

5537 TWIN KNOLLS ROAD

Twin Knolls Professional Center
Columbia, Maryland 21045



FOR SALE

PROPERTY HIGHLIGHTS

- **1st Floor:** 1,200 SF; \$222,000
- **2nd Floor:** 1,200 SF; \$192,000
- Total For 2,400 SF:** \$414,000

- **Move in condition!**
- 1st floor walk-up unit built in 1982
- Utilities: \$250/month/per unit
- Condo Fee: \$470/month/per unit
- Taxes: \$6,400/year (Estimated for both units)
- CA Taxes: \$1,450/year (Estimated for both units)
- Parking: 4:1000; free & unreserved

- Wired for Verizon FIOS
- Quiet location just off Route 175
- ¼ mile to Route 29
- Double Tree within walking distance

NEARBY AMENITIES



Chuck Breitenother
cbreitenother@klnb.com
443-574-1422

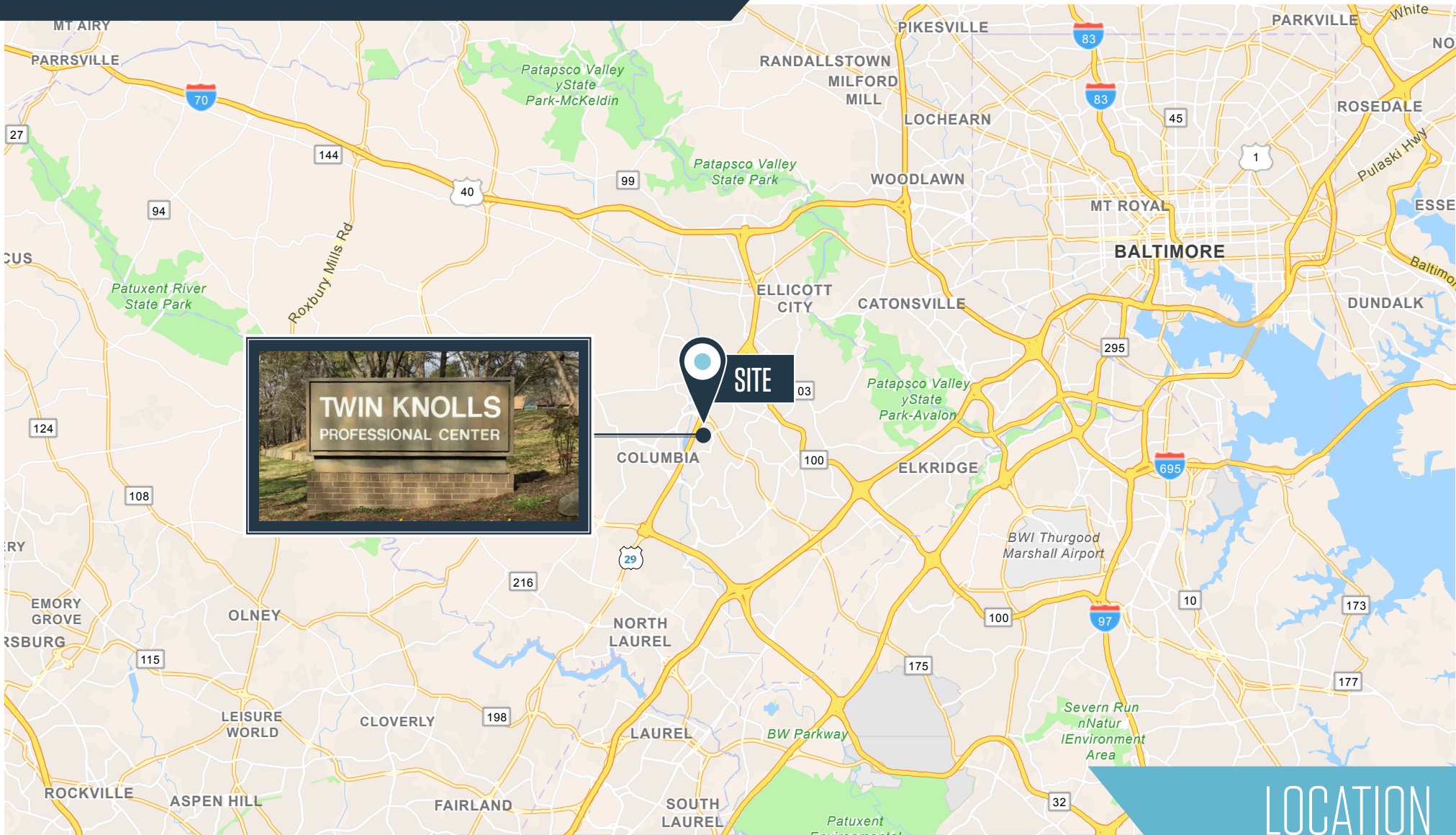
David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Pkwy, #300
Columbia, MD 21043
klnb.com

NAI klnb

5537 TWIN KNOLLS ROAD

Twin Knolls Professional Center
Columbia, Maryland 21045



Chuck Breitenother
cbreitenother@klnb.com
443-574-1422

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

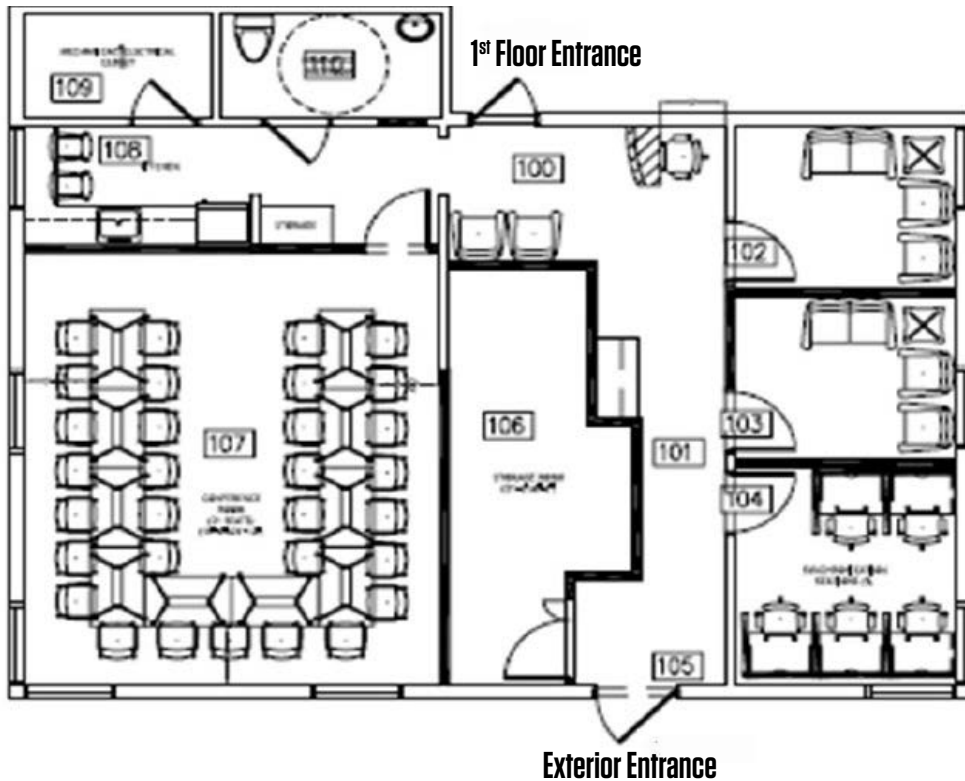
9881 Broken Land Pkwy, #300
Columbia, MD 21043
klnb.com



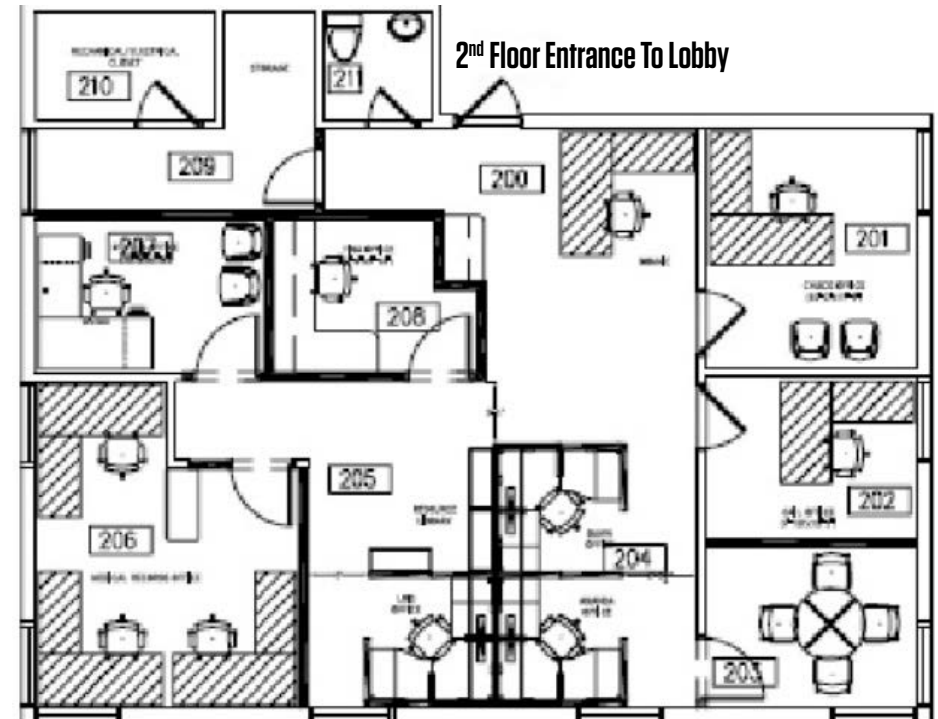
5537 TWIN KNOLLS ROAD

Twin Knolls Professional Center
Columbia, Maryland 21045

1ST FLOOR
1,200 SF



2ND FLOOR
1,200 SF



FLOOR PLANS

Chuck Breitenother
cbreitenother@klnb.com
443-574-1422

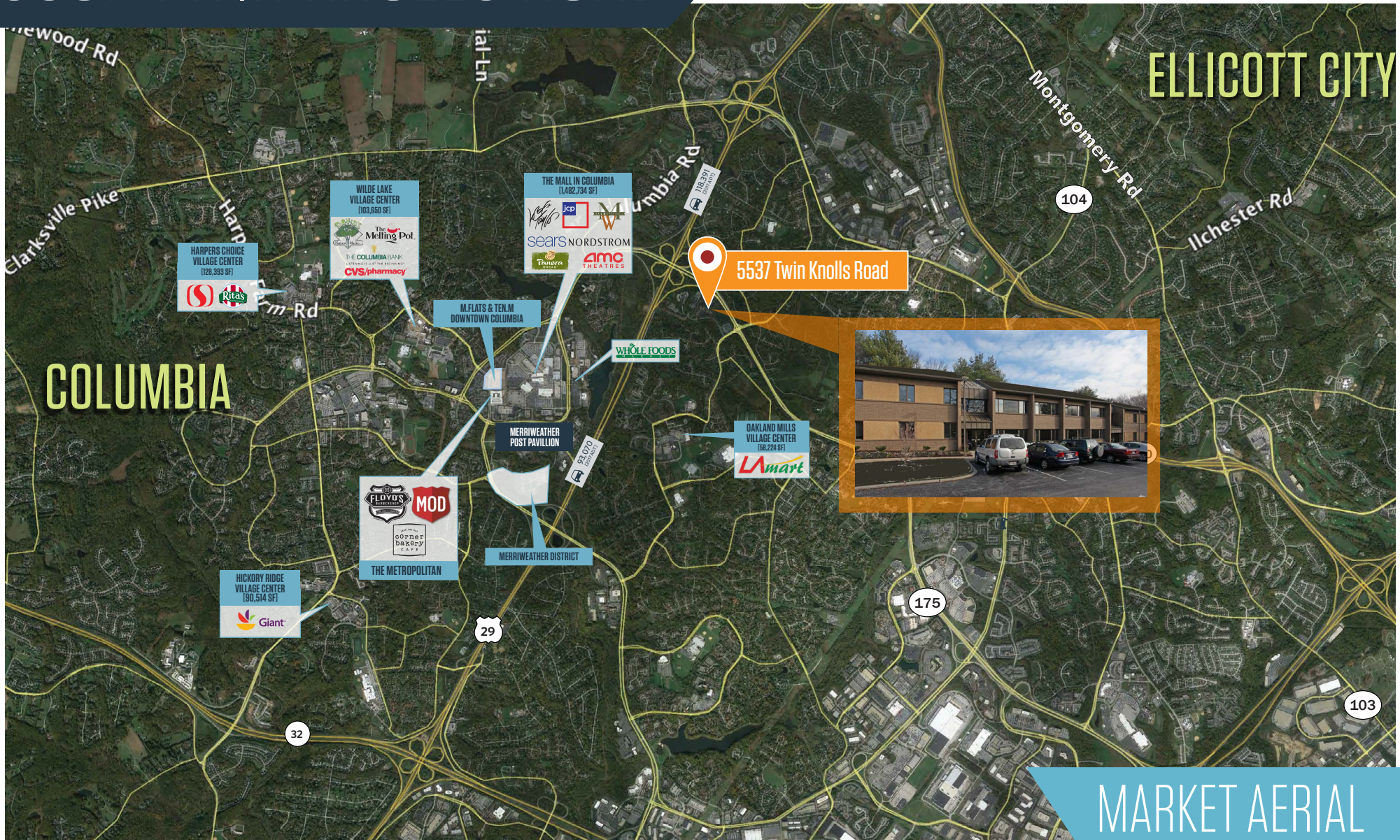
David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Pkwy, #300
Columbia, MD 21043
klnb.com

NAklnb

5537 TWIN KNOLLS ROAD

Twin Knolls Professional Center
Columbia, Maryland 21045



Chuck Breitenother
cbreitenother@klnb.com
443-574-1422

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Pkwy, #300
Columbia, MD 21043
klnb.com



5537 TWIN KNOLLS ROAD

Twin Knolls Professional Center
Columbia, Maryland 21045

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Chuck Breitenother
cbreitenother@klnb.com
443-574-1422

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Parkway, Suite 300
Columbia, MD 21046

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

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.

The logo for NAI klnb features the letters 'NAI' in a bold, dark blue font, followed by a stylized red and blue graphic element resembling a triangle or a stylized 'A'. To the right of this graphic, the letters 'klnb' are written in a lowercase, dark blue font.