



# 1505 MARRIOTTSVILLE ROAD

MARRIOTTSVILLE, MARYLAND 21104

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- First class non-profit executive office space
- Beautiful rural setting
- Common area conference rooms, gym, kitchenettes, break room
- Ample on-site parking
- Just 1.6 miles from I-70, 5.6 mi from US-29
- For non-profit use only

AVAILABLE:

1ST FLOOR: 100-15,000 SF ±  
2ND FLOOR: 100-15,000 SF ±

BUILDING SIZE:

30,000 SF ±

LOT SIZE:

144.03 ACRES ±

YEAR BUILT:

1999, RENOVATED 2017

STORIES:

2

PARKING:

ON-SITE PARKING

ZONING:

RC-DEO (RURAL RESIDENTIAL)



GOOGLE MAPS

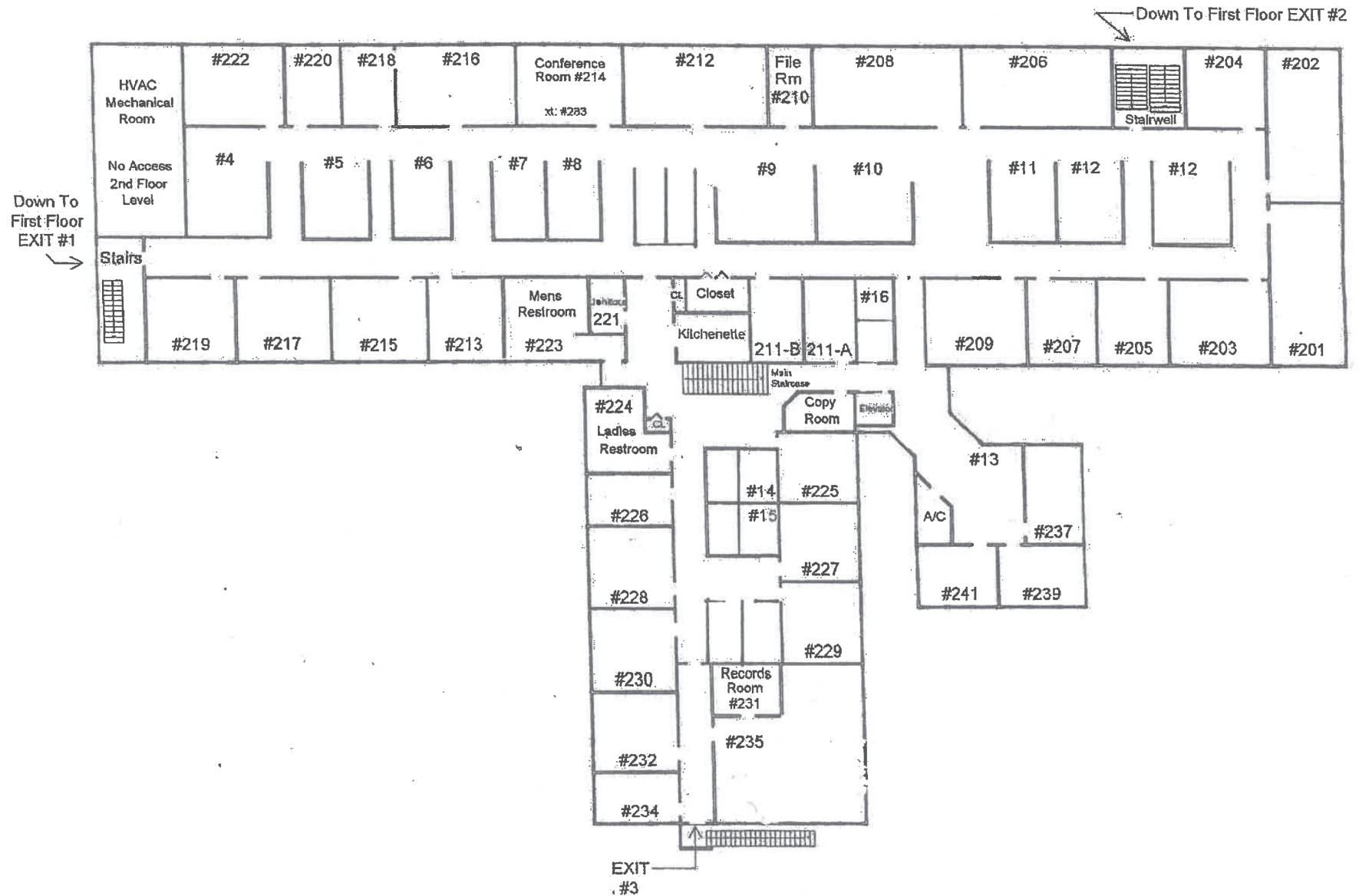




# FLOOR PLAN: 1ST FLOOR

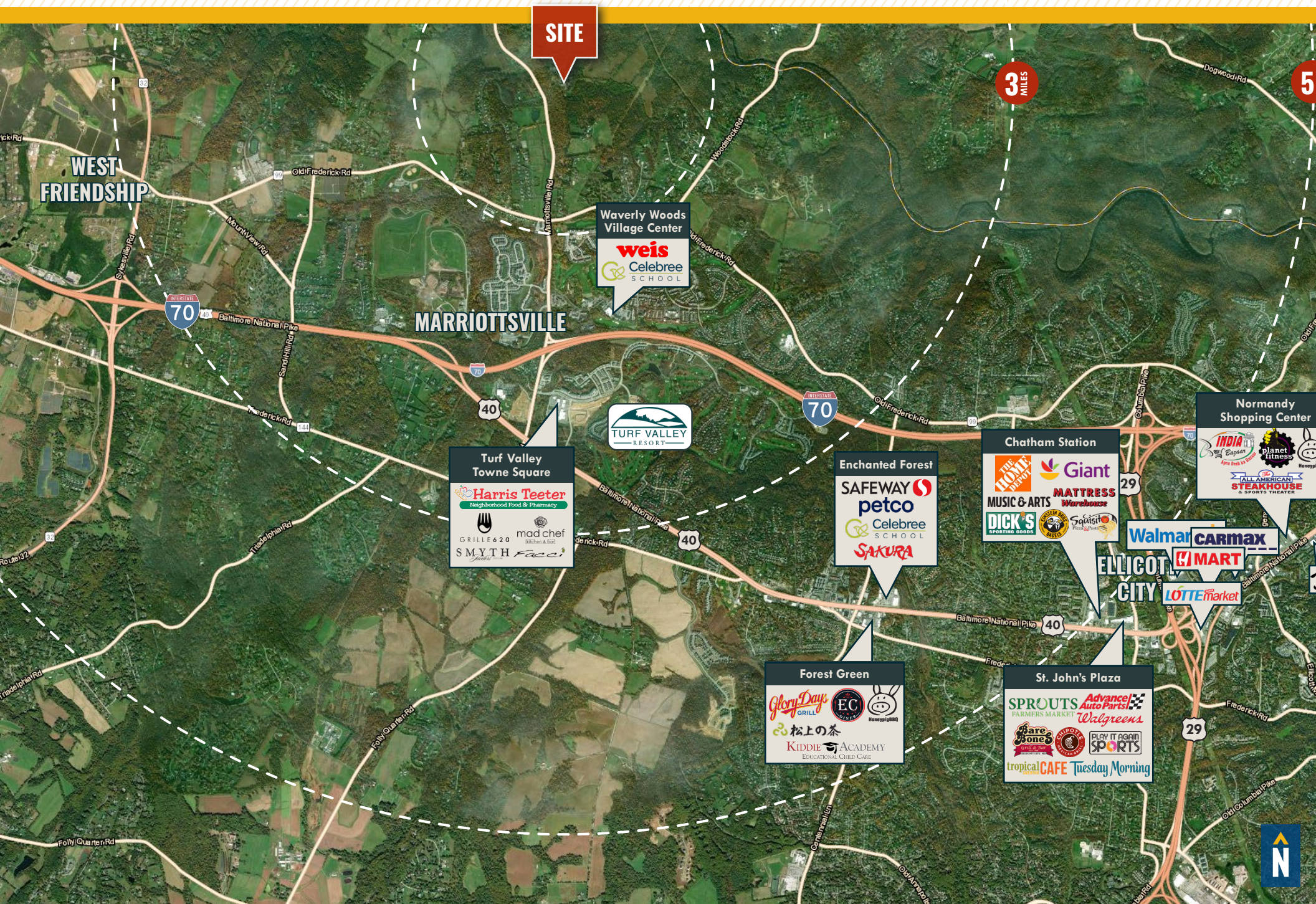


# FLOOR PLAN: 2ND FLOOR





# TRADE AREA





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



575

7,322

27,990

## DAYTIME POPULATION



901

10,960

42,728

## AVERAGE HOUSEHOLD INCOME



\$212,913

\$209,576

\$208,110

## NUMBER OF HOUSEHOLDS



372

5,033

19,849

## MEDIAN AGE

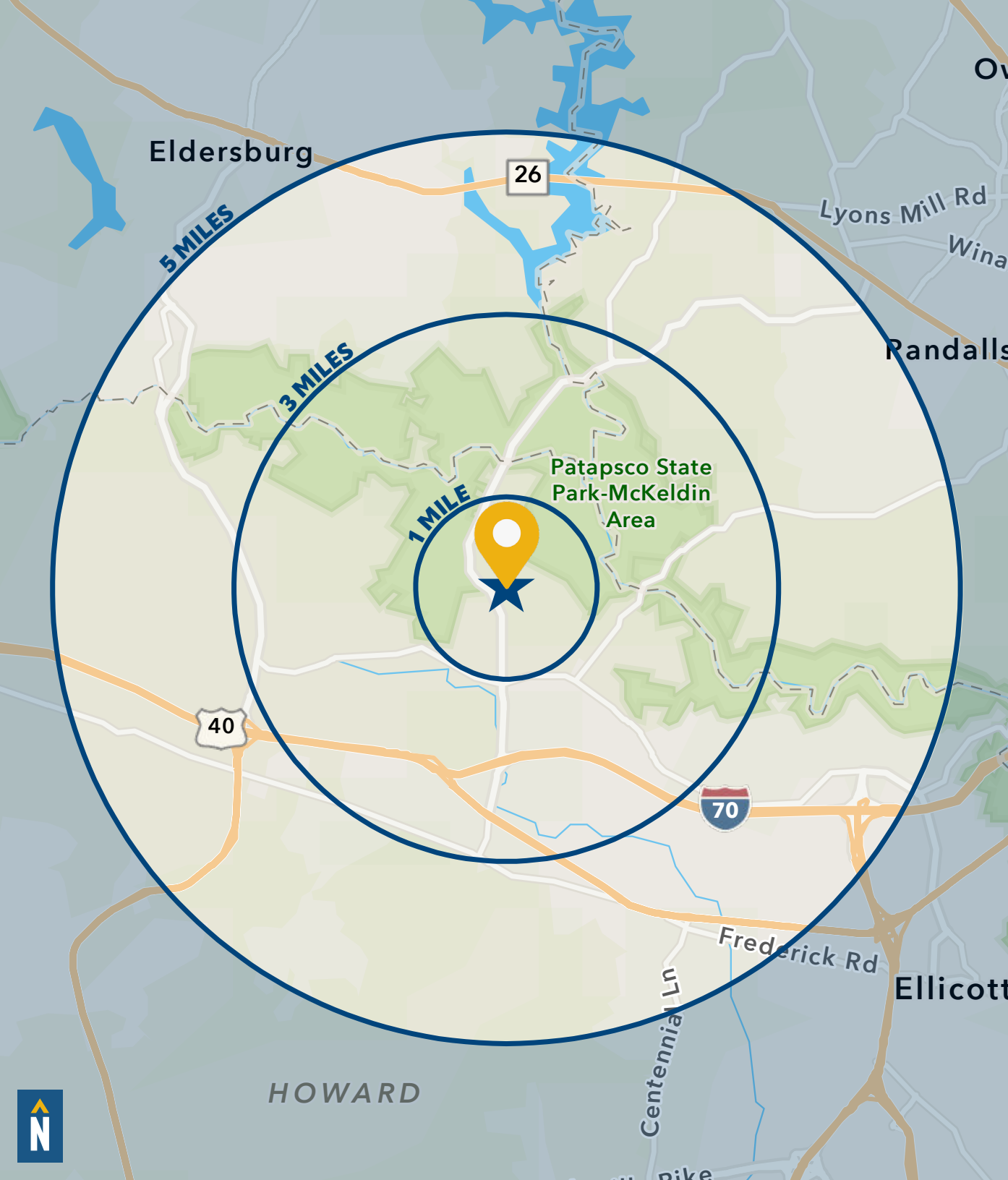


40.8

47.2

45.3

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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