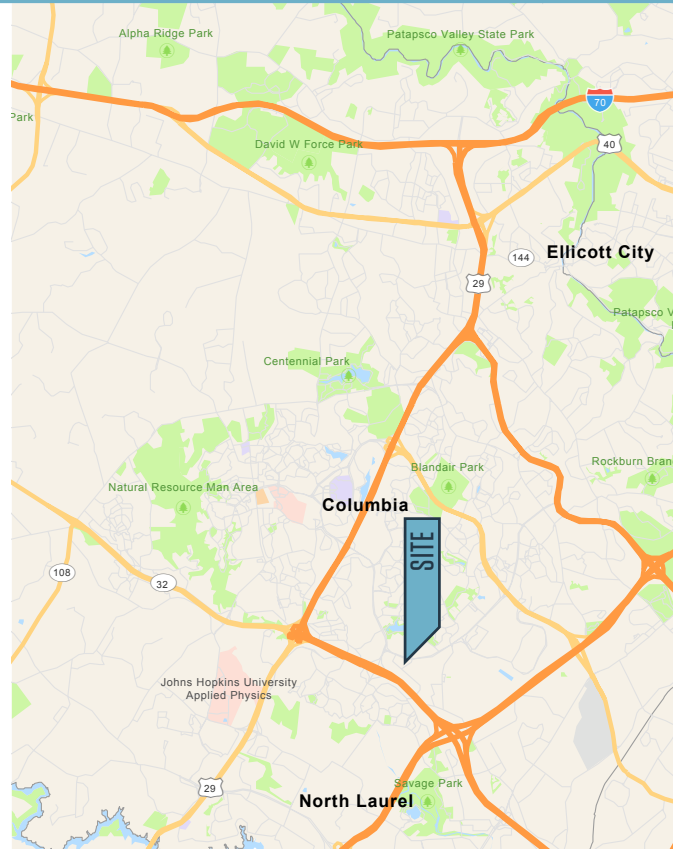


## FOR SALE

### HIGHLIGHTS

- Suites 104, 106, 108: 3,568 square feet available
- For Sale: \$995,000
- Condo Fee: \$3.11 per square foot annually paid monthly
- Real Estate Taxes: \$3.75 per square foot, annually
- Parking: Surface parking
- Access: Direct entry access
- Restroom: Single restroom within suite
- Excellent access to Route 29, Route 32 & I-95

### Nearby Amenities



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443-574-1422

Zubin David  
zdavid@klnb.com  
301-821-5588

9881 Broken Land Pkwy, Suite 300  
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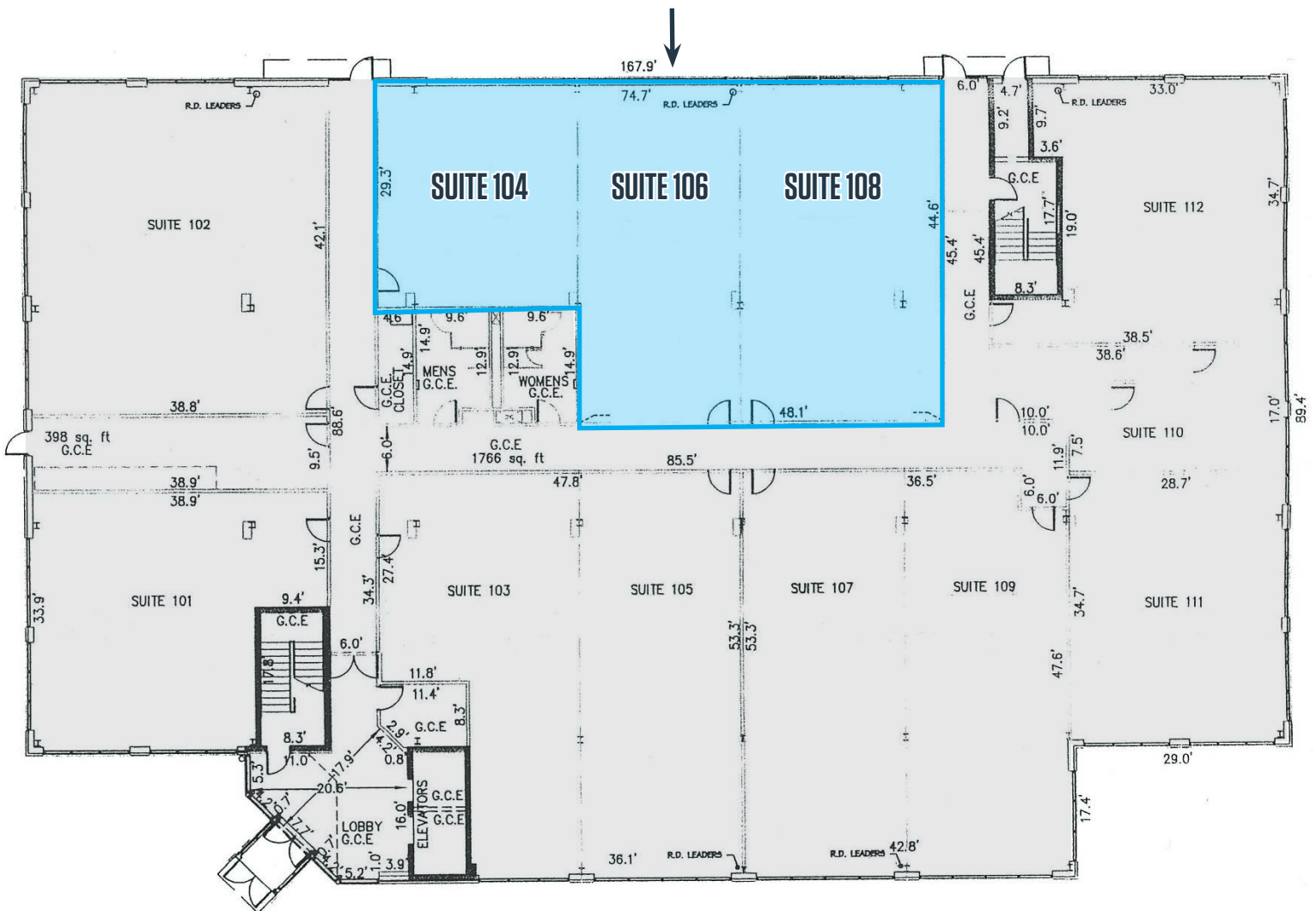
# 9520 BERGER ROAD

Columbia, MD 21046 | Howard County

## FLOOR PLAN

**SUITE 104, 106, 108**  
**3,568 SF**

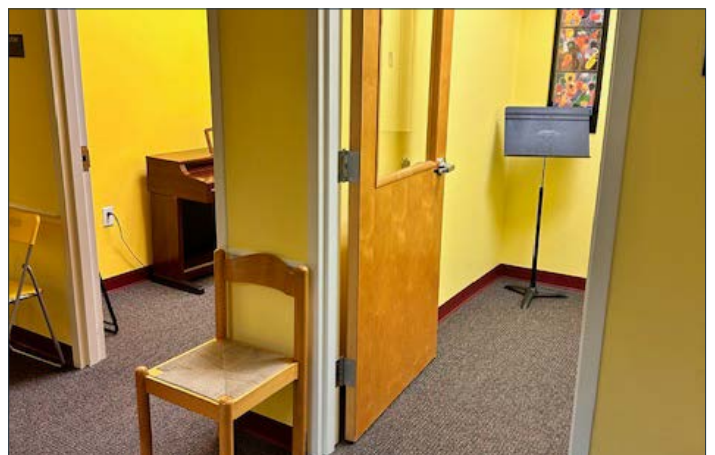
**EXTERIOR DOUBLE  
DOOR ENTRY**



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## INTERIOR PHOTOS



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## MARKET AERIAL



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.

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