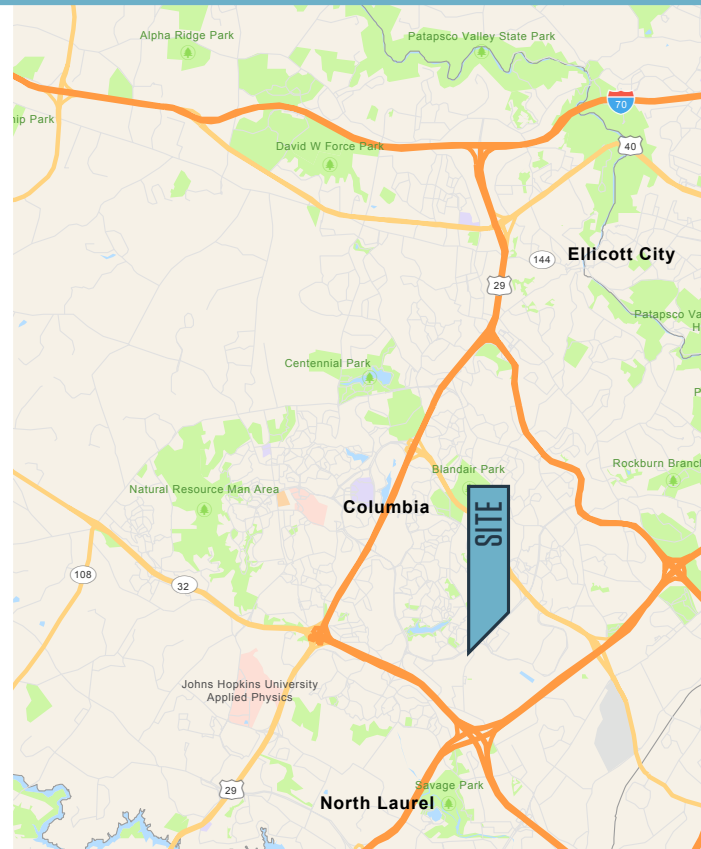




FOR LEASE

PROPERTY HIGHLIGHTS

- **Available:** 3,931 square feet (60% office & 40% conditioned warehouse)
- **Loading:** One (1) dock & one (1) ramp
- **Rental Rate:** \$16.95 per square foot, NNN
- **CAM:** \$3.77 per square foot for 2024 budget
- **Ceiling Height:** 16' clear
- **Parking:** Ample surface parking
- **Access:** Excellent access to Route 29, Route 32 and I-95
- **Location:** Great location at Snowden River Parkway / Oakland Mills Road interchange



NEARBY



Chuck Breitenother
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443-574-1422

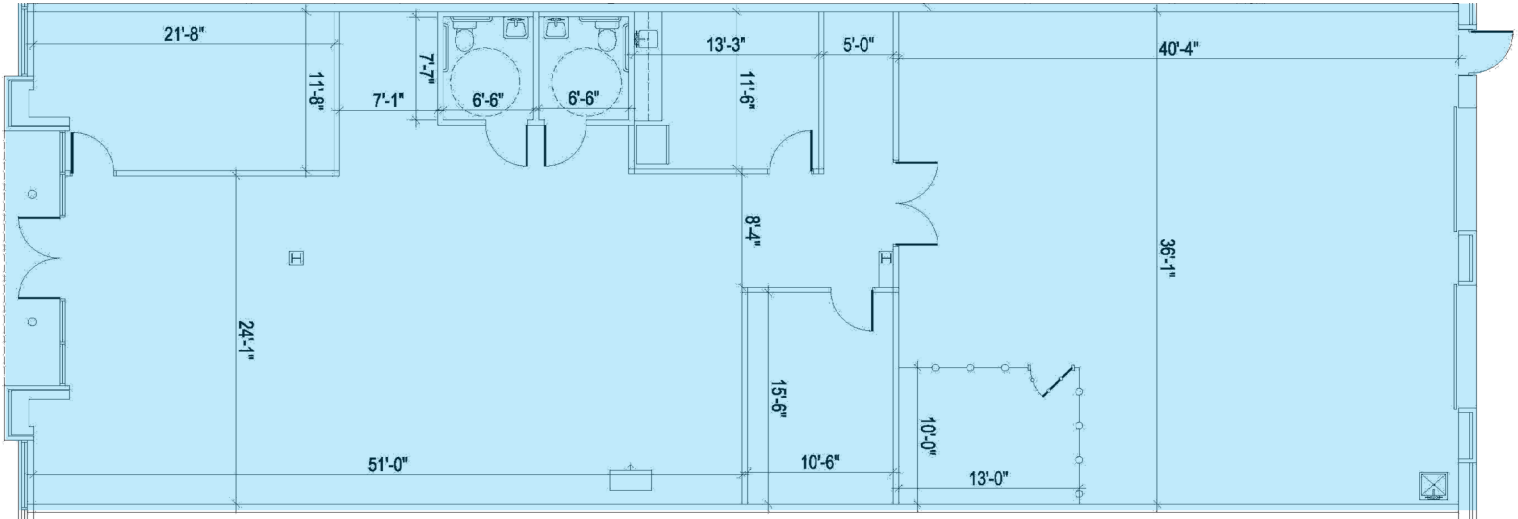
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9204 BERGER ROAD

Columbia, MD 21046 | Howard County

FLOOR PLAN | 3,931 SF - SUITE E



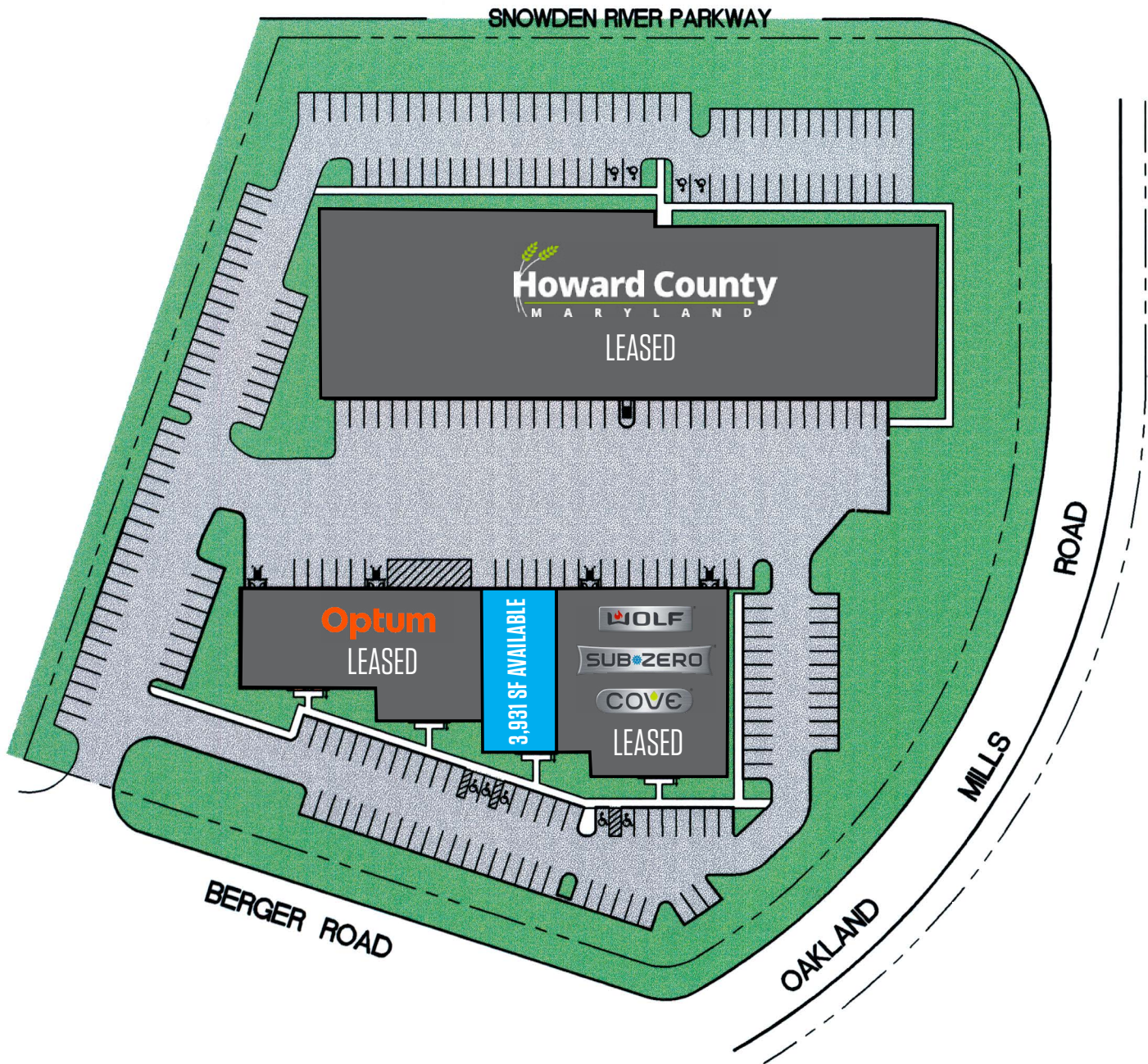
NEIGHBORS



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SITE PLAN

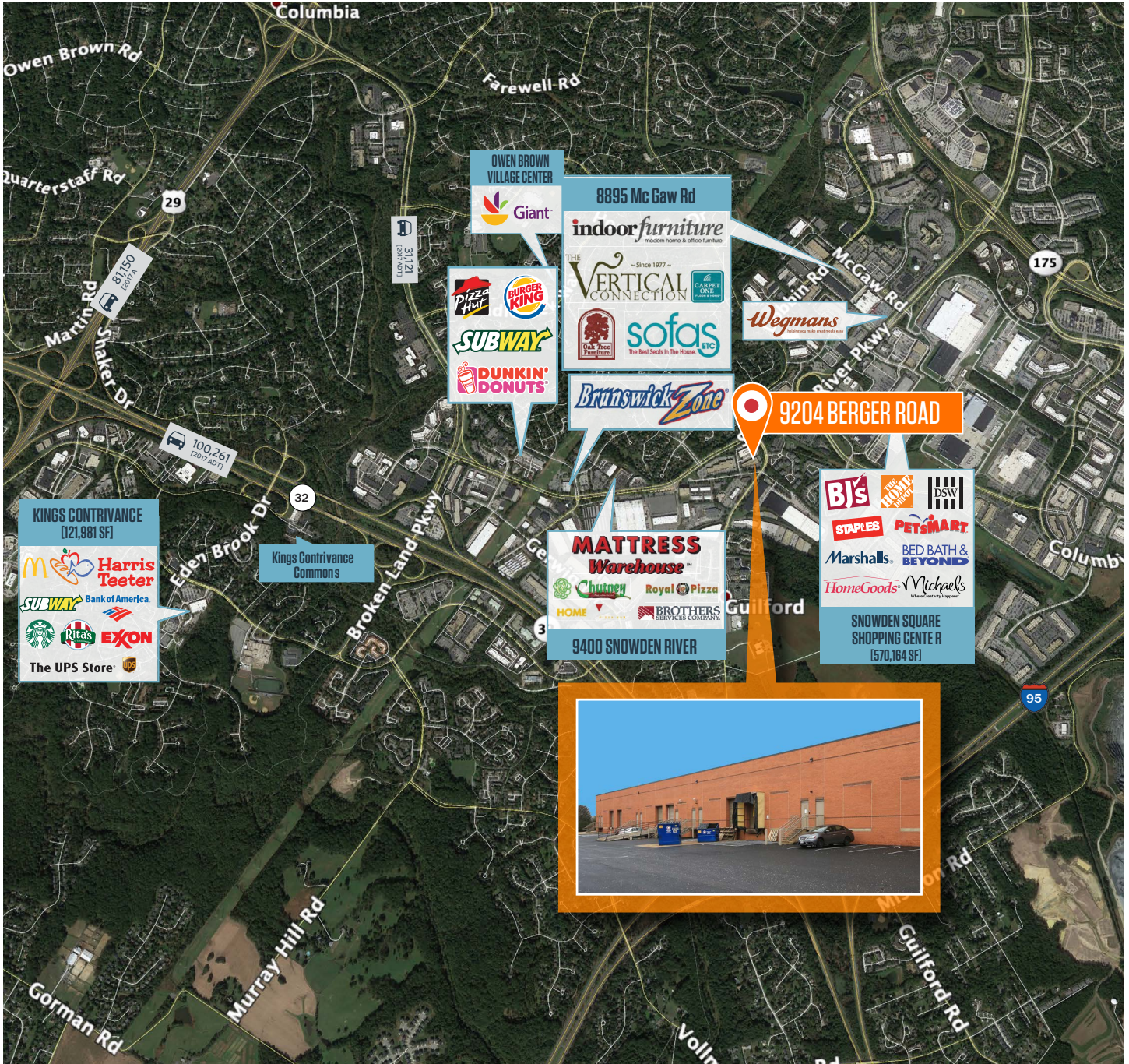


9204 BERGER ROAD

Suite E, Columbia, MD 21046 | Howard County



MARKET AERIAL



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