

There are current leases on portions of the Suite enabling instant cash flow to the new owner.



FOR SALE OR LEASE

HIGHLIGHTS

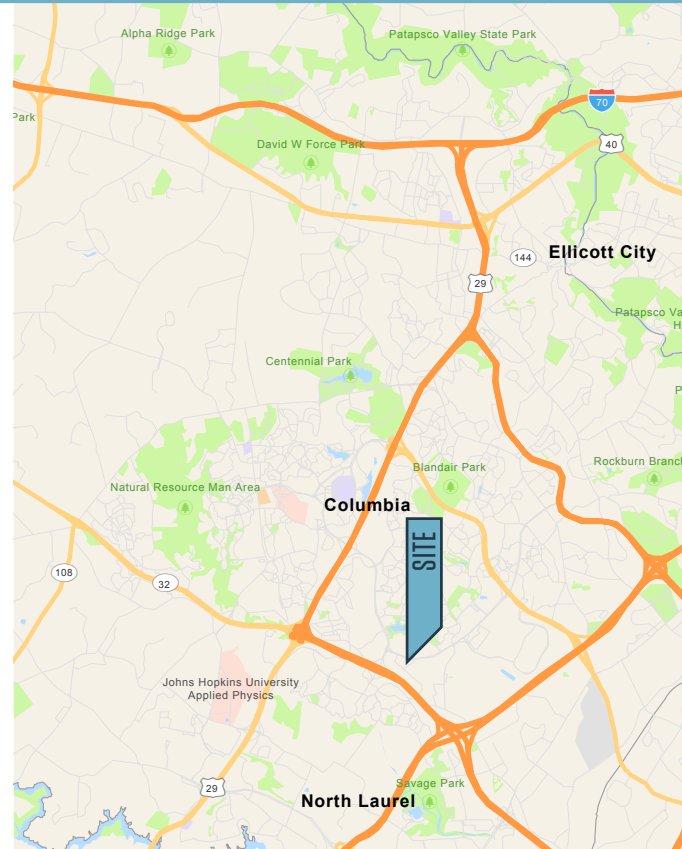
Suite Highlights

- Suites 203, 205, 207: 5,400 square feet available
- For Lease: Individual offices For Lease
- Investment Sale: \$1,400,000
- Columbia Assoc: \$3,168 (\$264/month paid once a year)
- Howard County Taxes: \$13,812 for 2025
- Condo Fees: \$1,431/month

Building Highlights

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

Nearby Amenities



9520 BERGER ROAD

Columbia, MD 21046 | Howard County

INTERIOR PHOTOS



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FLOOR PLAN | SUITES 203, 205, 207 | 5,400

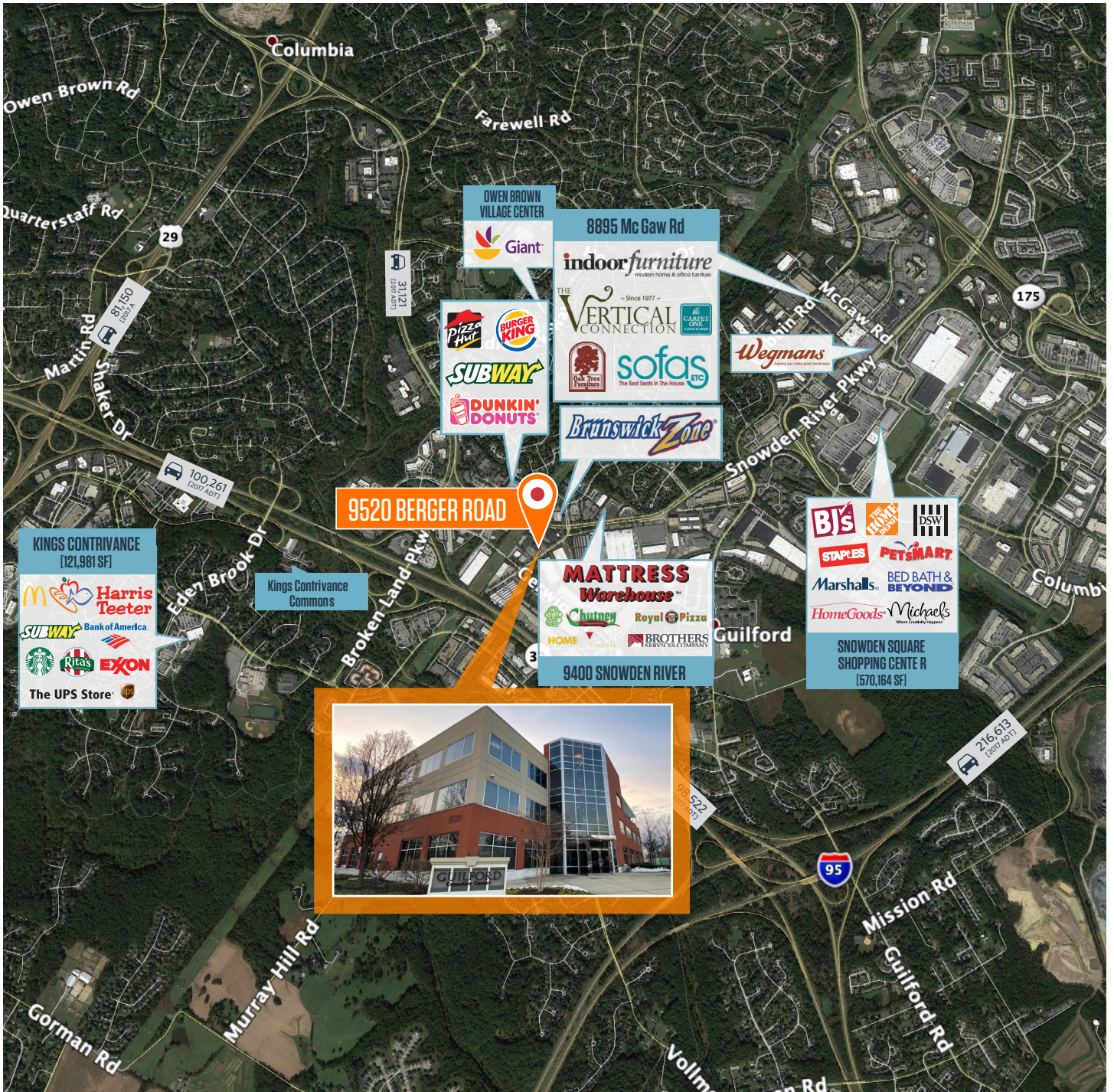


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MARKET AERIAL



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