



FOR SALE OR LEASE

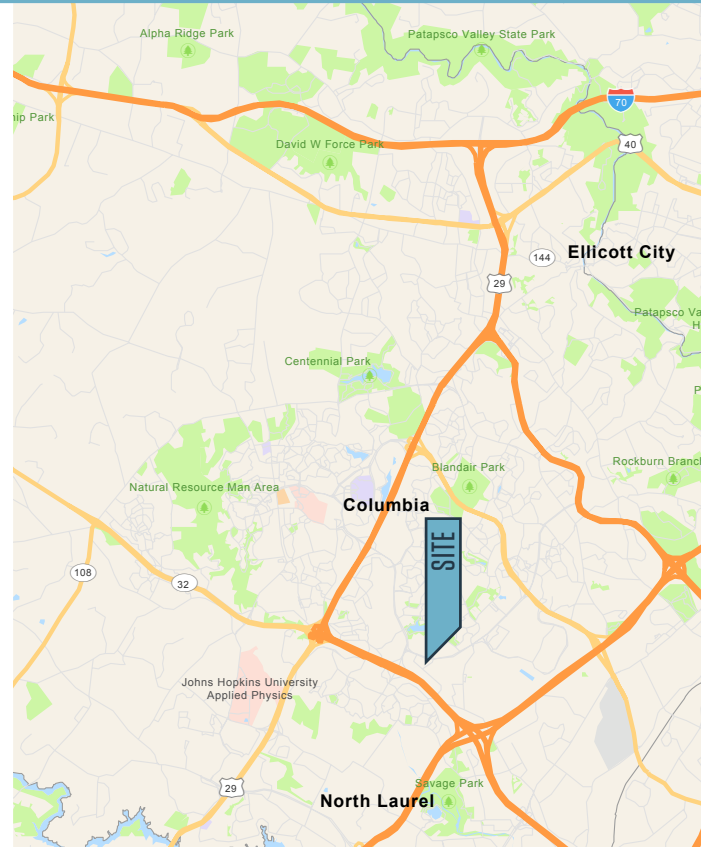
Suite Highlights

- **Four contiguous upgraded office condominium units ranging from 1,370 - 5,613 square feet available**
 - **For Lease:** \$20.00 per square foot plus separately metered utilities, interior maintenance and janitorial (condo and taxes included)
 - **Suite 203:** 1,467 square feet
 - **Suite 205:** 1,388 square feet
 - **Suite 207:** 1,388 square feet
 - **Suite 209:** 1,370 square feet
- **For Sale:** \$255 per square foot
 - **Condo Fee:** \$3.11 per square foot
 - **Real Estate Taxes:** \$3.73 per square foot, annually

Building Highlights

- Ample surface parking
- Excellent access to Route 29, Route 32 and I-95

Nearby Amenities



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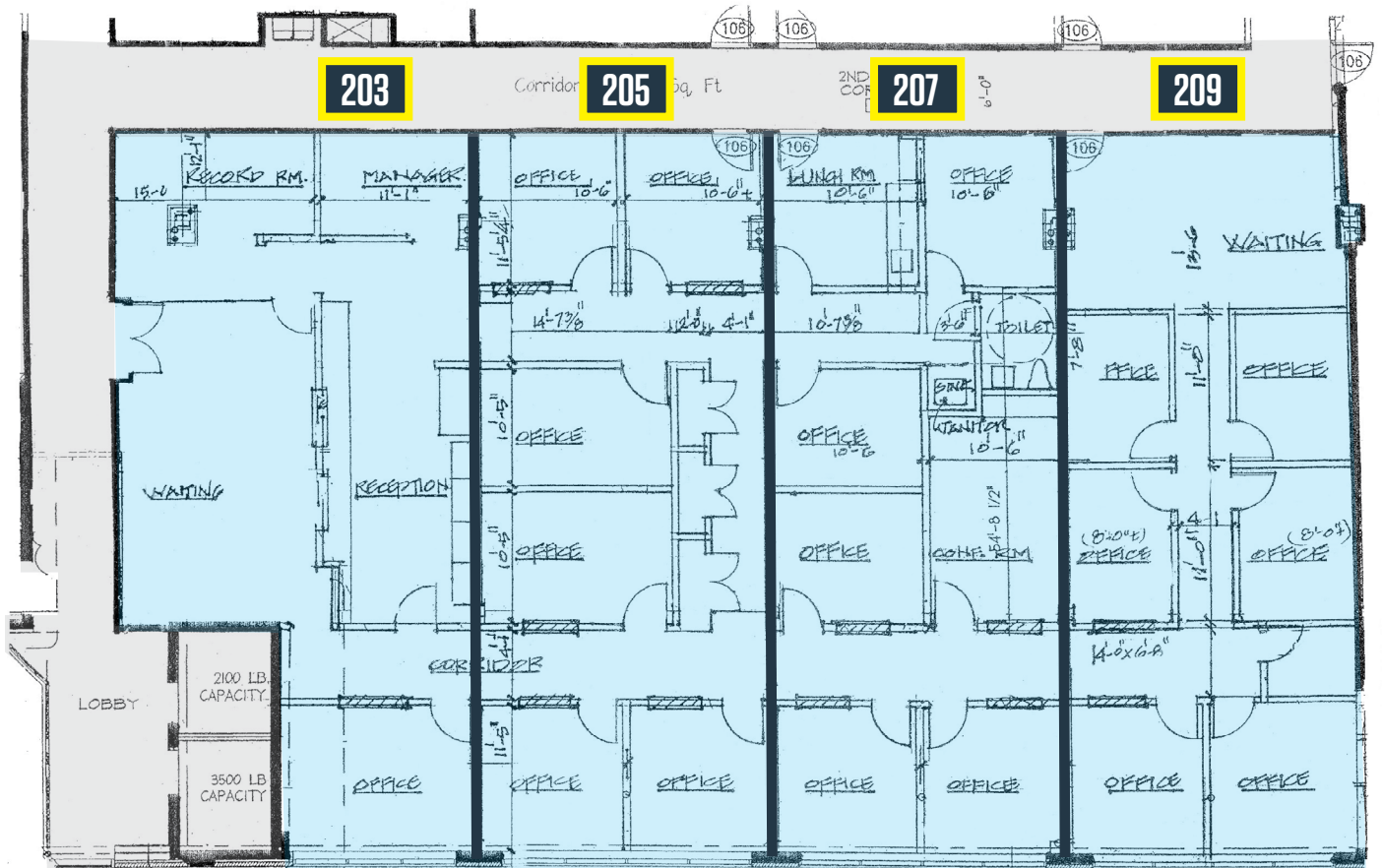
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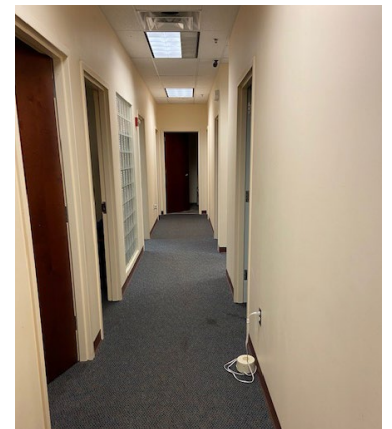
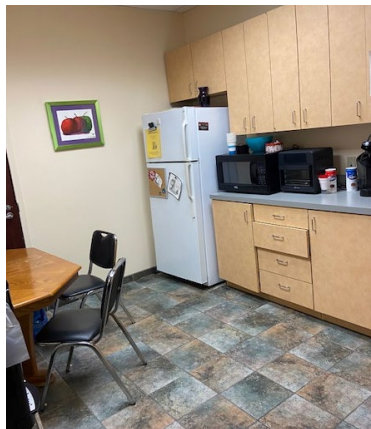
9520 BERGER ROAD

Columbia, MD 21046 | Howard County

FLOOR PLAN



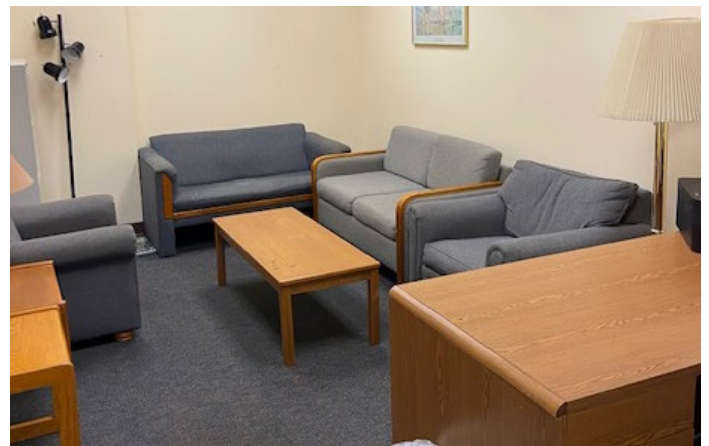
PHOTOS



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MARKET AERIAL



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