



**OFFICE / RETAIL / MEDICAL SPACE
OFFERED FOR LEASE**

ADDRESS: Trellis Center
10750 & 10760 Hickory Ridge Road
Columbia, Maryland 21044

BUILDING SIZE: 20,100 s.f. / 10,050 s.f. per floor

AVAILABLE SPACE: Finished Space:
Suite 107 750sf
Suite 111 1,161sf
Suite 117 874Ssf
Suite 206B 2,890sf divisible

Shell Space:
Up to 2,555sf contiguous

LEASE RATE: \$18.00 - \$19.00 NNN (\$7.33psf)

LEASE STRUCTURE: Triple Net (NNN). Tenant responsible for real estate CAM, janitorial & separately metered utilities.

ZONING: NT, Howard County's designation for "New Town"

PARKING: 90 spaces

UTILITY SERVICE: Public water & sewer

HVAC: Split system heat pump serves each unit

YEAR BUILT: 1982, major improvements 2017-2025

AMENTITIES: 24-hour direct-entry access
AMMENITIES: • Exterior signage available
• Adjacent to Howard County General Hospital, Howard County Community College

FOR ADDITIONAL INFORMATION CONTACT:

TriAlliance Commercial Real Estate Services
www.trialliance.com

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410-241-9729
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22 W. Pennsylvania Ave, suite 600, Towson, MD 21204 ▲ Tel: 410-472-3510 ▲ www.trialliance.com

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