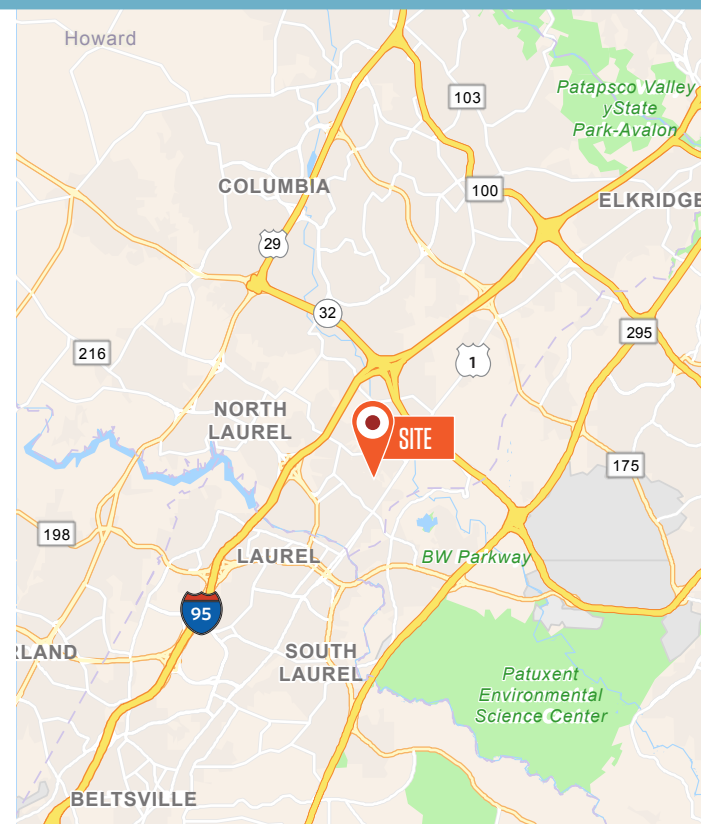




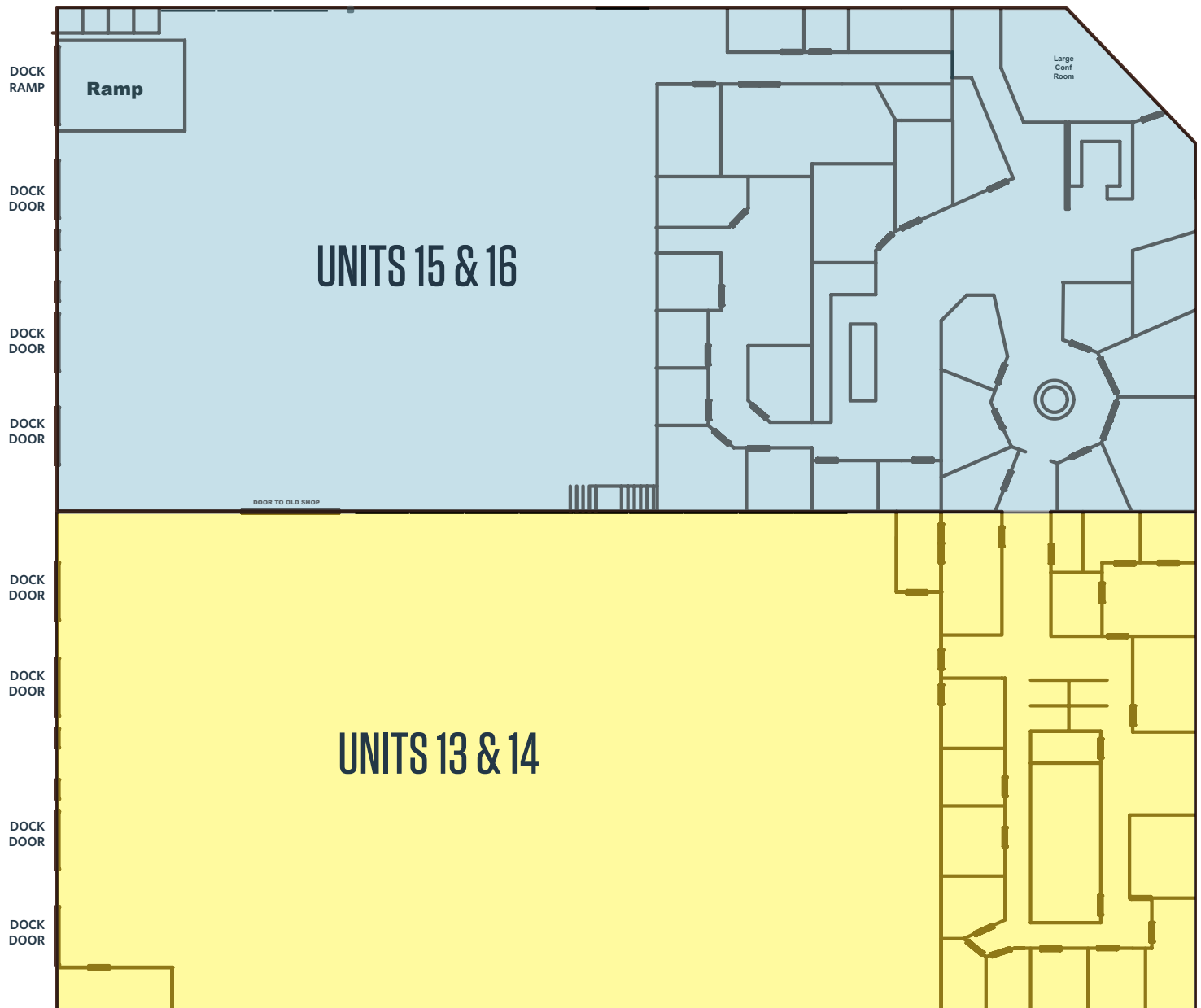
OFFICE/WAREHOUSE CONDOS FOR LEASE

PROPERTY HIGHLIGHTS

- **Units 13-16:** Approximately 29,520± square foot office/warehouse condominium available for lease
 - » **Units 13-14:** 20% office
 - » **Units 15-16:** 45% office
- **Lease Rate:** \$17.00 per square foot, NNN
- **Ceilings:** 24' clear
- **Loading Docks:** Seven (7) 9'x10' in rear of building and one (1) 12' x 14' drive-in
- **Parking:** Customer & employee parking in front & rear
- **Storage:** Fenced-in storage allowed in rear of building
- **Sprinkler:** Wet system
- **Current Real Estate Tax:** \$1.90 per square foot
- **Condo Fee:** \$2,200 per month
- **Lighting:** Metal halide warehouse lighting
- **Power:** Heavy power
- **Mezzanine:** 1,500 SF of mezzanine storage



FLOOR PLAN

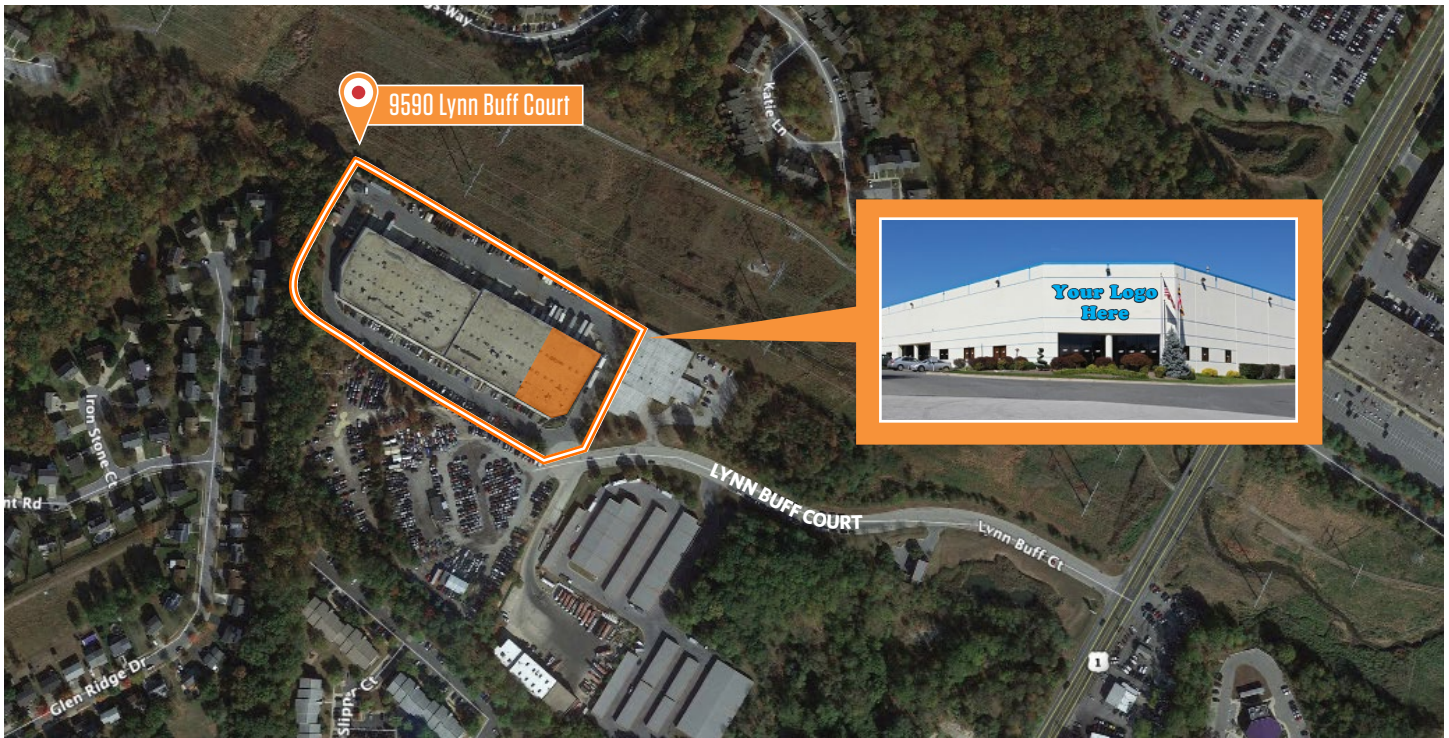


While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

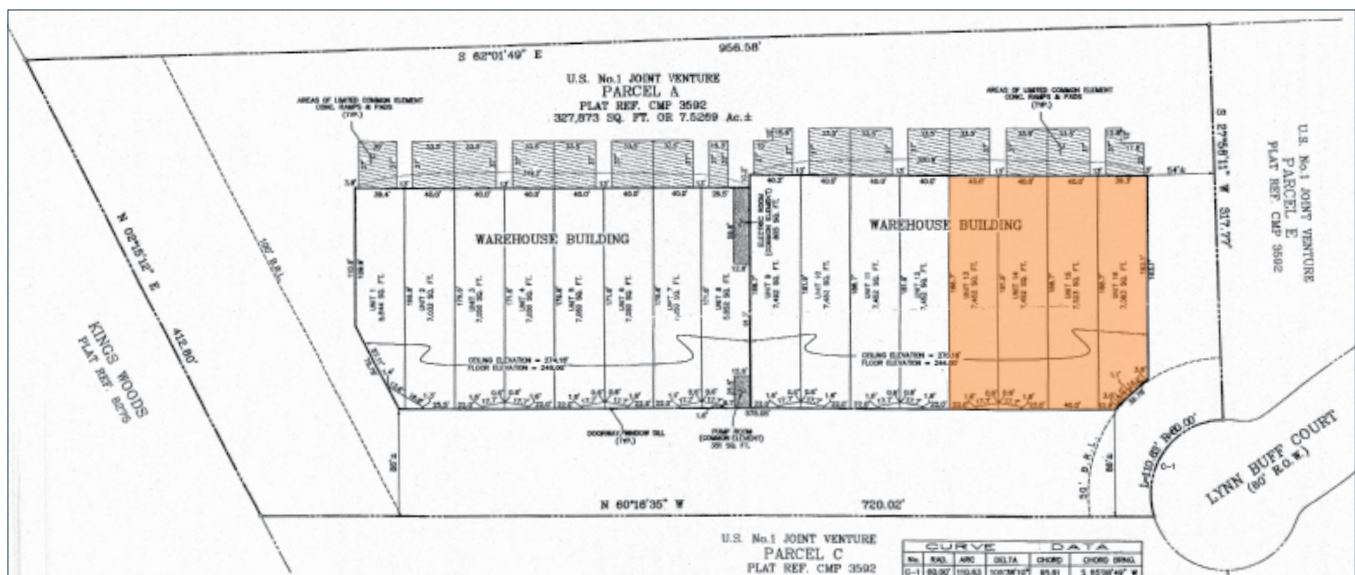
9590 LYNN BUFF COURT

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AERIAL VIEW



CONDO PLAT



Abby Glassberg
aglassberg@klnb.com
443-574-1433

Aaron Carroll
acarroll@klnb.com
202-652-2333

9590 LYNN BUFF COURT

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PHOTOS



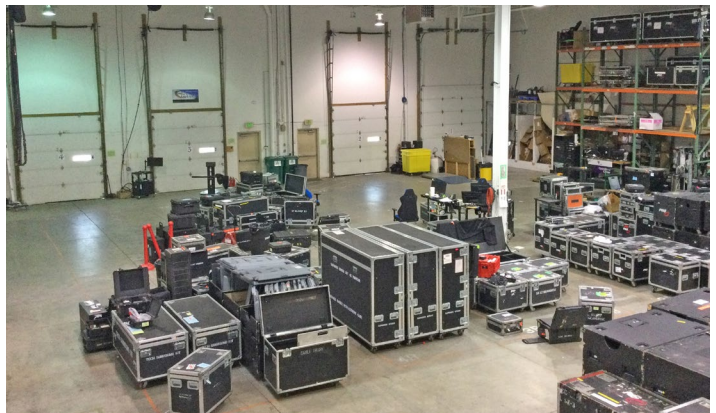
OFFICE RECEPTION AREA



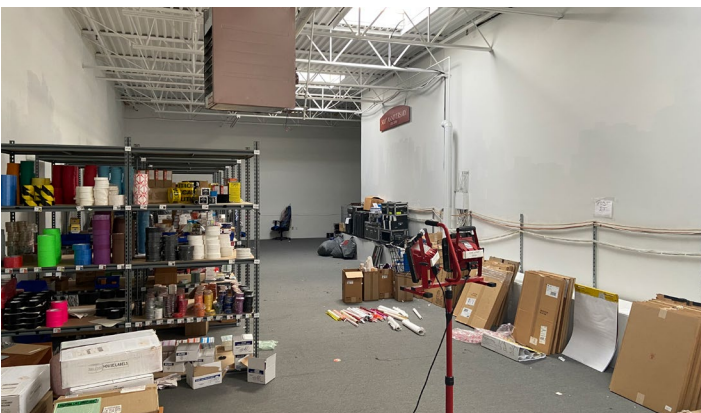
OFFICE KITCHEN



CONFERENCE ROOM



WAREHOUSE



MEZZANINE STORAGE AREA



OFFICE AREA

Abby Glassberg
aglassberg@klnb.com
443-574-1433

Aaron Carroll
acarroll@klnb.com
202-652-2333

9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com