



FOR SALE ONLY

HIGHLIGHTS

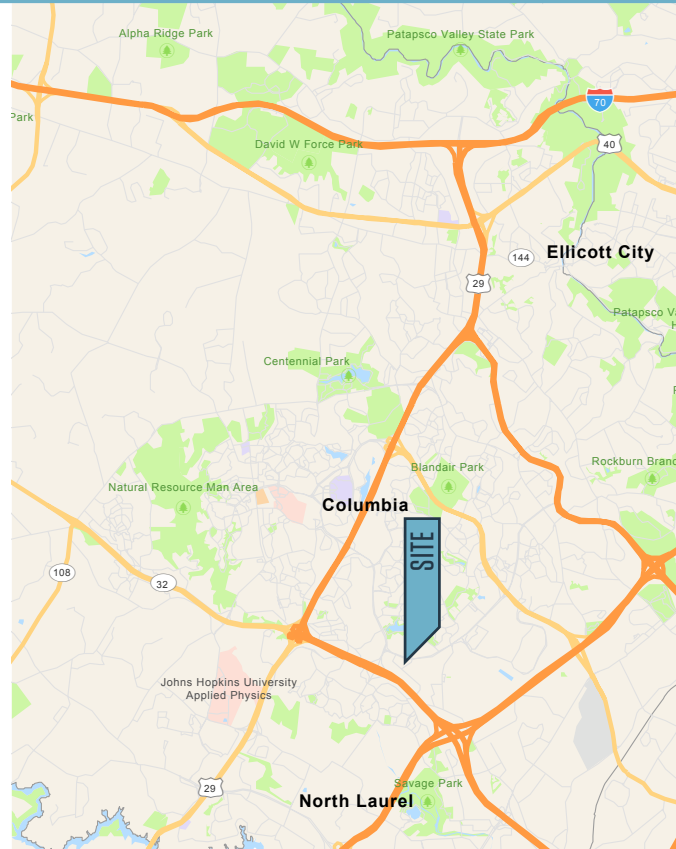
Suite Highlights

- **Suite 302: 1,580 square feet available; \$265 PSF**
- **Suite 304: 1,789 square feet available; \$240 PSF**
- **Suites 302 & 304: 3,369 total square feet combined, sold as one unit; \$255 PSF**
- **Condo Fee: \$3.30 per square foot annually paid monthly**
- **Real Estate Taxes: \$3.75 per square foot, annually**
- **Corner suite with two sides of window line**

Building Highlights

- **Parking:** Ample surface parking
- **Access:** Excellent access to Route 29, Route 32 & I-95

Nearby Amenities



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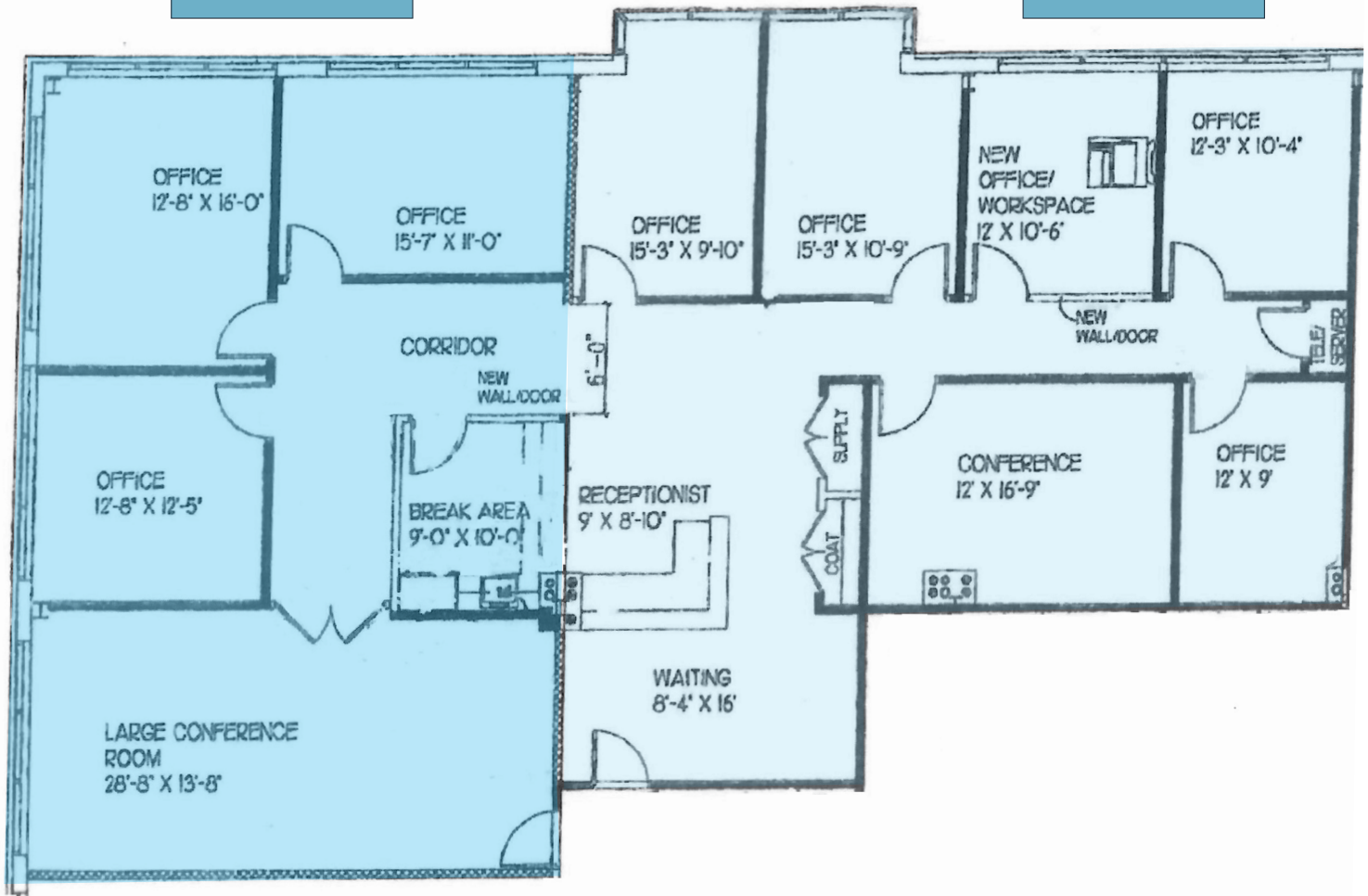
9520 BERGER ROAD

Columbia, MD 21046 | Howard County

FLOOR PLAN | 3,369 TOTAL SQUARE FEET

SUITE 302
1,580 Sq. Ft.

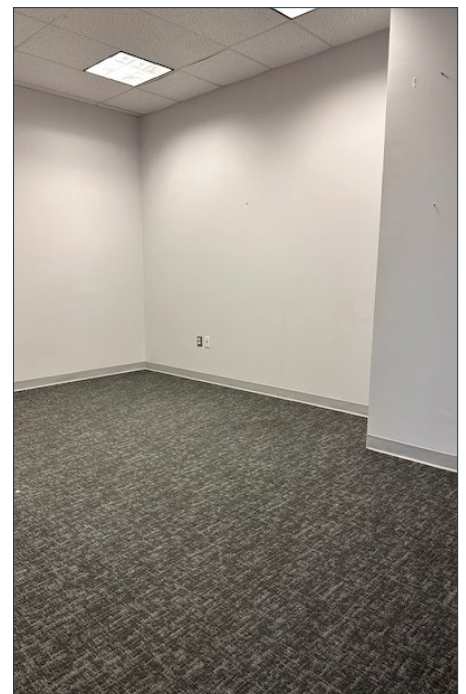
SUITE 304
1,789 Sq. Ft.



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INTERIOR PHOTOS



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MARKET AERIAL



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