

For Sale
Columbia, Howard County, MD



7125 Thomas Edison Drive

Columbia, Maryland 21046

Property Description

Approx. 58,109 +/- SF Office building
Outstanding asset for user/investor
Established income stream with value-add potential
Currently 71.2% leased
Situated on 4.08 +/- acres
Two-story building (29,000 sf per floor)
Two loading dock platforms
FOR SALE: \$6,195,000
** Financials and Offering Memorandum are available upon signing a Confidentiality Agreement. Please contact listing agents directly**

Location Overview

Conveniently located in Columbia, MD, the property is easily accessible from Route 175 (Rouse Parkway) via Route 32 and Route 100, major arteries to and from Baltimore and surrounding suburbs, with a full interchange directly off the Capital Beltway (I-495/I-95).



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