



INVESTMENT SALE

PROPERTY HIGHLIGHTS

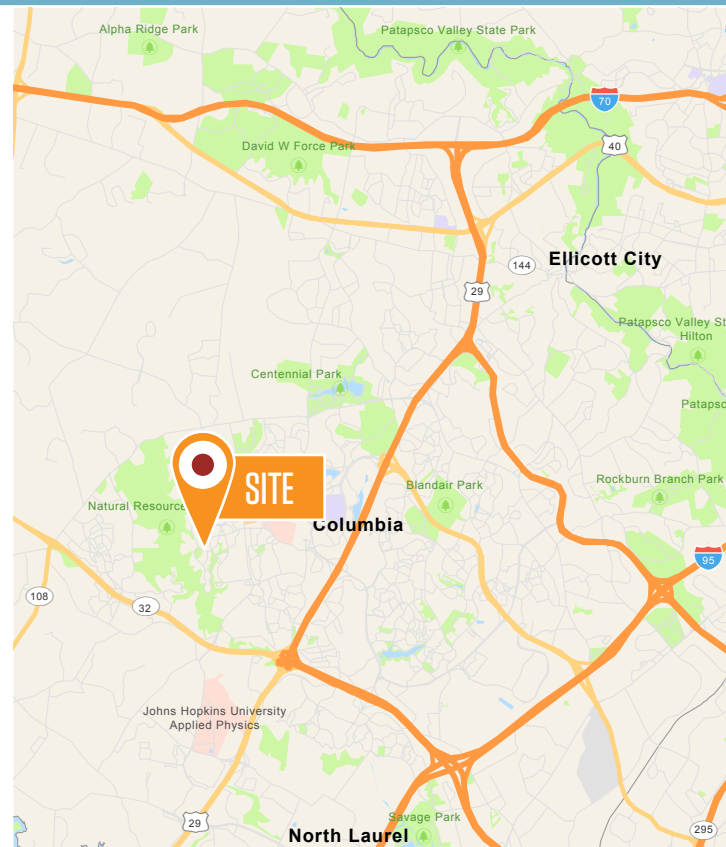
Suite Highlights

- **Size:** 3,982 square feet
- **Sale Price:** \$975,000
- **NOI:** \$78,000
- **Lease Expiration:** Current tenant lease runs through May 31, 2026 plus, two (2) five (5) year renewal options

Building Highlights

- Convenient location to downtown Columbia
- Dedicated free parking
- Adjacent to Clary's Forest Pool

Nearby Amenities:



Abby Glassberg
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443-574-1433

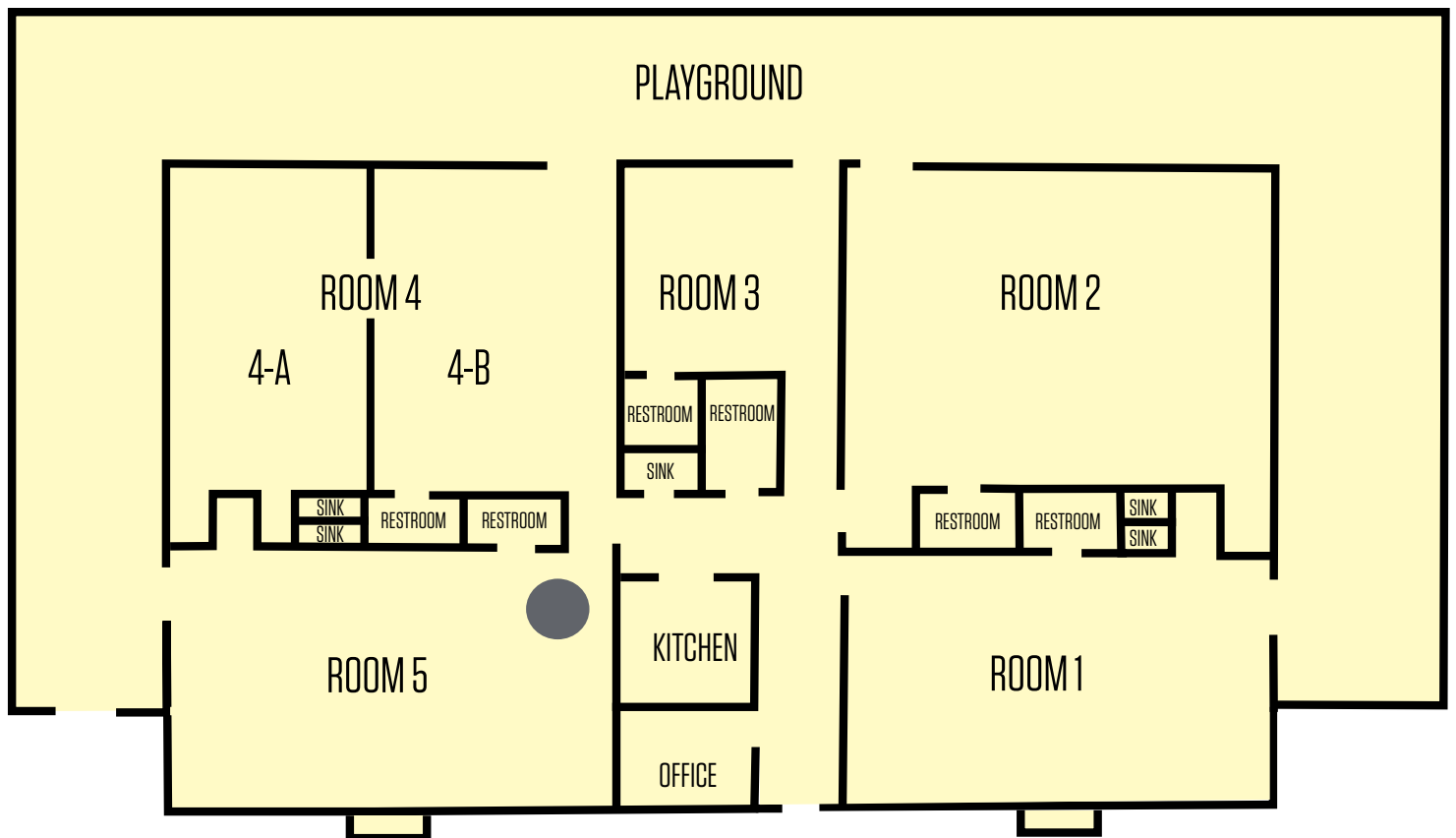
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11625 LITTLE PATUXENT PKWY

Columbia, MD 21044 | Howard County

FLOOR PLAN



EXTERIOR PHOTOS



11625 LITTLE PATUXENT PARKWAY

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MARKET AERIAL



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