



7055 SAMUEL MORSE DRIVE

COLUMBIA, MARYLAND 21046

FOR
SUBLEASE
13,463 SF



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

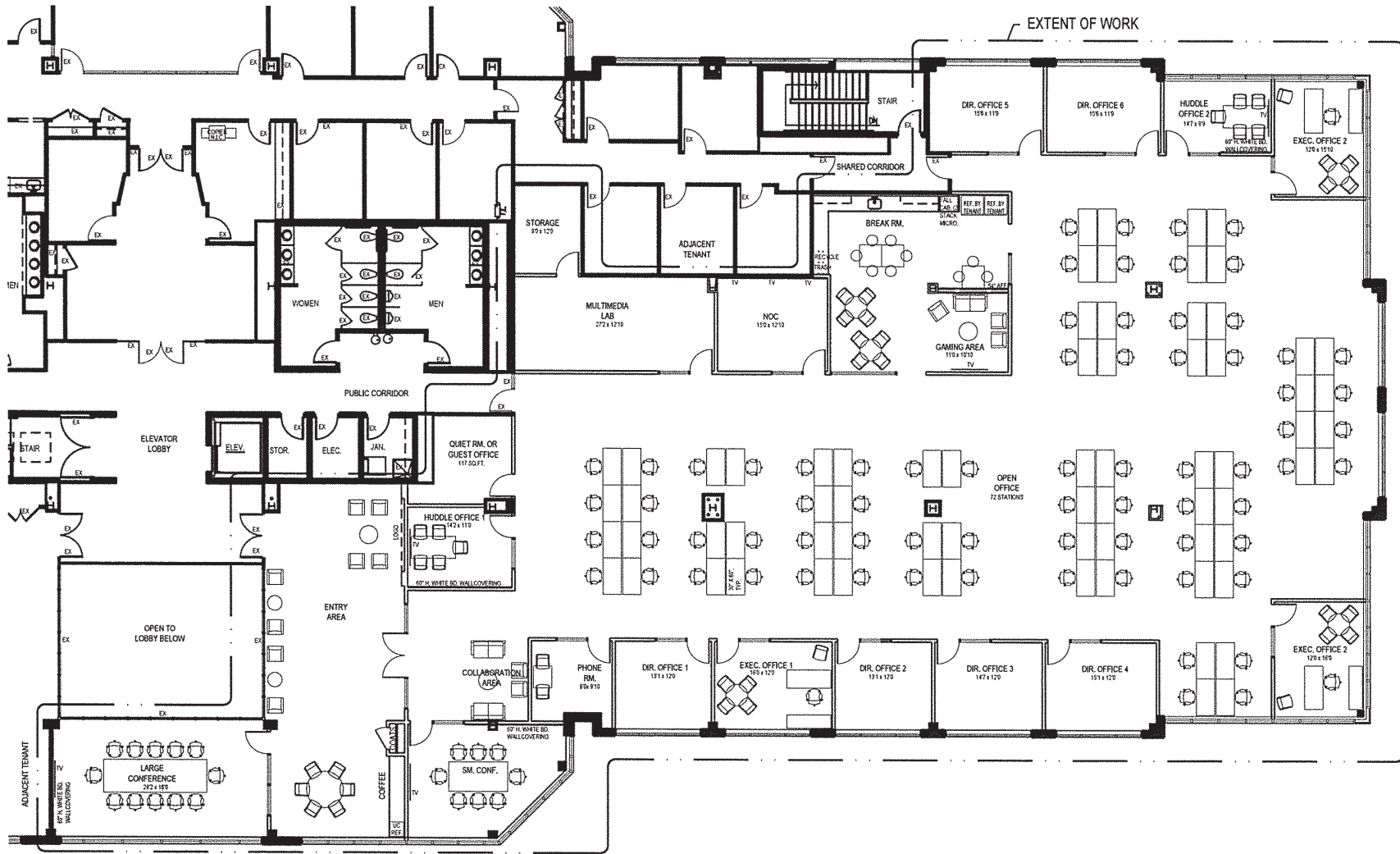
HIGHLIGHTS:

- Furniture included with the space
- Sublease expires 6/30/2028
- Move-in condition, available immediately

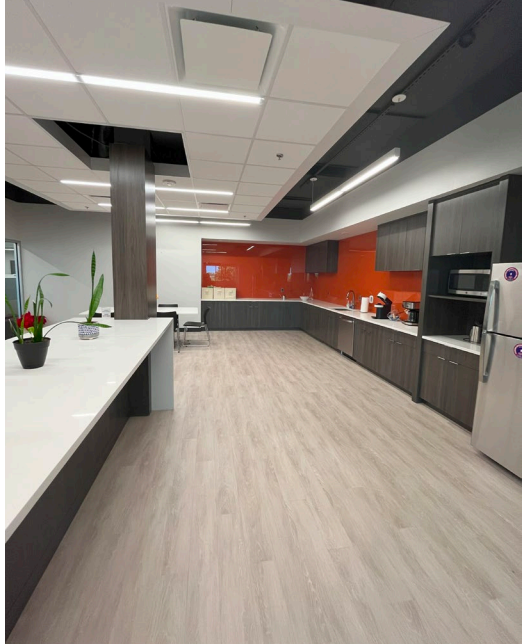


AVAILABLE:	13,463 SF ±
BUILDING SIZE:	66,742 SF ±
LOT SIZE:	4 ACRES ±
YEAR BUILT:	2001
STORIES:	2
PARKING:	3.75/1,000 SF
ZONING:	MINT
RENTAL RATE:	\$20.25 PSF

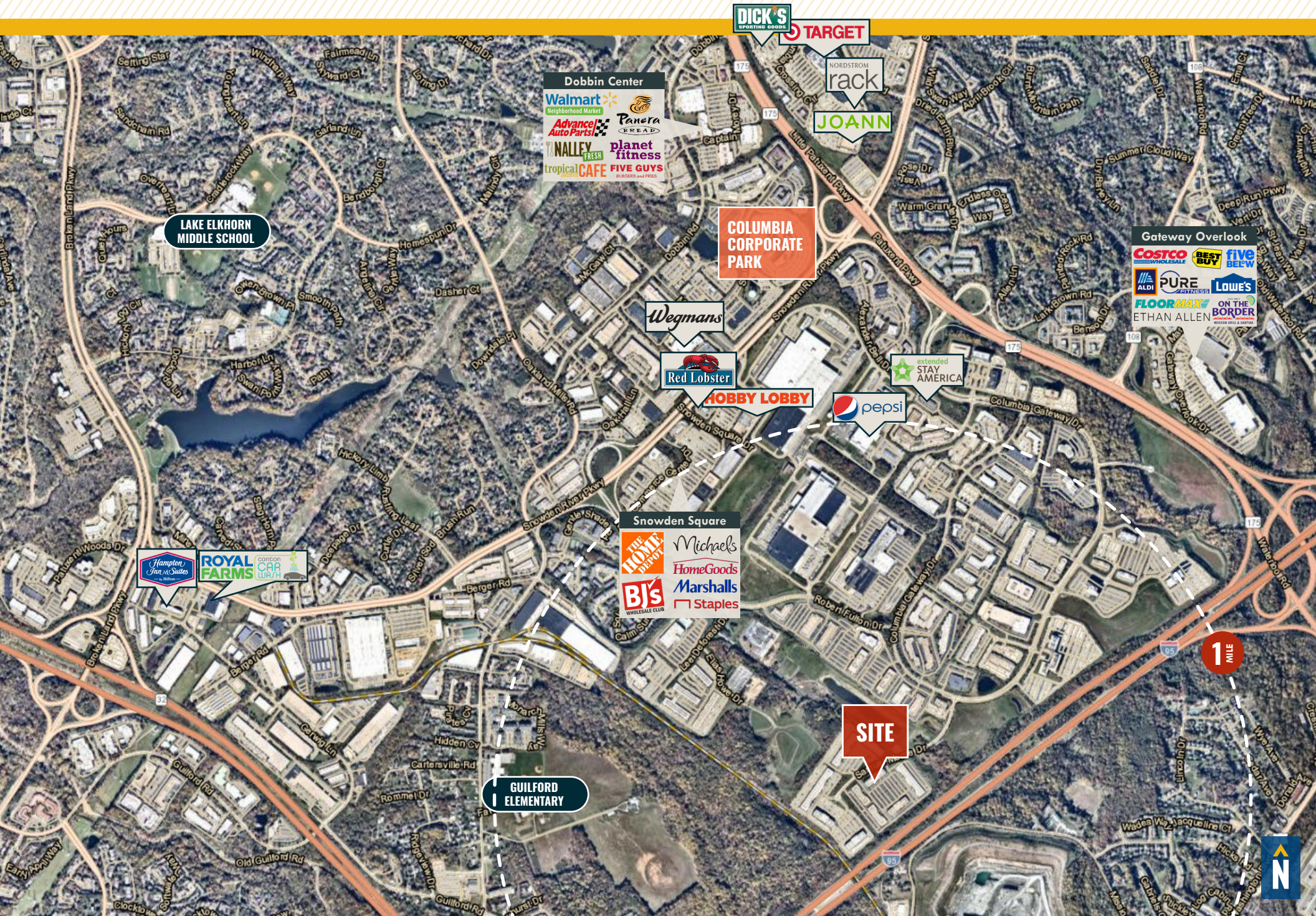
FLOOR PLAN



INTERIOR PHOTOS



MARKET AERIAL



DICK'S SPORTING GOODS
TARGET

Dobbin Center
Walmart Neighborhood Market
Advance Auto Parts
Panera Bread
planet fitness
tropical CAFE
FIVE GUYS

NORDSTROM
rack
JOANN

LAKE ELKHORN MIDDLE SCHOOL

COLUMBIA CORPORATE PARK

Gateway Overlook
COSTCO WHOLESALE
BEST BUY
FIVE BEL'EV
ALDI
PURE FITNESS
LOWE'S
FLOOR MAX
ON THE BORDER
ETHAN ALLEN
MODERN CHAIRS & COFFIN

Wegmans

Red Lobster
HOBBY LOBBY

pepsi

extended STAY AMERICA

Hampton Inn & Suites
ROYAL FARMS
Carson's O.P.U. UPLIFT

Snowden Square
THE MODERN DISCOUNT
Michaels
HomeGoods
Marshall's
B.J.'S WHOLESALE CLUB
Staples

1 MILE

SITE

GUILFORD ELEMENTARY



DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



4,862

78,537

225,556

DAYTIME POPULATION



16,256

104,150

257,419

AVERAGE HOUSEHOLD INCOME



\$150,619

\$159,454

\$166,052

NUMBER OF HOUSEHOLDS



1,831

27,636

83,723

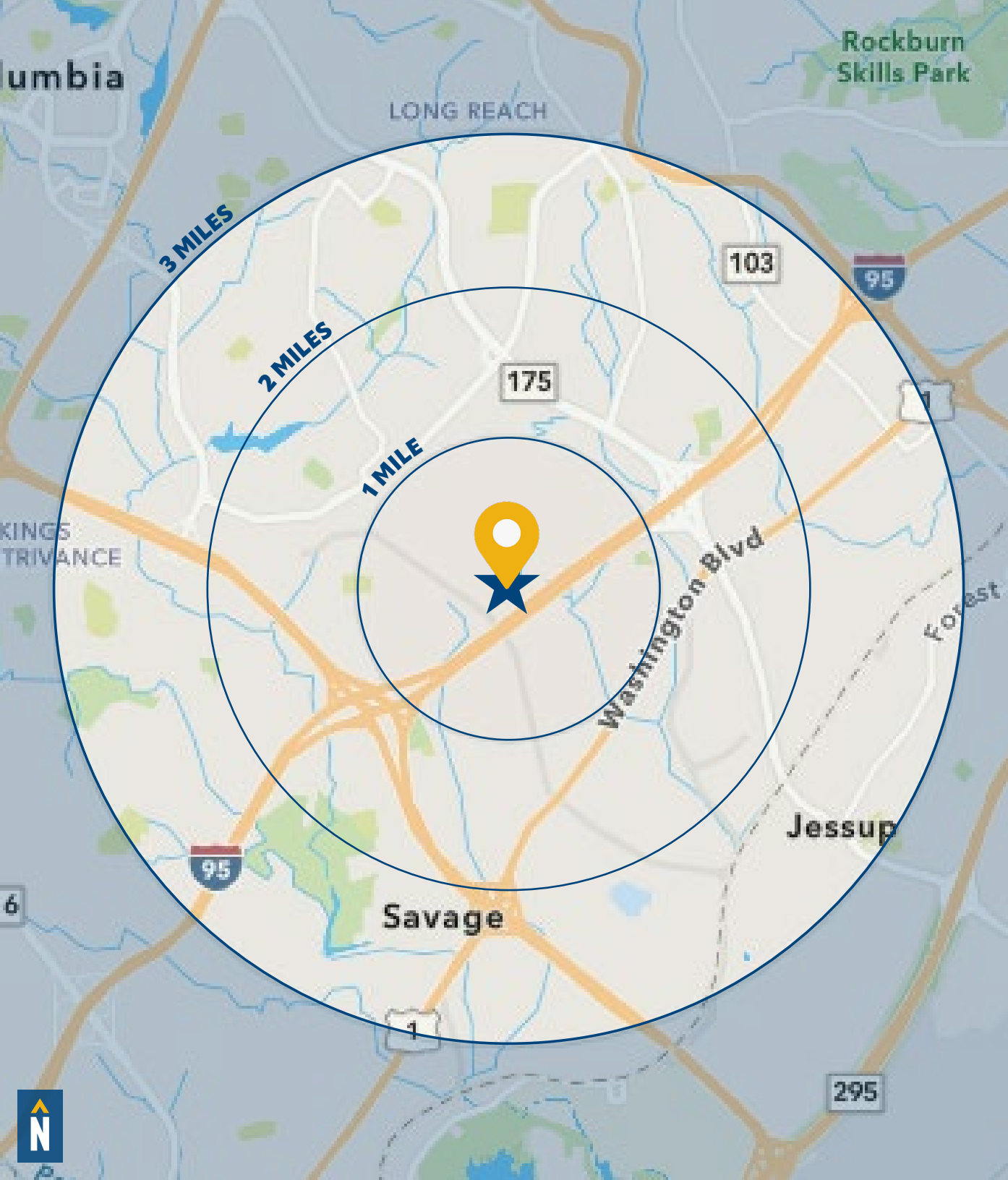
MEDIAN AGE



35.1

36.7

37.0



FOR MORE INFO **CONTACT:**



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