

FOR LEASE

 Howard County, Maryland

OVERLOOK CENTER

5457 TWIN KNOLLS RD

COLUMBIA, MARYLAND 21045



Adam Nachlas | Senior Vice President

☎ 443.798.9343 ✉ anachlas@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

Chris Bennett | Executive VP & Principal

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OVERLOOK CENTER

5457 TWIN KNOLLS ROAD | COLUMBIA, MARYLAND 21045

AVAILABLE

Suite 100: 8,135 sf
Suite 200: 2,869 sf - 18,624 sf
Suite 304: 2,237 sf
Suite 400: 14,551 sf

BUILDING SIZE

70,404 sf

ZONING

NT (New Town)

TRAFFIC COUNT

44,232 AADT (Little Patuxent Pkwy)

HIGHLIGHTS

- ▶ Private wooded setting
- ▶ Next to Double Tree Hotel by Hilton
- ▶ Full Floor Opportunity
- ▶ Immediate Access to Route 175 & Route 29
- ▶ Minutes from Downtown Columbia
- ▶ Balconies
- ▶ Abundant Parking
- ▶ 15.5 Miles to BWI



STREET VIEW



MACKENZIE

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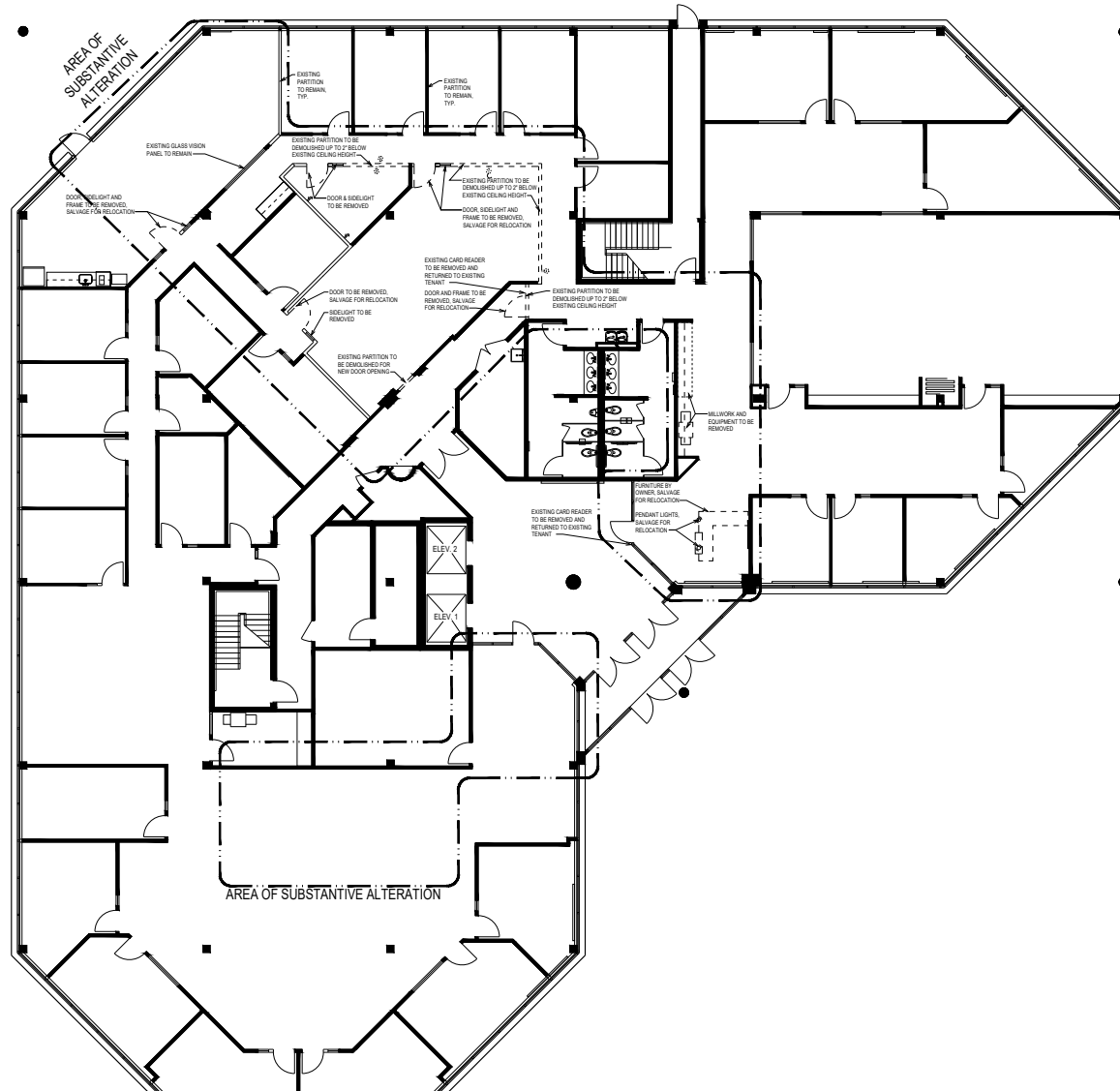
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Howard County, Maryland

FLOOR PLAN: SUITE 100

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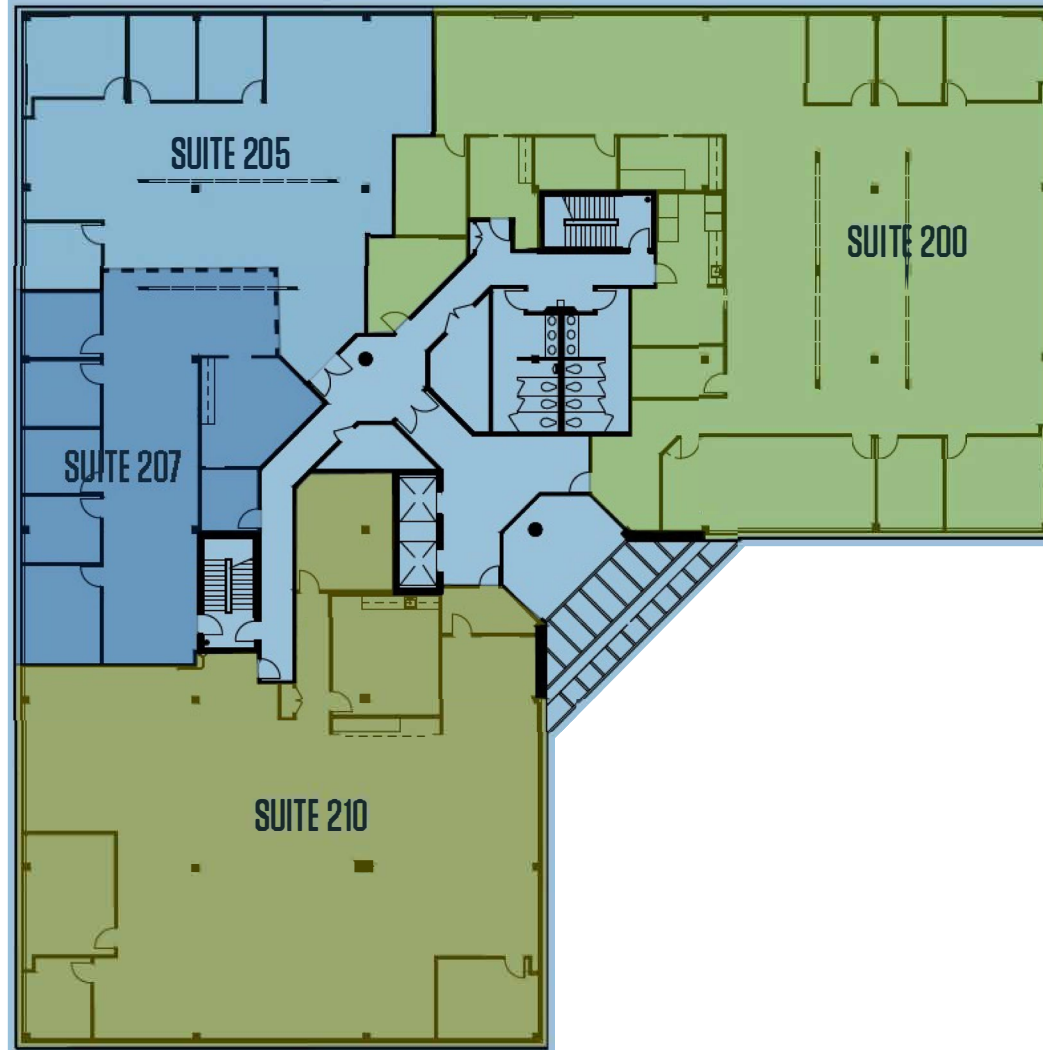


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FLOOR PLAN: SUITE 200

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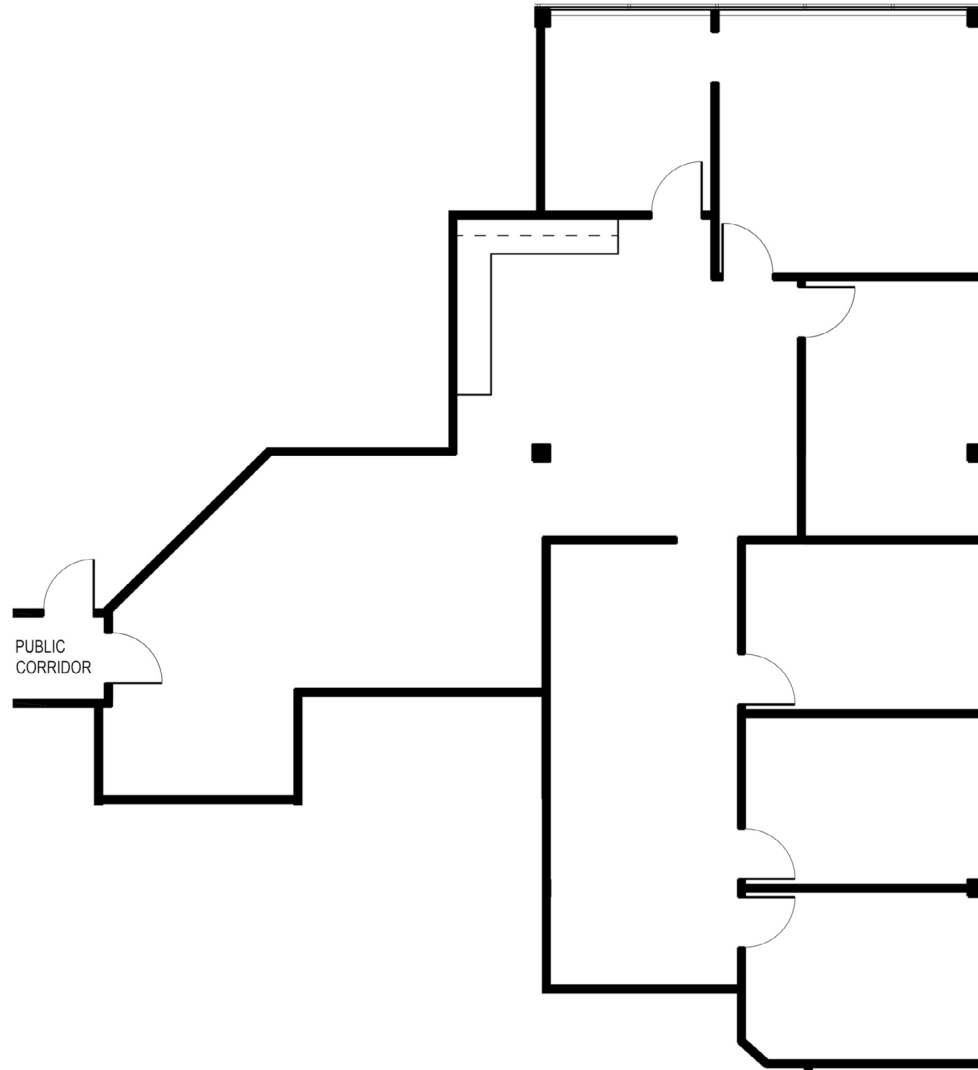
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FLOOR PLAN: SUITE 304

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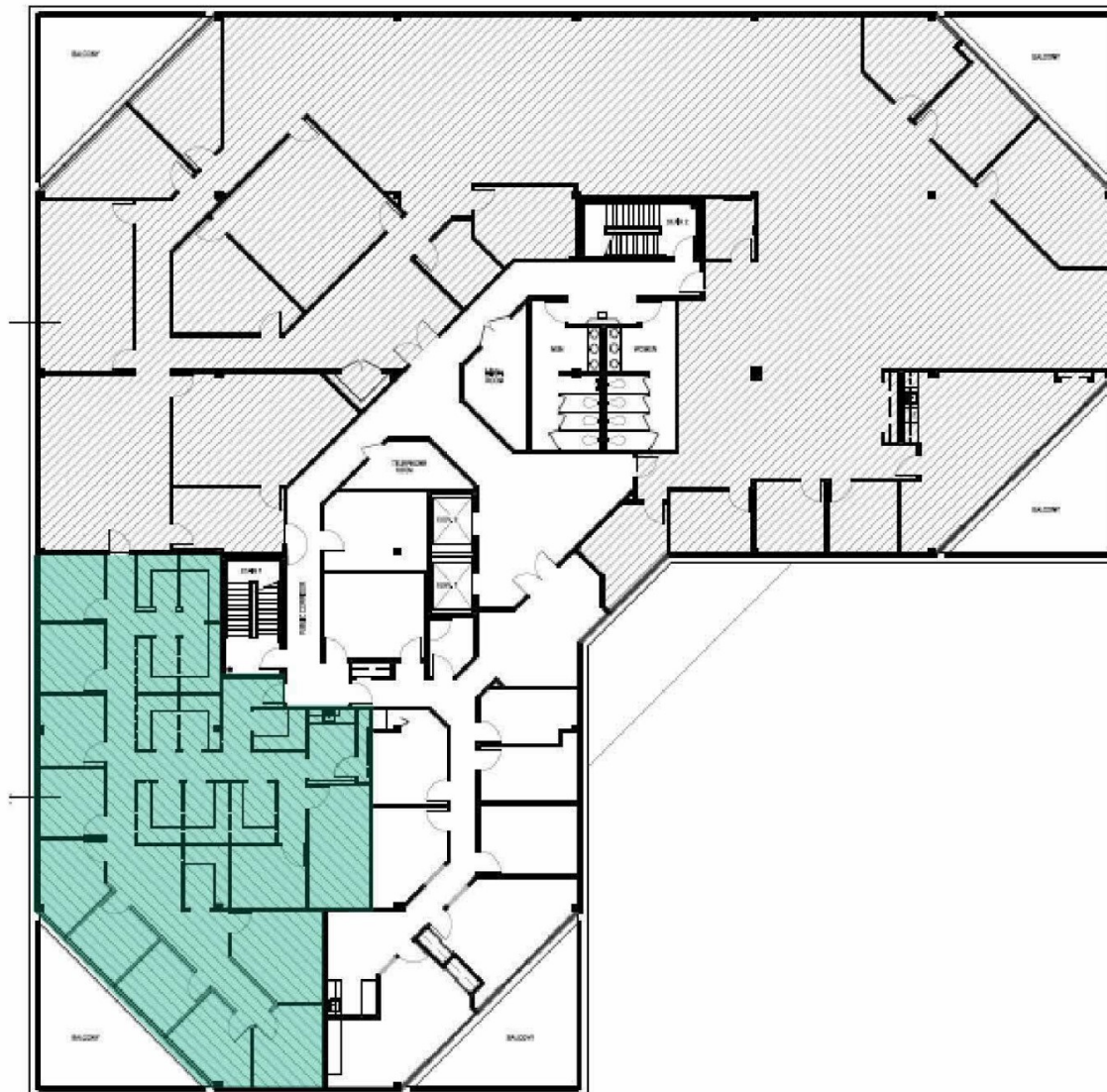


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FLOOR PLAN: SUITE 400

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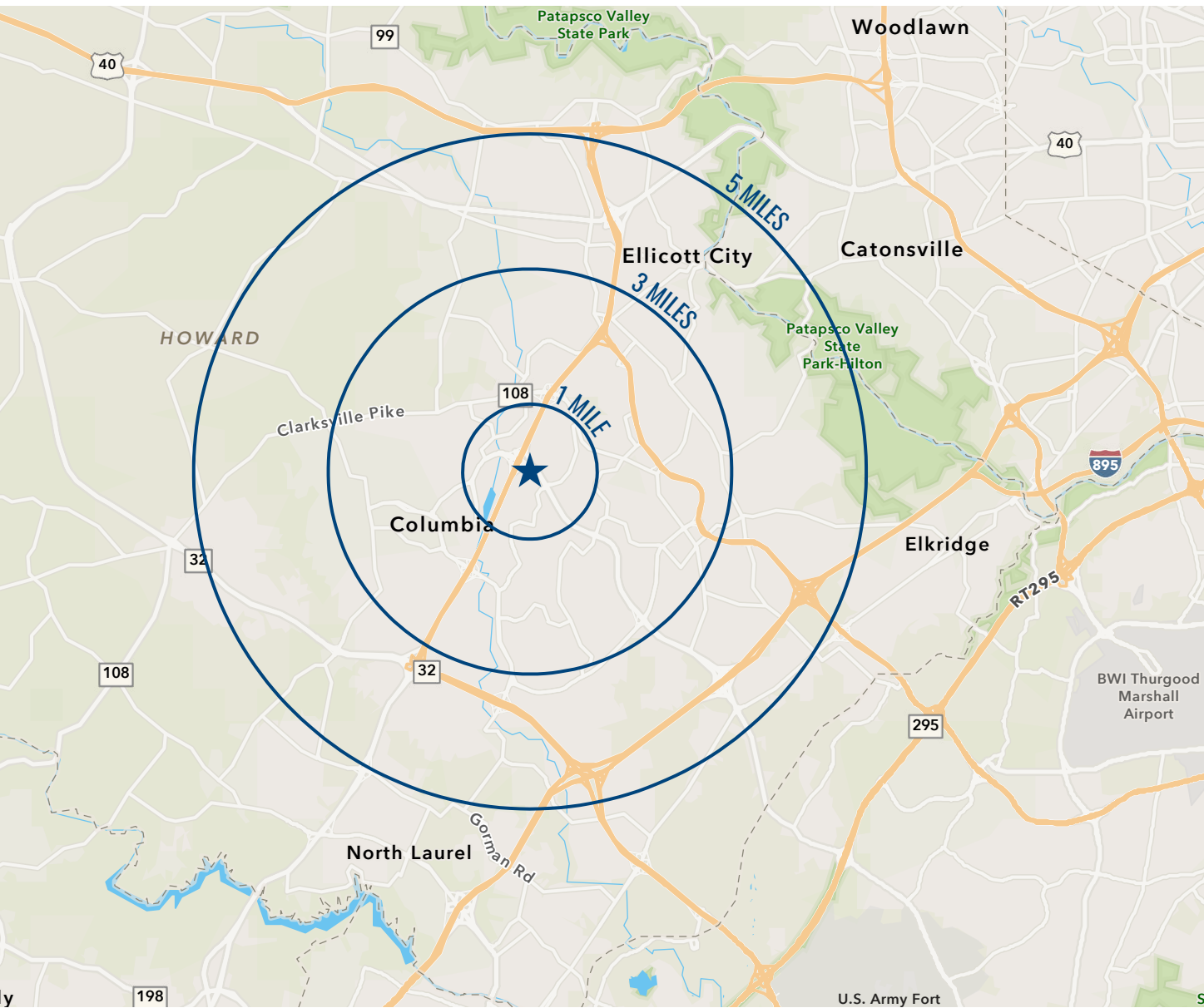


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LOCATION / DEMOGRAPHICS (2023)

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RESIDENTIAL POPULATION

6,678

1 MILE

45,917

3 MILES

96,230

5 MILES

DAYTIME POPULATION

12,057

1 MILE

104,641

3 MILES

212,664

5 MILES

NUMBER OF HOUSEHOLDS

5,872

1 MILE

39,766

3 MILES

79,073

5 MILES

MEDIAN AGE

37.8

1 MILE

40.2

3 MILES

39.8

5 MILES

AVERAGE HOUSEHOLD INCOME

\$131,857

1 MILE

\$162,649

3 MILES

\$175,008

5 MILES



5457



ADAM NACHLAS, SIOR

SENIOR VICE PRESIDENT

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