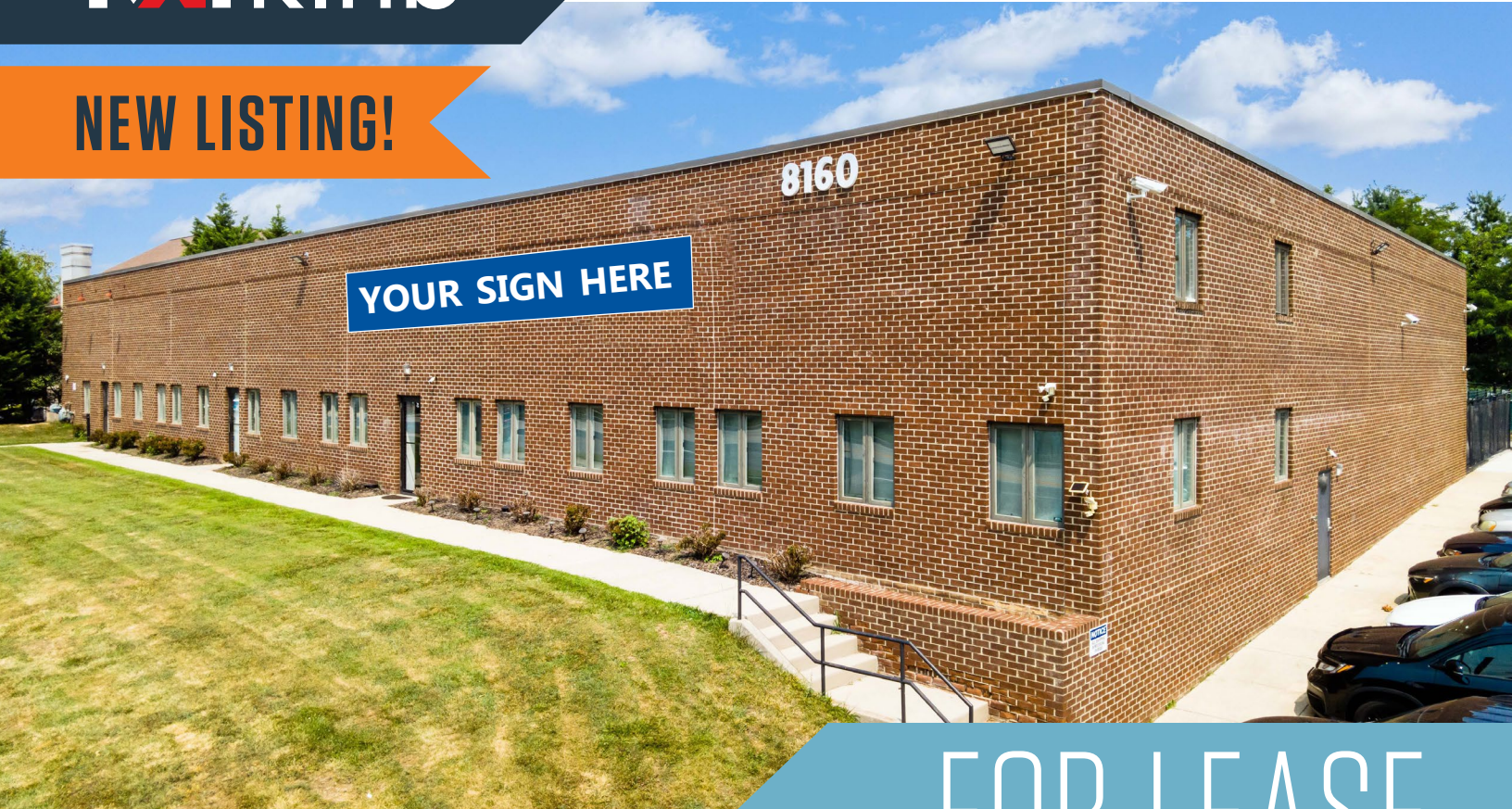


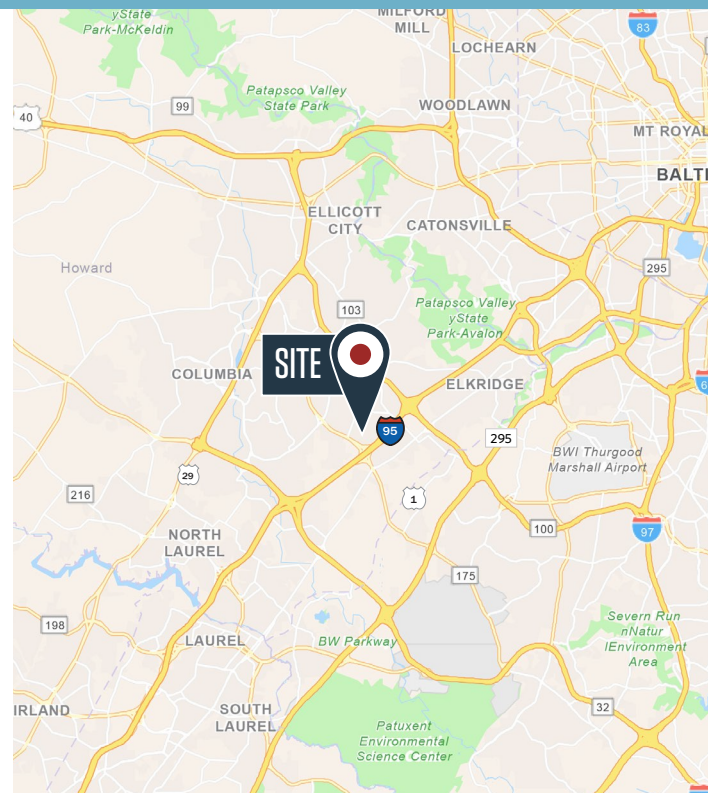
NEW LISTING!



FOR LEASE

Building Highlights

- **Building Size:** 22,433 square feet
- **Available:** » ± 12,000 SF office on 2 floors
» ± 10,000 SF of warehouse
- **Lot Size:** 1.20 acres
- **Year Built:** 1983; Upgrade in 1998
- **Construction Type:** Masonry
- **Stories:** 2
- **Ceiling Height:** 18'
- **Sprinkler System:** Wet system
- **Loading Docks:** » Five (5) 8x8 loading dock
» One (1) 10x12 loading dock
» One (1) 10x12 drive-in
- **Electrical Service:** 800 amps, 200/208 volt, 3 phase
- **HVAC:** Mix of roof top/split HVAC and gas-fired unit heaters
- **Roof:** Insulated metal deck



Abby Glassberg
aglassberg@klnb.com
443-574-1433

Aaron Carroll
acarroll@klnb.com
202-652-2333

9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com

8160 LARK BROWN ROAD

Elkridge, MD 2105 | Howard County

SITE PLAN



- » Approximately \$1.22 per square foot for Real Estate Taxes.
- » Tenant is responsible to manage their own landscaping and snow removal at Tenant's expense.
- » Tenant's pro-rata share of property insurance is \$.15 per square foot.

DEMOGRAPHICS | 3 MILE



POPULATION
84,570



HOUSEHOLDS
30,684



MEDIAN HH INCOME
\$122,906



MEDIAN AGE
37.3

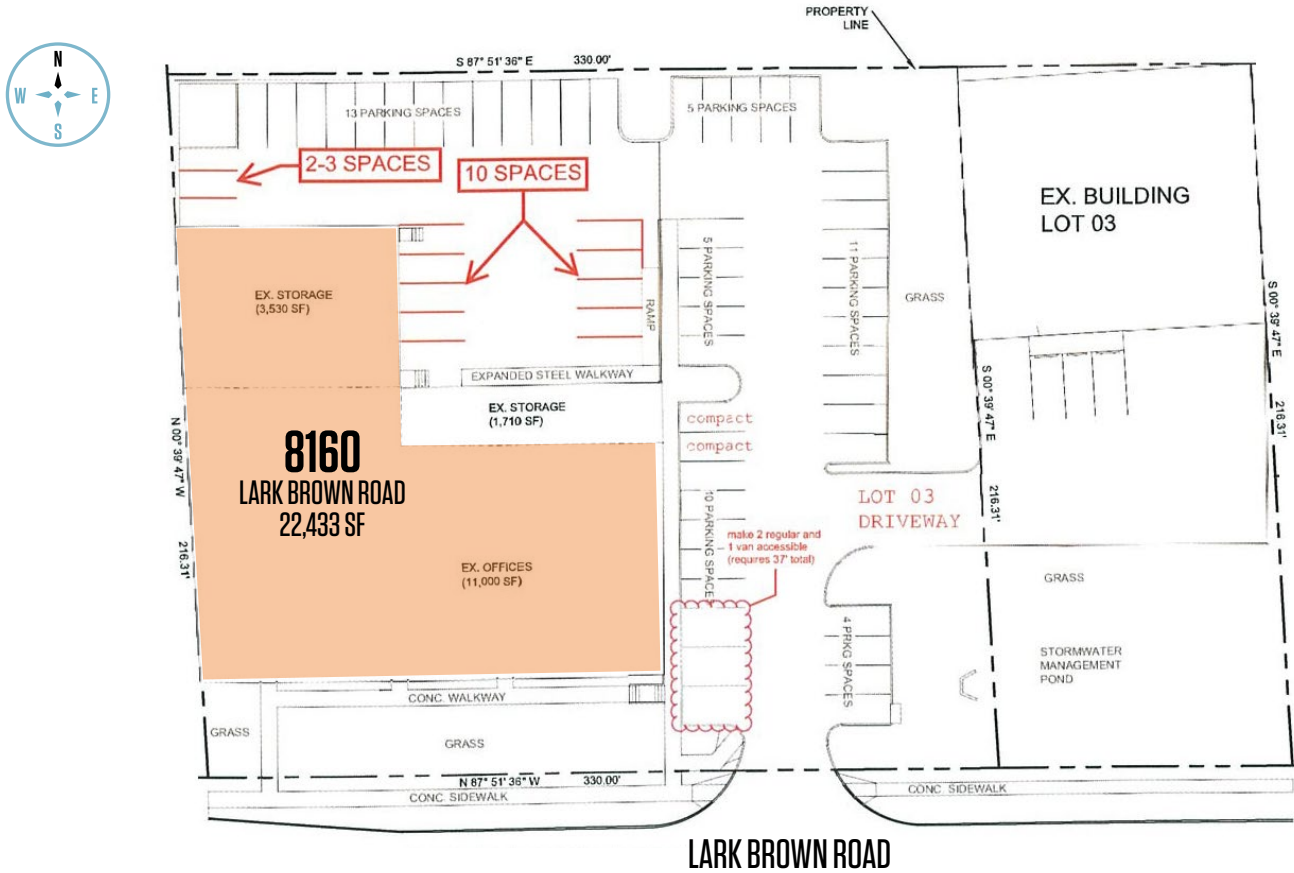


DISPOSABLE INCOME
\$95,763

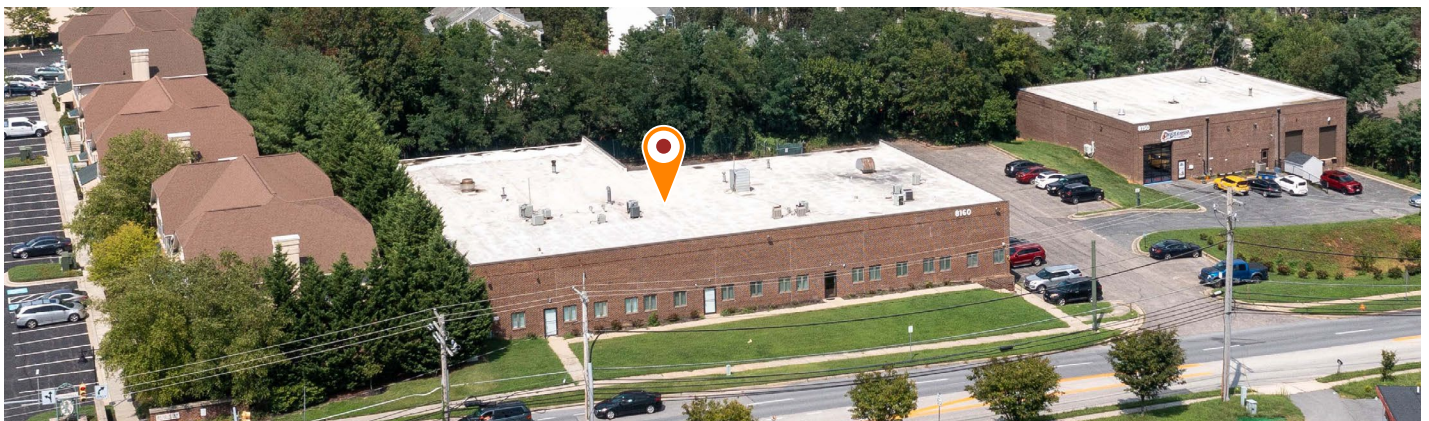
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PARKING POTENTIAL



AERIAL VIEW



8160 LARK BROWN ROAD

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MARKET AERIAL



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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