



FOR SALE OR LEASE

HIGHLIGHTS

Suite Highlights

- **Suite 308: 1,169 square feet available**
- **For Lease:** \$20 per square foot + utilities and interior maintenance
- **For Sale:** \$305,000
- **Condo Fee:** \$3.11 per square foot (for sale only)
- **Real Estate Taxes:** \$3.73 per square foot, annually (for sale only)

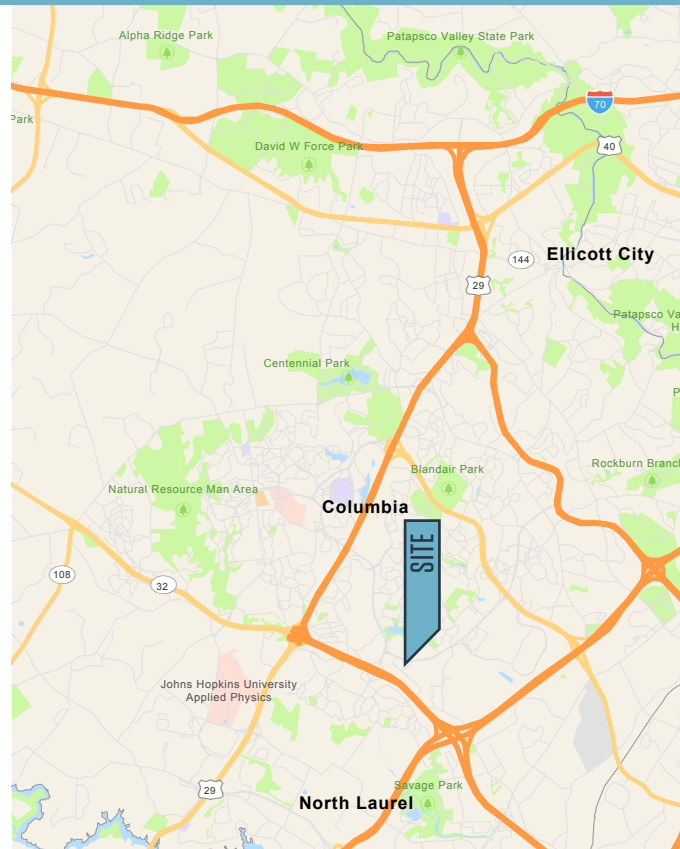
Building Highlights

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

Nearby Amenities



Hunan Manor



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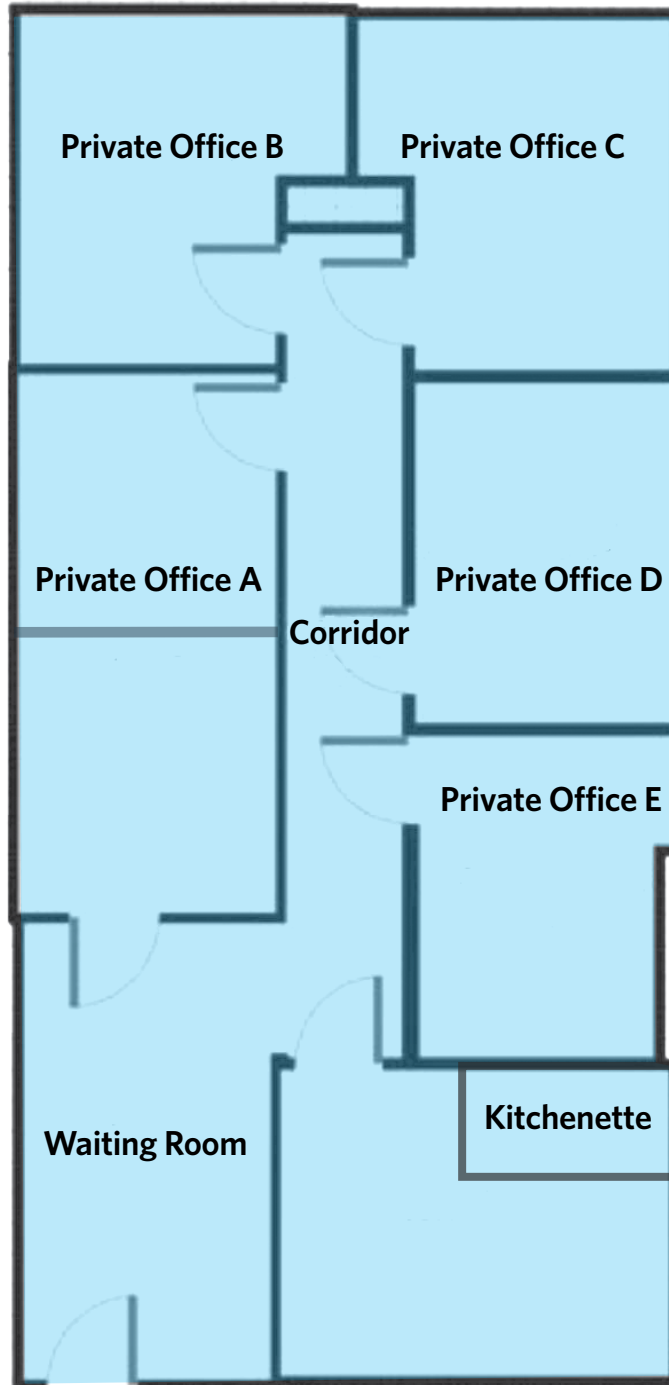
9520 BERGER ROAD

Columbia, MD 21046 | Howard County

FLOOR PLAN

SUITE 308
1,169 SF

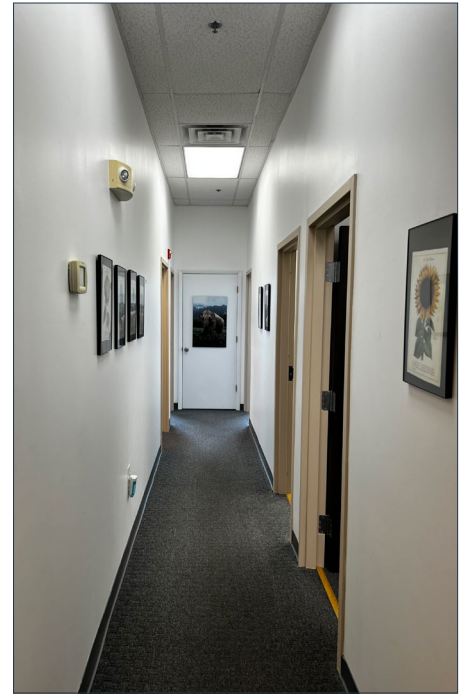
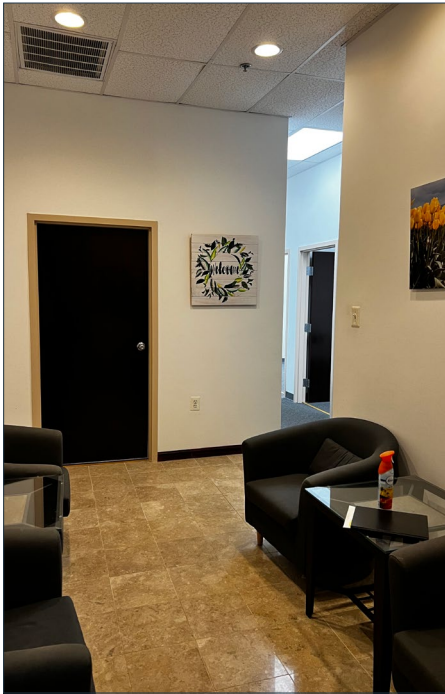
Conference Room Wall →



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INTERIOR PHOTOS



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MARKET AERIAL



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