

FOR LEASE

Howard County, Maryland

HAWTHORN EXECUTIVE CENTER

10705-10715 CHARTER DRIVE | COLUMBIA, MARYLAND 21044

AVAILABLE

Suite 160: 4,102 sf (*divisible*)

Suite 420: 1,369 sf (*medical sublease through 11/30/27*)

TENANCY

3+ year lease(s)

RENTAL RATE

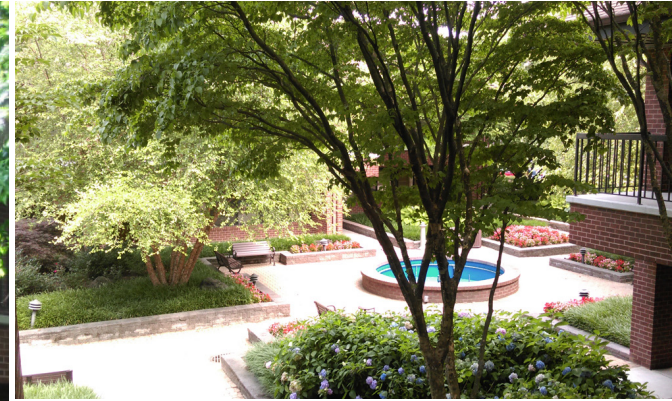
Suite 160: \$19.50 plus electric

Suite 420: Negotiable

No core factor, all usable square feet

HIGHLIGHTS

- ▶ Each unit has its own wholly separate, dedicated HVAC systems and bathrooms
- ▶ Sublease space include x-ray room and shielding
- ▶ Local owner with hands-on landlord and management
- ▶ Complementary mix of business and medical tenants
- ▶ Operable windows for fresh air, social distancing courtyard, & direct private suite entry
- ▶ Adjacent to Howard County General Hospital
- ▶ FiOS and Comcast available

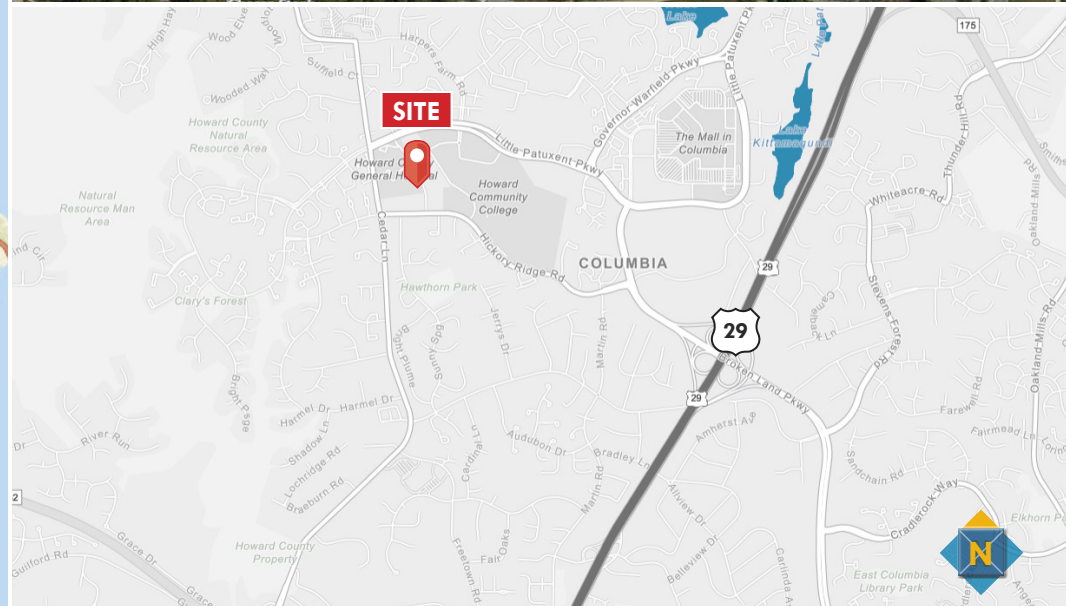
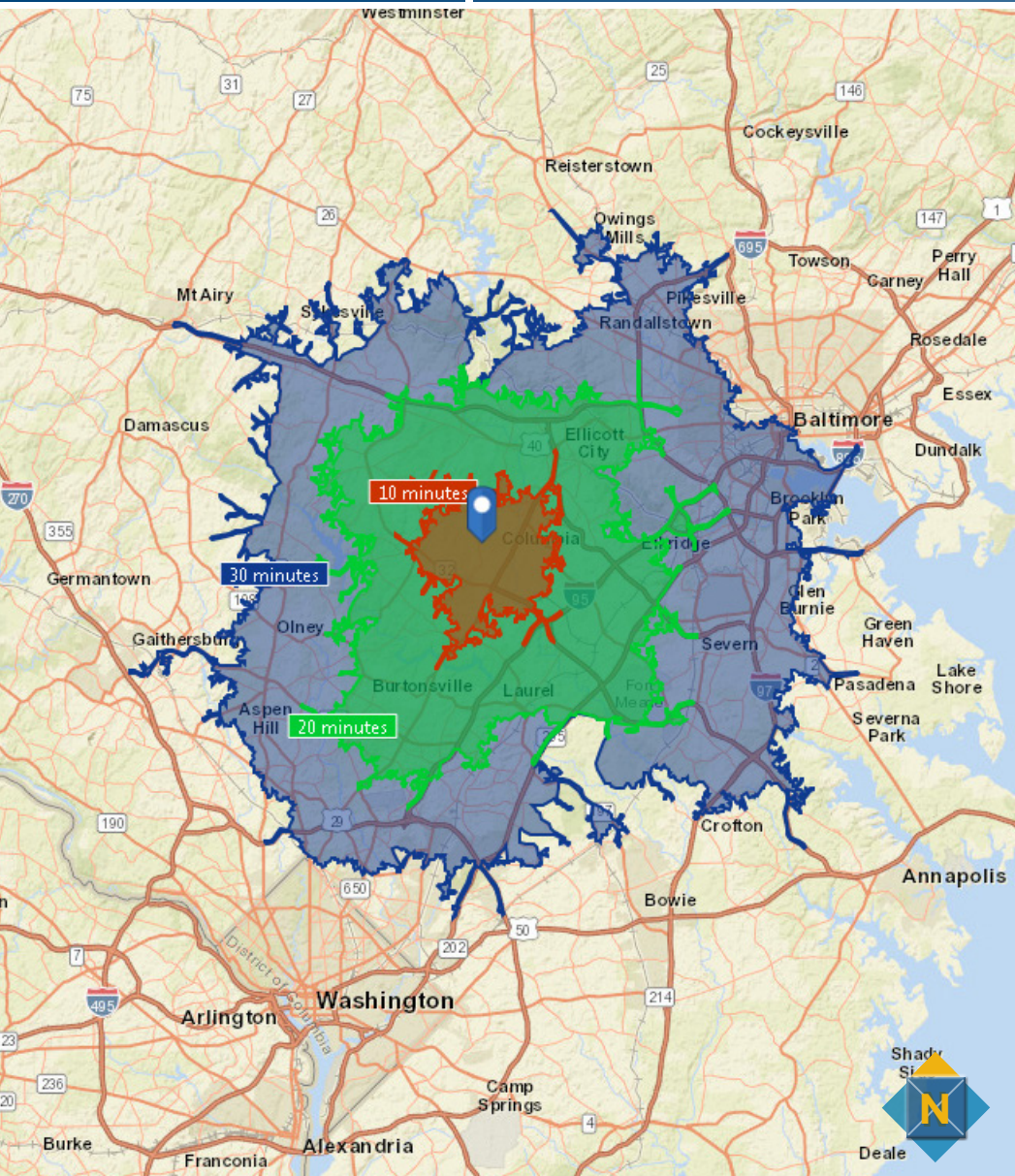


FOR LEASE

Howard County, Maryland

LOCATION AND DRIVE TIMES

HAWTHORN EXECUTIVE CENTER | 10705-10715 CHARTER DRIVE | COLUMBIA, MARYLAND 21044

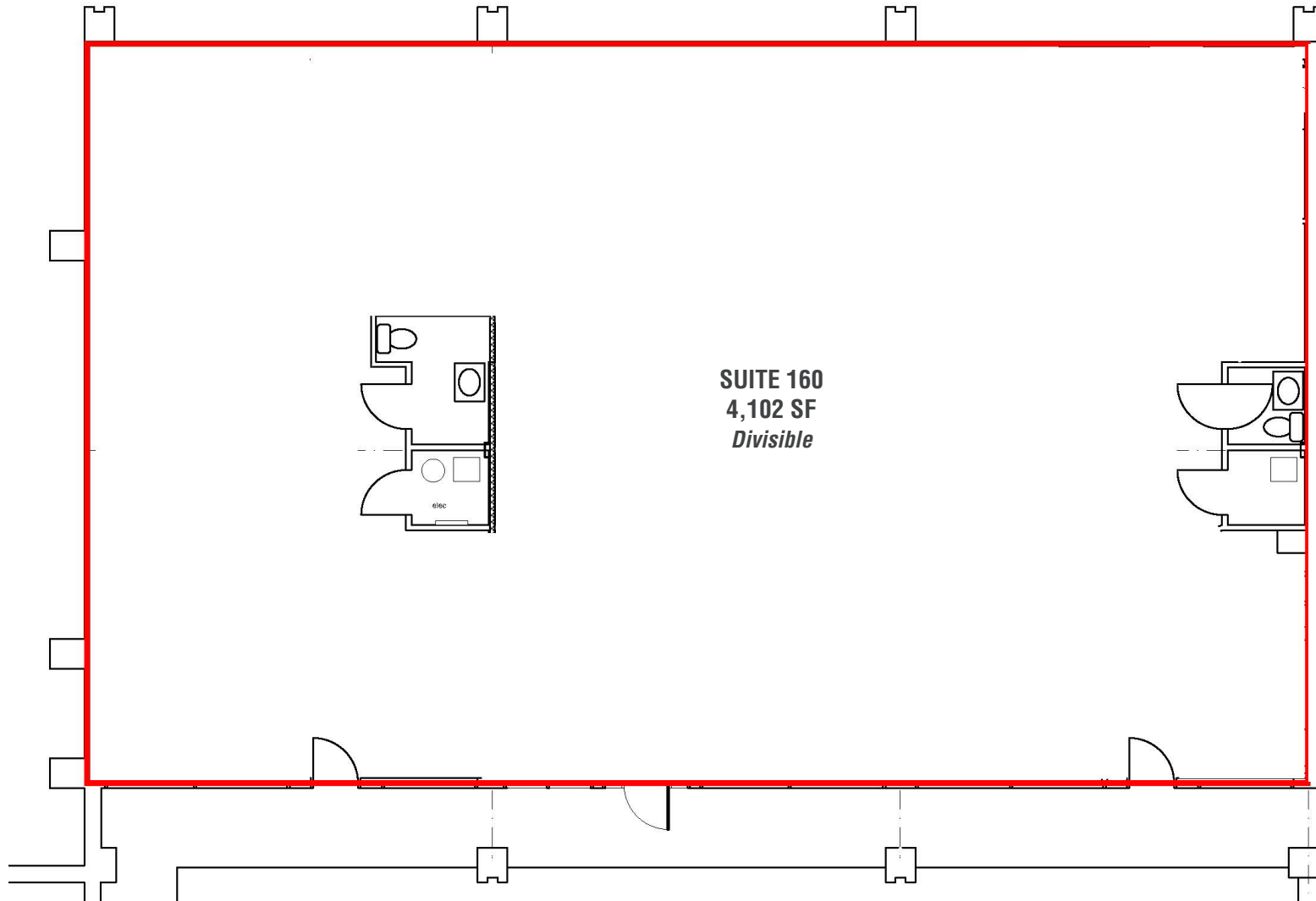


FOR LEASE

Howard County, Maryland

SUITE 160 FLOOR PLAN

HAWTHORN EXECUTIVE CENTER | 10705-10715 CHARTER DRIVE | COLUMBIA, MARYLAND 21044



FOR LEASE

Howard County, Maryland

SUITE 420 FLOOR PLAN

HAWTHORN EXECUTIVE CENTER | 10705-10715 CHARTER DRIVE | COLUMBIA, MARYLAND 21044

