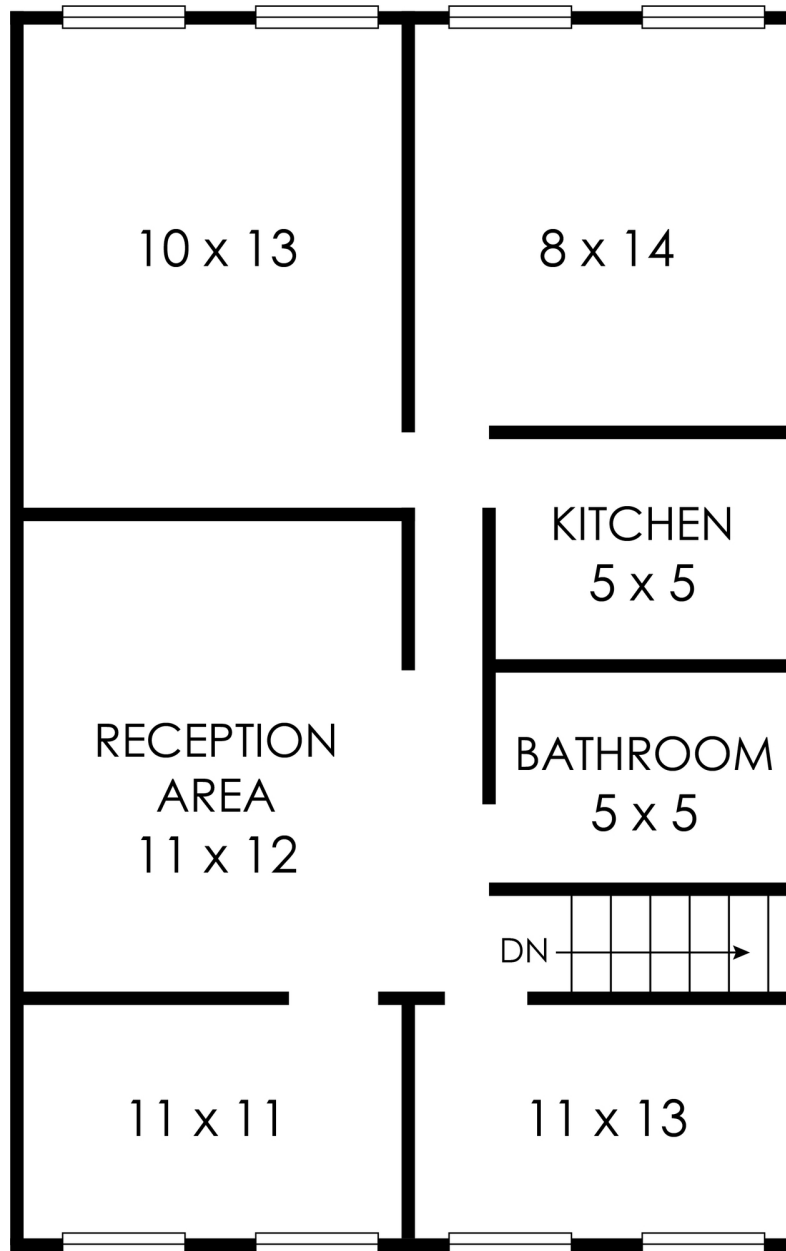
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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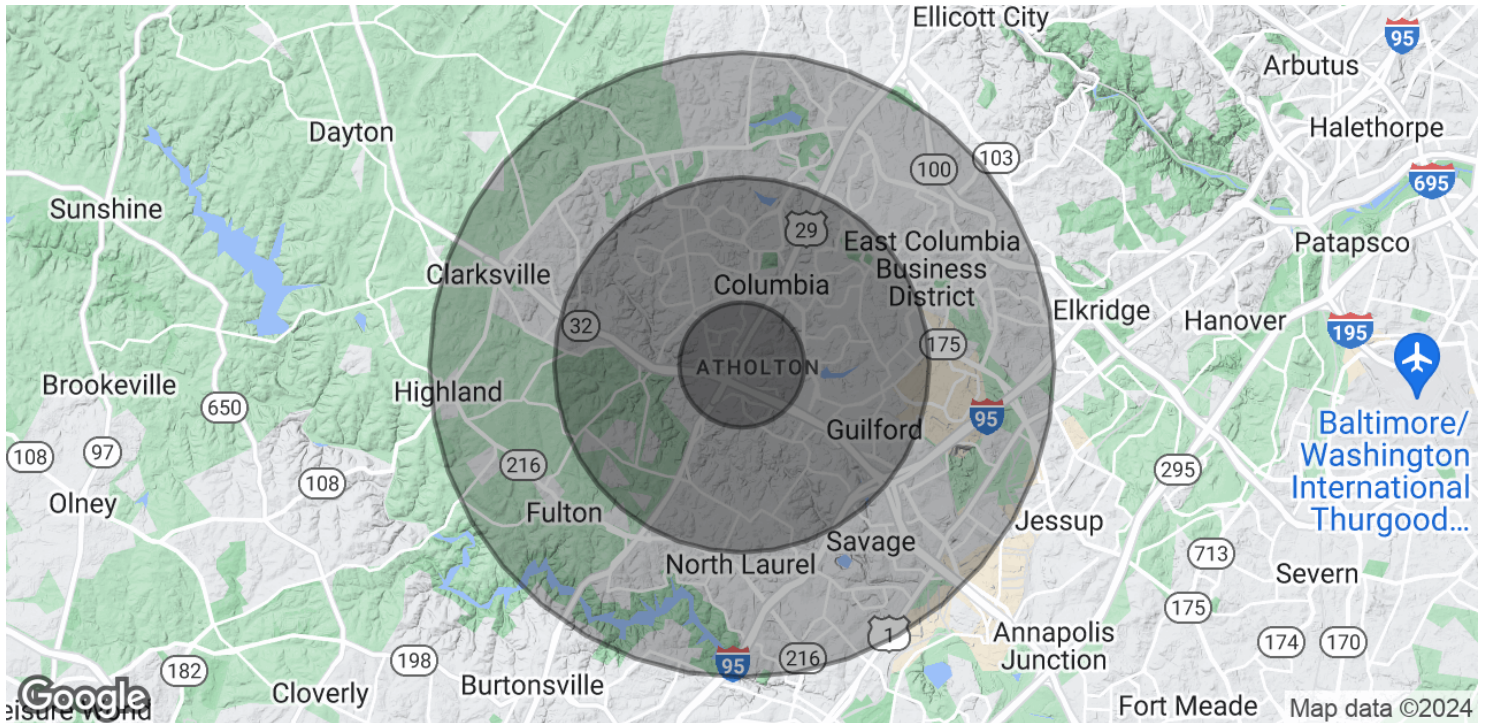
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,238	78,463	172,268
Average age	40.1	38.4	37.7
Average age (Male)	38.6	37.6	36.8
Average age (Female)	41.9	39.6	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,755	31,459	66,398
# of persons per HH	2.6	2.5	2.6
Average HH income	\$125,939	\$110,835	\$116,822
Average house value	\$449,551	\$433,292	\$443,661

\* Demographic data derived from 2020 ACS - US Census

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