

★★ STAR POINTE PLAZA

OFFICE & RETAIL FOR LEASE

4009 Sandy Spring Rd., Burtonsville, MD 20866

Available: 1,400 – 8,715 SF



LISTING DATA

AVAILABLE SF: 1,400 – 8,715 SF

ECONOMIC DATA

LEASE RATE: \$18 SF/yr (MG)

PROPERTY INFORMATION

COUNTY: MONTGOMERY

BUILDING DATA

TOTAL BUILDING SF: 25,239 SF

PARKING SPACES: 82 SPACES

PROPERTY HIGHLIGHTS

- Class “A” office building
- ADT 24/7 Alarm Response System
- Employee Outdoor Patio Seating
- Scenic Walking & Biking Trail
- LEED Certified (Silver)



LOCATION OVERVIEW

Located within minutes of I-95 and Intercounty Connector (MD Route 200). Proximity to Burtonsville Town Square, Burtonsville Business Center and the newly redeveloped Burtonsville Crossing which offer a wide range of retail and food amenities (Chipotle, Eggspectation, Burger King), as well as a full-service fitness center (Domaine Athletic Club).

Star Pointe Plaza is just minutes from the US Postal Service, Fairland Regional Park, Maryland Park and Ride Station, BWI Airport and within walking distance to public transportation.

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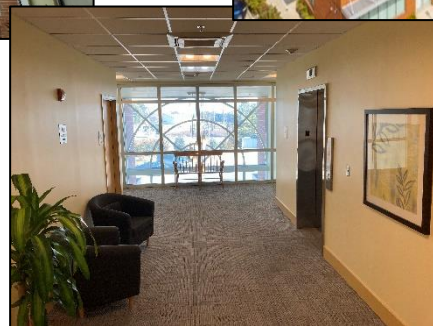
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3RD Floor Office | Entire Floor 8,715 SF – Flexible Buildout \$19 - \$25 SF/vr MC

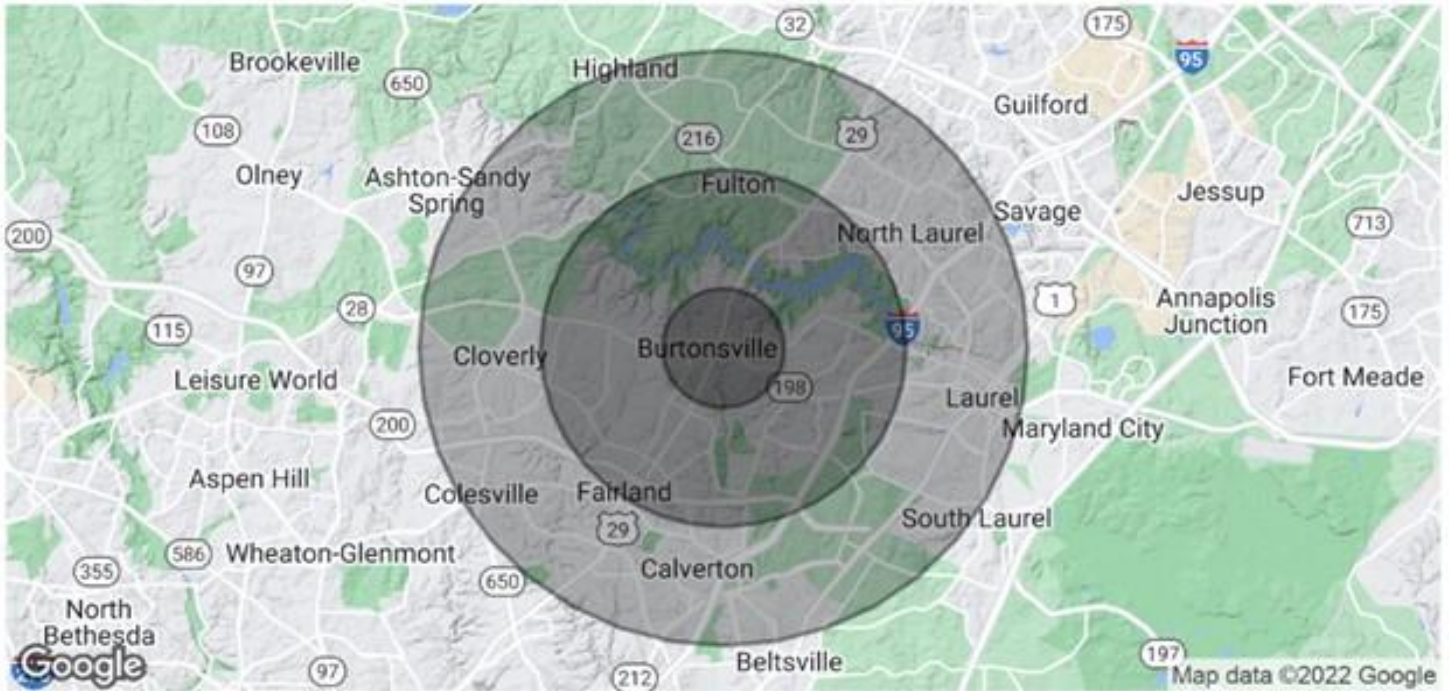


Damon Penn
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Population

	1 MILE	2 MILES	5 MILES
Total Population	5,143	52,187	147,594
Average Age	35.5	36.1	38.5
Average Age (Male)	34.2	34.9	36.8
Average Age (Female)	36.9	37.2	39.8

Household & Income

	1 MILE	3 MILES	5 MILES
Total Households	1,681	18,265	52,992
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$102,260	\$108,255	\$104,928
Average House Value	\$405,782	\$441,902	\$431,873

*Demographic data derived from 2020 ACS – US Census

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