

AVANT GARDE CENTER . WALDORF, MD 1036 ST NICHOLAS DRIVE



OFFICE SPACE FOR LEASE

- 800 - 2,400 Square feet available
- \$22.00 per square foot plus c.a.m. & core
- Build to suit
- Elevator & Stair access
- High visibility
- Located directly across from the St. Charles Towne Center Mall and the new O'Donnell Lake Restaurant Park.
- 3-5 Year leases preferred

| Demographics 2007 | 1 Mile | 3 Mile | 5 Mile |
|----------------------|----------|----------|----------|
| Population | 7,598 | 58,537 | 76,359 |
| Households | 2,792 | 21,062 | 27,534 |
| Avg. HH Inc. | \$76,060 | \$77,794 | \$80,960 |

For More Information
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