

ADJACENT TO NEW COURTHOUSE

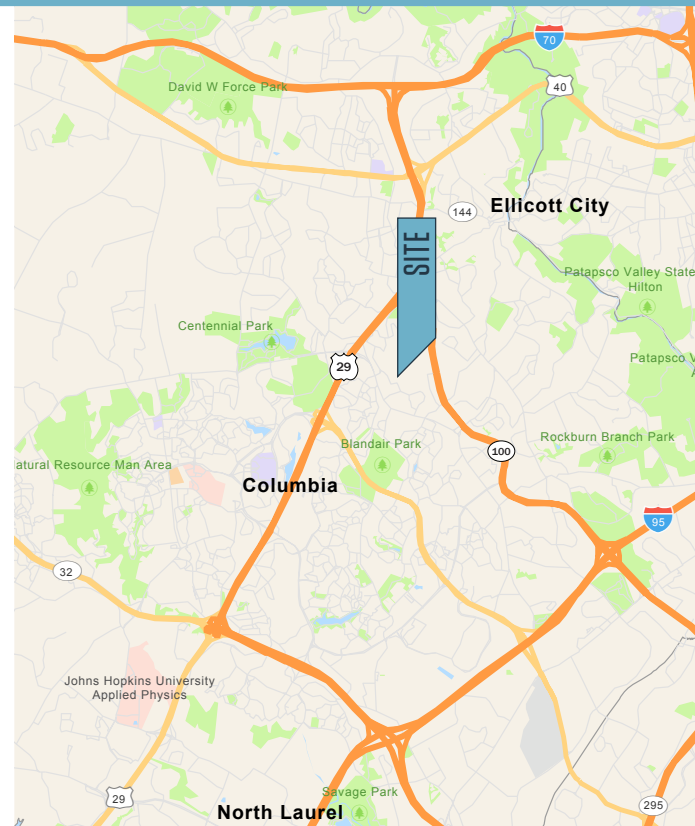


## OFFICE CONDO FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS

#### Suite Highlights

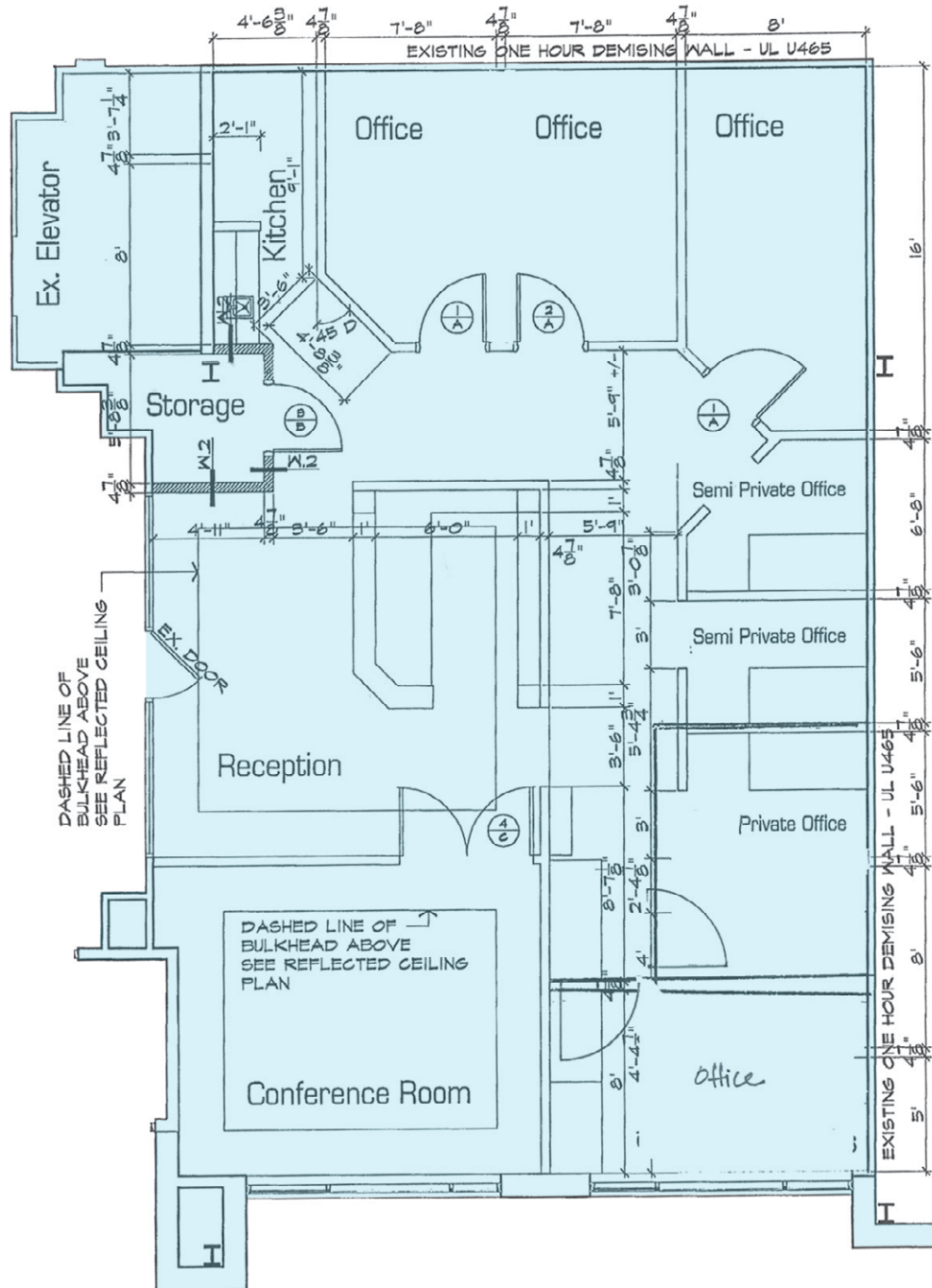
- **Class A Office Space Available: Suite 101 - 1,779 RSF**
  - First floor, main lobby entrance suite with efficient build-out
  - Separately metered utilities and energy efficient construction
  - High-speed internet access available
  - Lighted surface parking available at a ratio of 4 spaces per 1,000 SF leased
  - Upgraded finishes and next to Howard County Courthouse
- 
- **Sale Price: \$475,000**
  - **2022 Taxes: \$5,535 yearly**
  - **Condo Fees/Sewer: \$650.20 monthly**
  - **Lease Price: \$21.50 per square foot plus utilities and trash**



# 9256 BENDIX ROAD

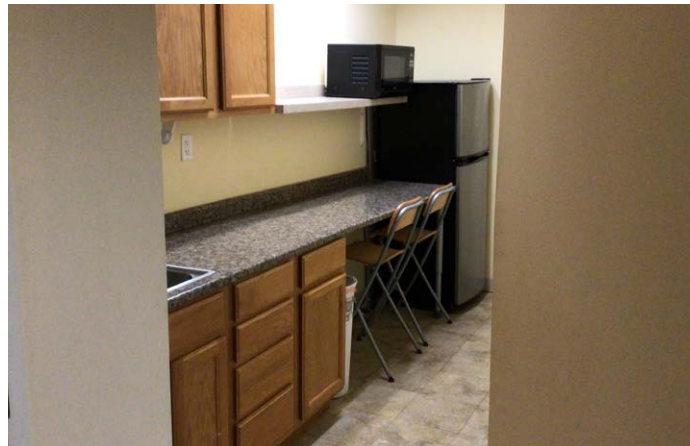
Suite 101, Columbia, MD 21045 | Howard County

## FLOOR PLAN | SUITE 101





## PHOTOS





# 9256 BENDIX ROAD

Suite 101, Columbia, MD 21045 | Howard County



## 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.

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

James Park  
jpark@klbn.com  
301-922-1585

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