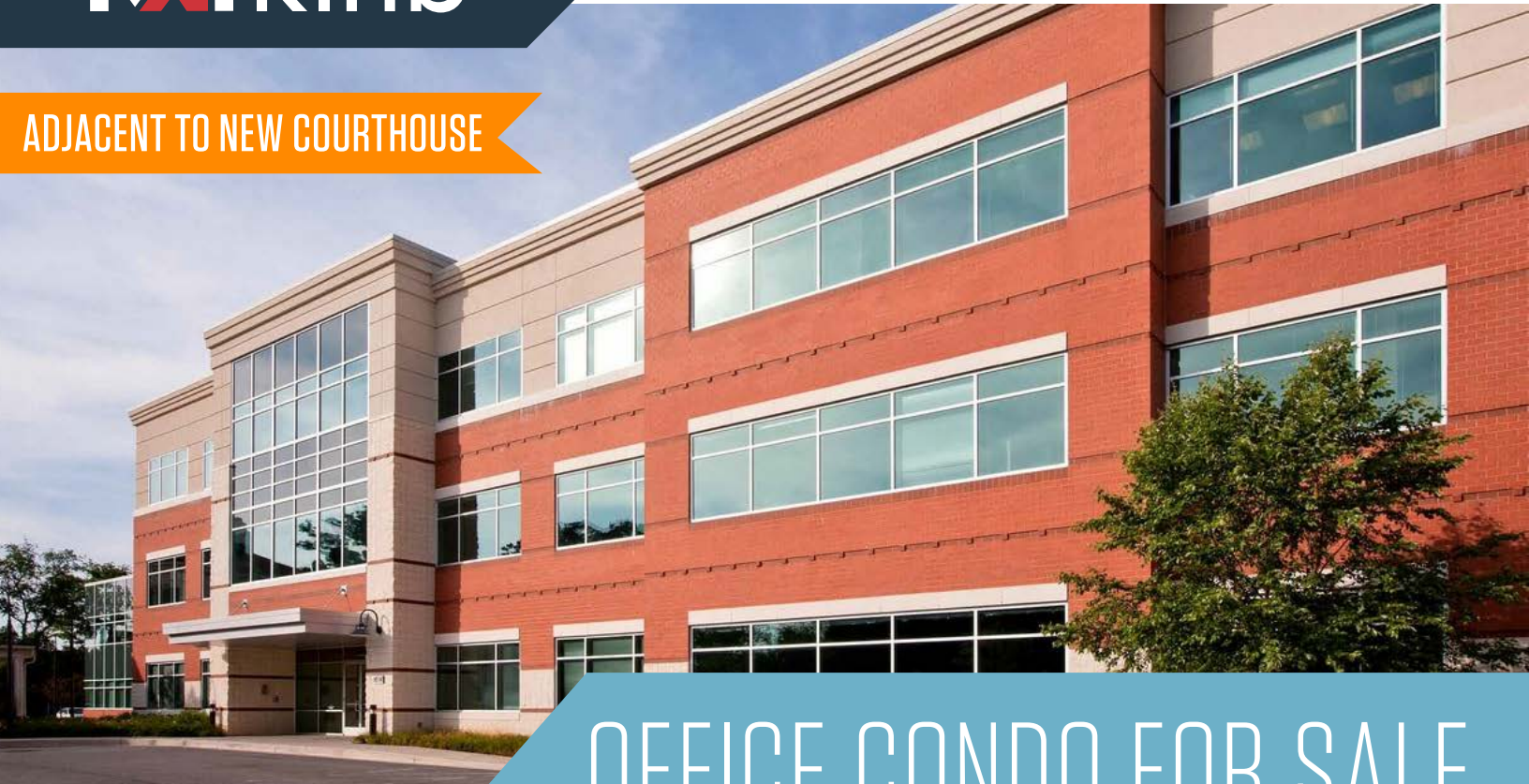


ADJACENT TO NEW COURTHOUSE



OFFICE CONDO FOR SALE

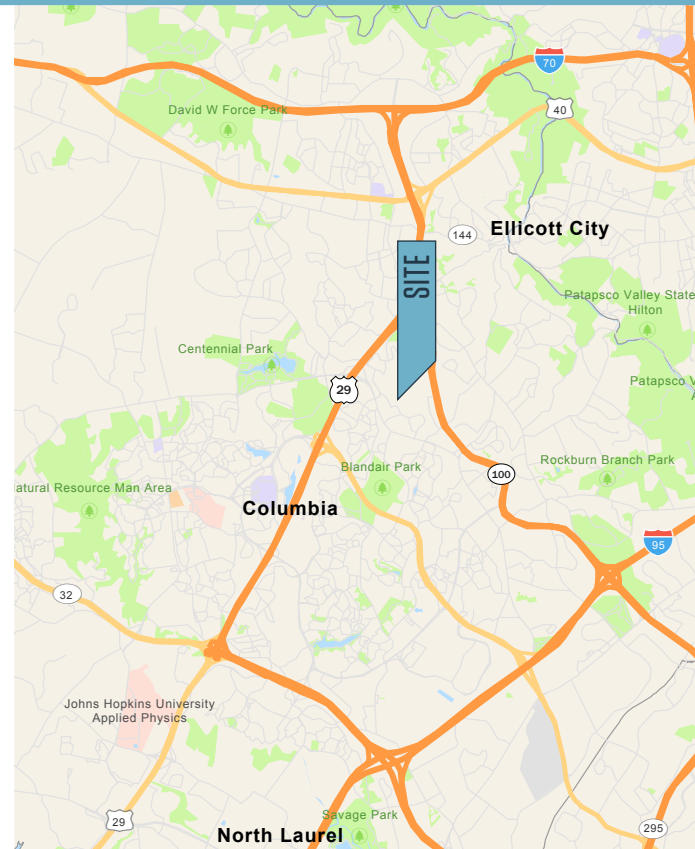
PROPERTY HIGHLIGHTS

Suite Highlights

- **Class A Office Space Available: Suite 207 - 3,527 SF**
- Second floor 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
- **Price: \$245.00 PSF**

Building Highlights

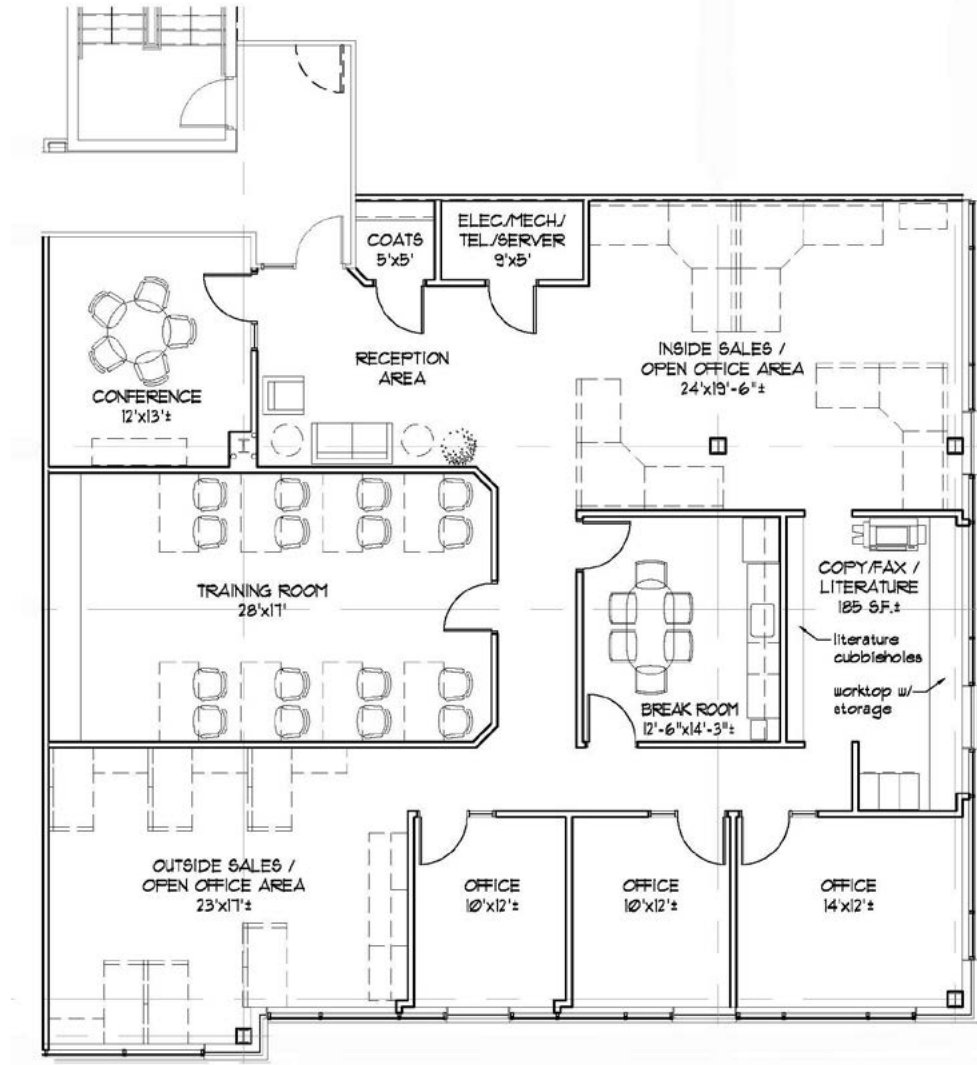
- Three-story Class A office building totaling 70,000 SF
- Adjacent to new Howard County Courthouse
- Built in 2008
- Excellent access to I-695, I-95, Routes 70, 40 & 29



9256 BENDIX ROAD

Columbia, MD 21045 | Howard County

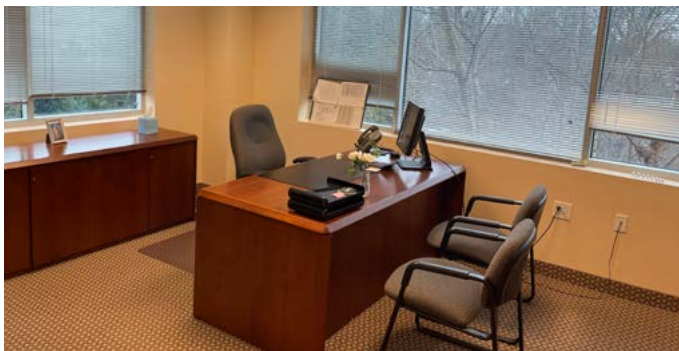
FLOOR PLAN | SUITE 207



ADDITIONAL INFORMATION

- Property Tax 2021: \$8,857.38
- Monthly Water & Sewer: \$179.59
- Monthly Condo Fee: \$1,107.33
- BGE for 2021: \$2,106.00

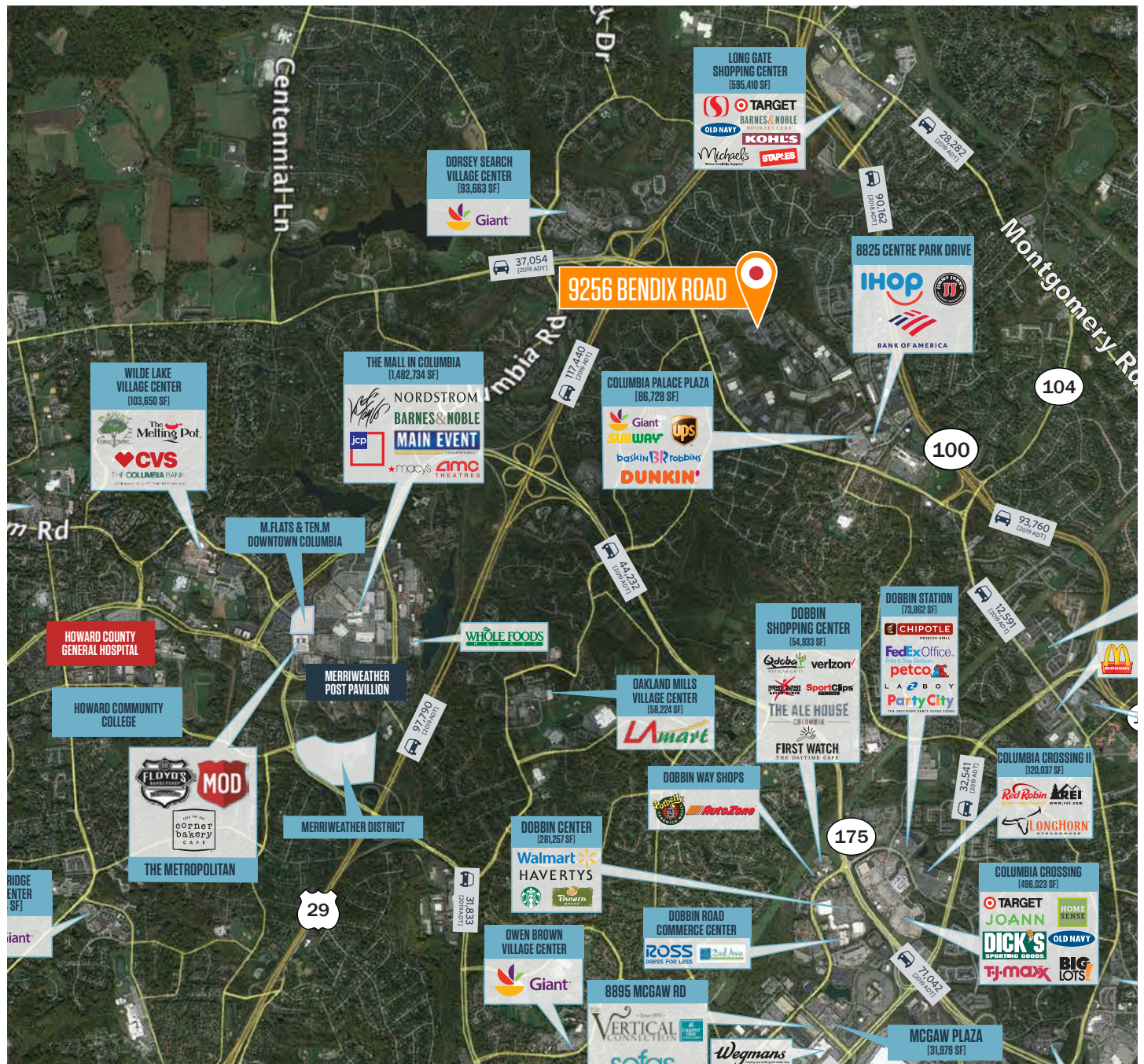
PHOTOS



9256 BENDIX ROAD

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MARKET AERIAL



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