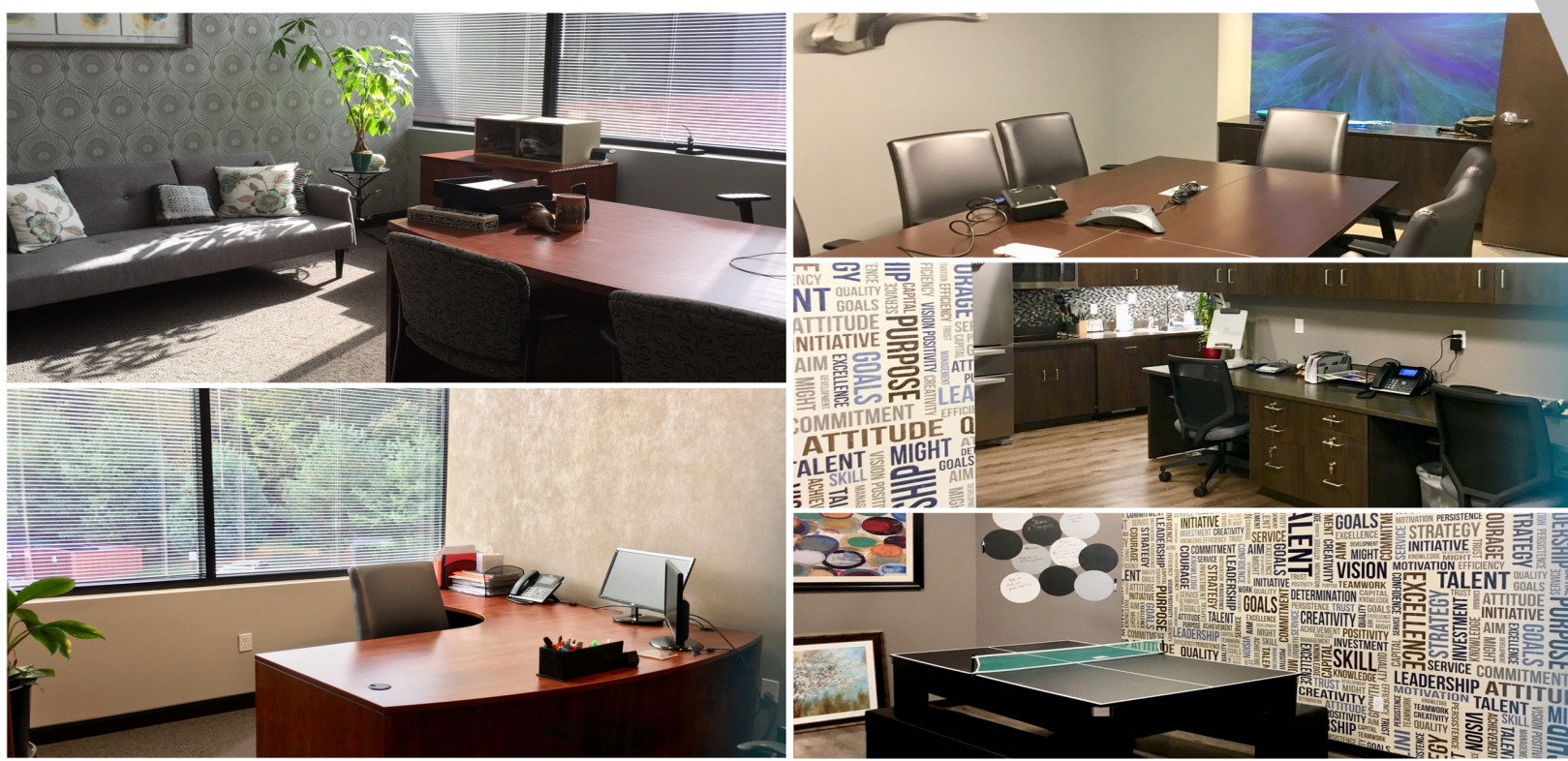


## EXECUTIVE OFFICES FOR LEASE

# LEASE OR SUBLEASE TO SUITE YOUR NEEDS

7230 Lee Deforest Drive Suite 205, Columbia, MD 21046



**AVAILABLE SF:** 1,715-2,110 SF

**LEASE RATE:** \$15 - \$26.90 SF/Yr (Full Service)

**BUILDING CLASS:** A

**YEAR BUILT:** 2006

**RENOVATED:** 2017

**ZONING:** NT

**MARKET:** Columbia

### PROPERTY OVERVIEW

Full suite in Class A Office Building in Gateway Centre Complex now available for LEASE or SUBLEASE to suite your needs.

### PROPERTY FEATURES

- Features include: 2 Large Executive Offices and 1 Additional Office, Large reception area, Conference Room, Bullpen/Open Office, Kitchenette and Recreational Area
- Sublease Option 1 (205A): Whole Suite except 1 office with shared access to conference room and kitchenette for \$3,700/mth
- Sublease Option 2 (205B): Whole Suite except 1 office and bullpen/open office with shared access to conference room and kitchen for \$2,100/mth
- Lee Deforest Drive is on Robert Fulton Drive off Snowden River Parkway just past LifeTime Athletic fitness center; Opposite Snowden Square

**KW COMMERCIAL**  
6250 Old Dobbin Lane,  
Suite 140  
Columbia, MD 21045

**HELEN DELLHEIM, ESQ.**  
Managing Director, Win Commercial Group  
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helen@wincommercial.com  
MD #579141

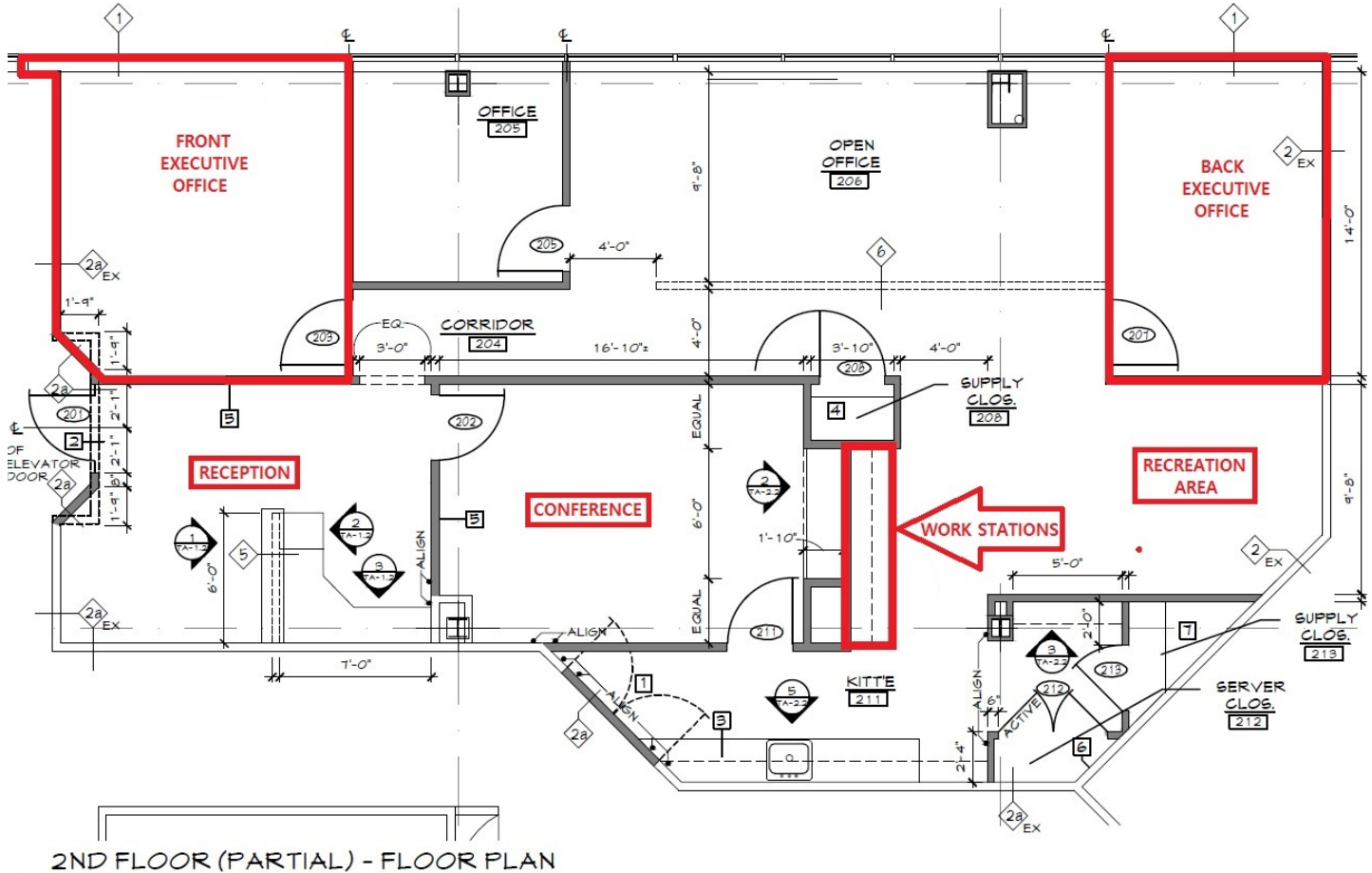
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## EXECUTIVE OFFICES FOR LEASE

# FLOORPLAN AND SUBLEASE OPTIONS

7230 Lee Deforest Drive Suite 205, Columbia, MD 21046



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
205	Whole Suite Lease	\$26.90 SF/YR	Full Service	2,110 SF	AVAILABLE NOW
205A	Sublease Option 1: All except front exec office	\$3,700.00 SF/MONTH	Full Service	1,928 SF	AVAILABLE NOW
205B	Sublease Option 2: All except 1 office and open office	\$2,100 PER MONTH	Full Service	1,715 SF	AVAILABLE NOW

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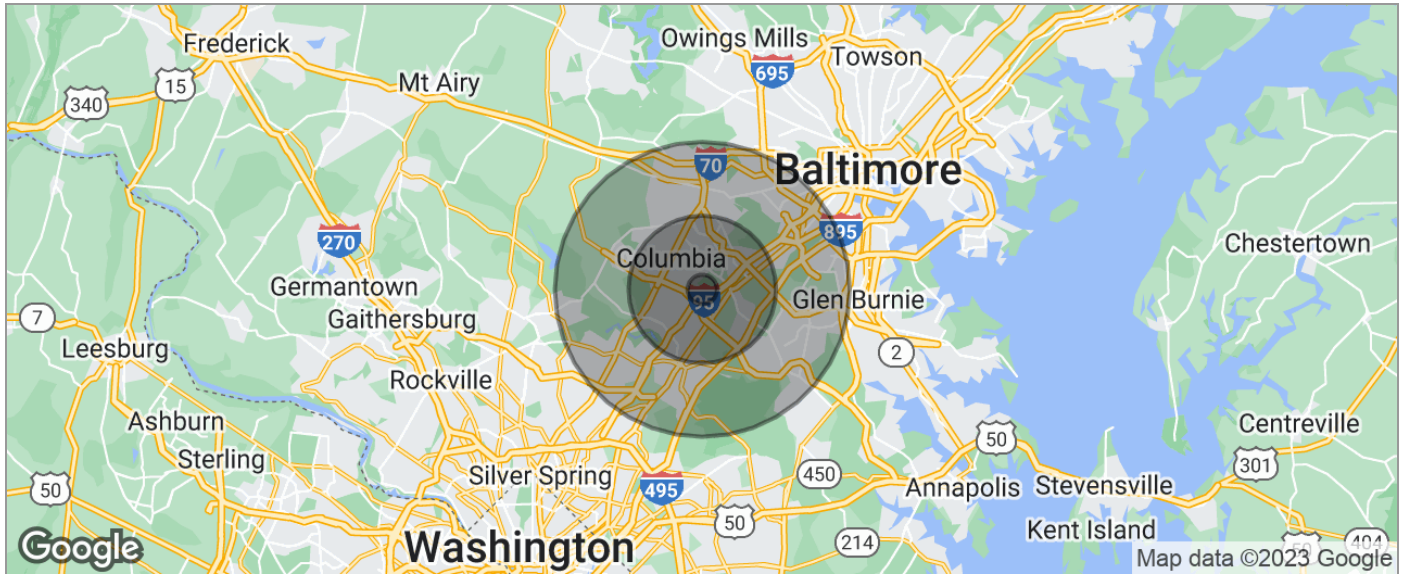
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## EXECUTIVE OFFICES FOR LEASE

# OVER \$100K AVG HOUSEHOLD INCOME

7230 Lee Deforest Drive Suite 205, Columbia, MD 21046



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,687	191,736	579,950
MEDIAN AGE	32.8	35.7	36.3
MEDIAN AGE (MALE)	31.0	34.9	35.2
MEDIAN AGE (FEMALE)	37.2	36.8	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,451	71,097	209,381
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$101,380	\$107,274	\$106,191
AVERAGE HOUSE VALUE	\$362,609	\$415,199	\$429,542
RACE	1 MILE	5 MILES	10 MILES
% WHITE	57.2%	55.5%	55.7%
% BLACK	25.8%	27.3%	27.2%
% ASIAN	12.6%	10.5%	10.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	1.2%	2.5%	2.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	7.2%	7.3%	7.0%

\* Demographic data derived from 2020 ACS - US Census

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## OFFICE FOR LEASE

### EXECUTIVE OFFICES IN COLUMBIA CLASS A OFFICE BUILDING

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