



**CLASS "A" OFFICE CONDOMINIUM
OFFERED FOR SALE**

PROPERTY IDENTIFICATION:	The Highlands Corporate Office Park The South Campus @ The Highlands – Building III
ADDRESS:	909 Ridgebrook Road, Sparks, MD 21152
TOTAL SQUARE FEET:	45,600 s.f.
DESCRIPTION:	The master plan includes a three-building campus totaling 137,610 square feet of office space. Each building offers convenient parking, well-landscaped grounds, and a professional setting for employees and visitors.
AVAILABLE SPACE:	Suite 216/220 – 5,155 r.s.f.
CONDOMINIUM FEES/TAXES:	Owner responsible for Real Estate Taxes, (7/24-6/25) \$13,163 annual or \$2.55 r.s.f. and 2025 Condominium Dues to be \$3.12 r.s.f., \$16,104 annual / \$1,342 monthly.
PARKING RATIO:	Free lighted surface parking available at a ratio of 3.3 cars per 1,000 s.f. of leased space.
PUBLIC FACTOR:	The rentable square feet includes a 12% common area factor.
TOTAL NUMBER OF LEVELS:	3
OCCUPANCY:	60 days
ELEVATOR:	2 passenger elevators
CEILING HEIGHT:	9' under dropped ceiling
EXTERIOR CONSTRUCTION:	Attractive brick and glass exterior
FLOOR CONSTRUCTION:	Concrete
ELECTRIC SERVICE:	120-amp service panel, 120/208 3-phase supplied by BGE
HEATING SYSTEM:	Split system heat pump
AIR CONDITIONING:	Split system heat pump
SPRINKLER:	A wet system is provided throughout the building
UTILITY SERVICE:	Public water, public sewer, gas, electric, and telephone serves the property.

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

BUSINESS HOURS OF BUILDING: 24- Hour Access
YEAR BUILT: 2008
SALE PRICE: \$1,082,550
PRO FORMA: Assume an 80/20 owner occupied LTV with \$216,510 down payment and a loan for \$866,040. Assume a 25 year amortization at 7% interest equals \$6,121 monthly or \$14.25 r.s.f. plus operating expenses & taxes

FLOOR PLAN: The floor plan features 7 private offices and work stations for a total of 22 employees. The upgraded lobby entrance includes a built in reception counter desk and seating bench. The large conference room includes double glass doors & built in cabinets. The plan includes a gallery along the hallway with decorative lighting, upgraded kitchen, private restroom with a steam shower, storage, IT room, copy areas and rear exit. Finishes throughout the unit include upgraded carpeting, ceramic tile, wall coverings, decorative lighting, separate HVAC systems, modern plumbing fixtures and appliances.

ADDITIONAL INFORMATION:

- High-image buildings are located fronting Ridgebrook Road on a beautifully landscaped twenty-four acre campus
- Conveniently located just to the west of York Rd
- Served by public transportation, including light rail transit system stop nearby
- Close proximity to hotels, shopping malls, retail centers and recreational uses
- Fiber Optics available along Ridgebrook Road
- Excellent access to I-695, I-95, and I-83 access between Harrisburg, PA and Baltimore, MD
- Corporate neighbors in The Highlands include PHH Arval (220,000 s.f.), , Associated Administrators (45,000 s.f.), and KCI Technologies (120,000 s.f.)

FOR ADDITIONAL INFORMATION, CONTACT:

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**909 RIDGEBROOK, SUITE 216/220
FLOOR PLAN**

