

FOR SALE

OFFICE CONDOMINIUMS

Howard County, Maryland

8815 CENTRE PARK DRIVE
COLUMBIA, MD 21045



Office Condominiums For Sale at \$195 psf Ranging from 2,029 gsf to 9,728 gsf



Maryland Real Estate Brokers, LLC
6100 Day Long Lane, Suite 100, Clarksville, MD 21029
443-546-3670
www.mdrebrokers.com

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COLUMBIA, MD 21045



BUILDING OVERVIEW

Building Name: Three Centre Park

Size: 55,269 +/- gsf

Parking Spaces:
240+/- surface parking spaces

Year Built: 1988

Stories: 4

Unfinished Ceiling Height:
10' +/-

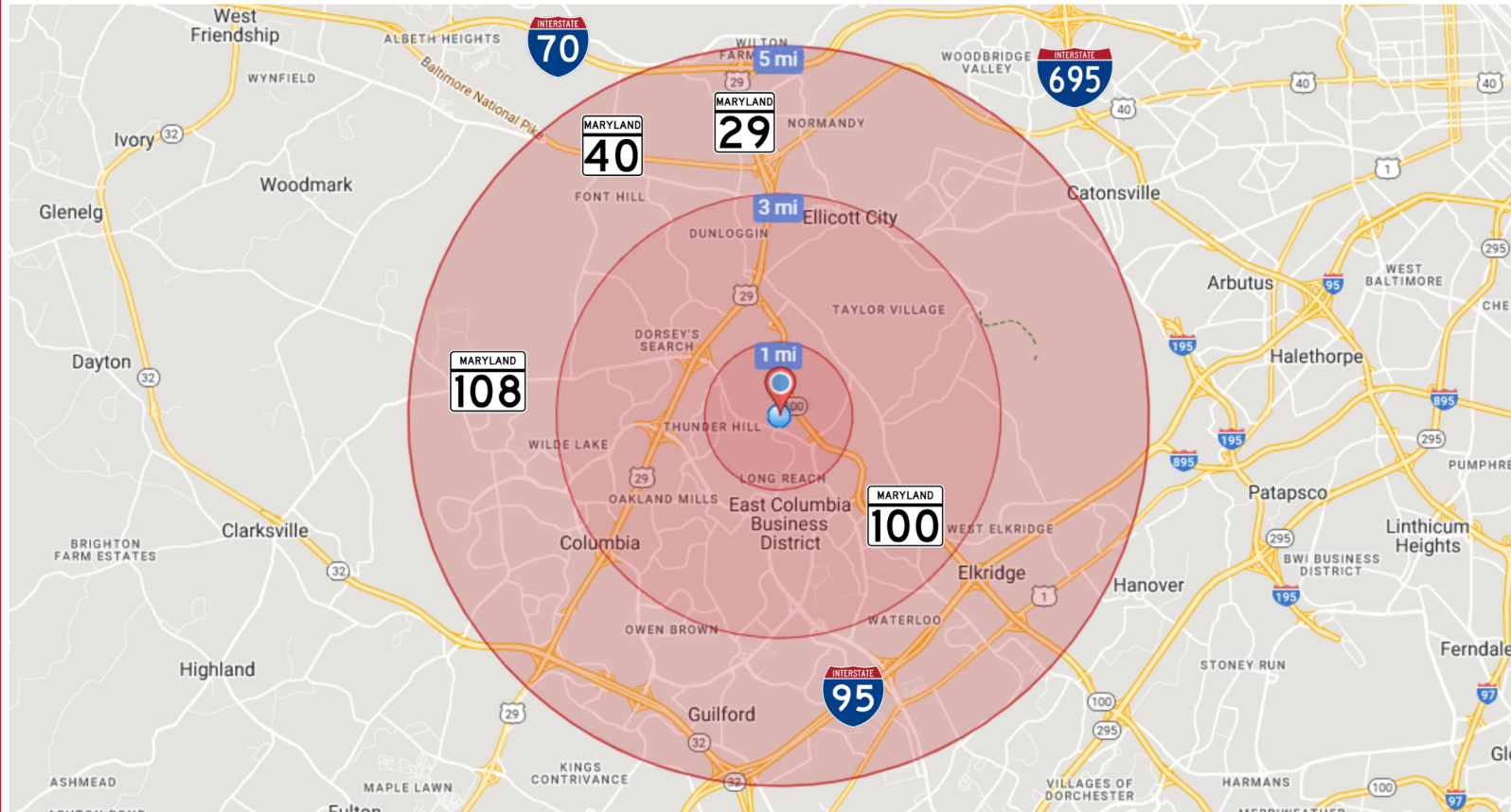
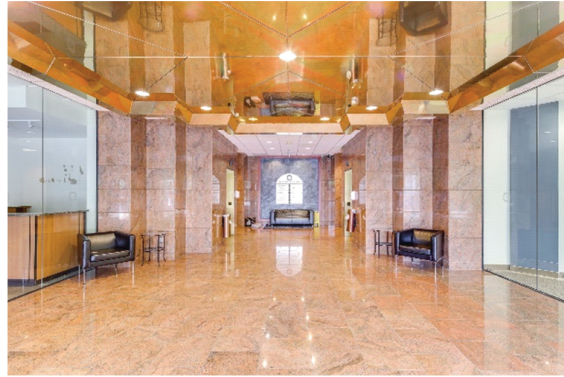
Elevators: 2

Zoning:
POR (Planned Office Research)

Digital Signage Available:
In lobby

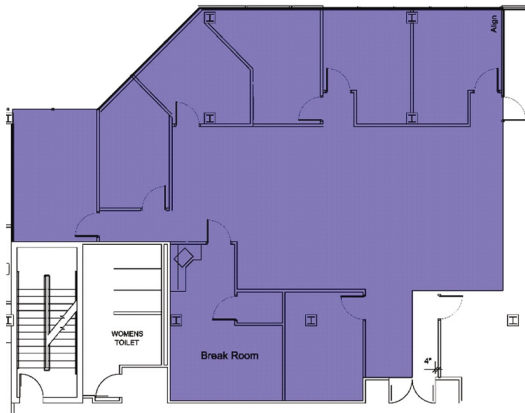
Building Amenities:

- On-site property management
- In-suite janitorial provided
- Digital VAV thermostats throughout the building
- Comcast Business Fiber is available. Speeds of 150 Mbps to 1.25GBps is available.
- Comcast Cable TV is also available.
- Ample surface parking
- Easy access to I-95, I-695, I-70 & Routes 108, 100, 29 & 40
- Walkable to Giant Food, 8 restaurants, Bank of America, UPS Store and more

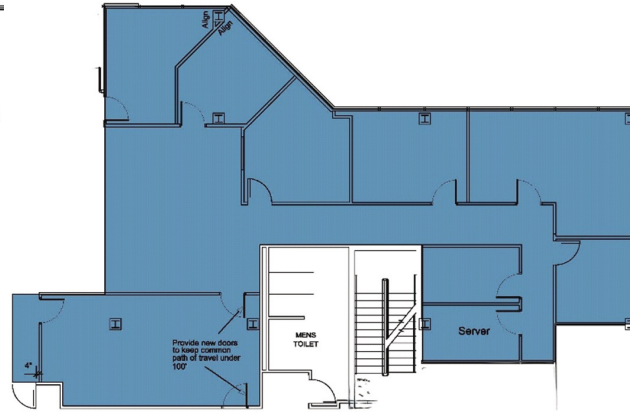


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Suite 310 (2,697 +/- rsf)



Suite 350 (2,679 +/- rsf)

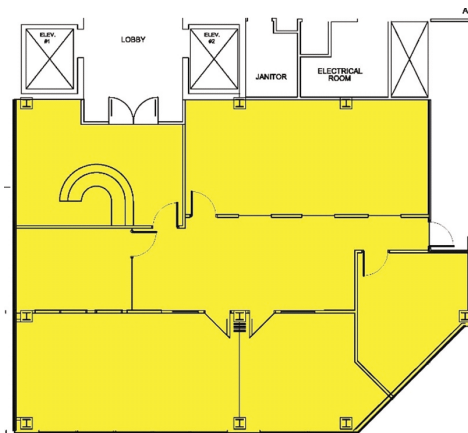


STAND ALONE OFFICE CONDOMINIUM OVERVIEW

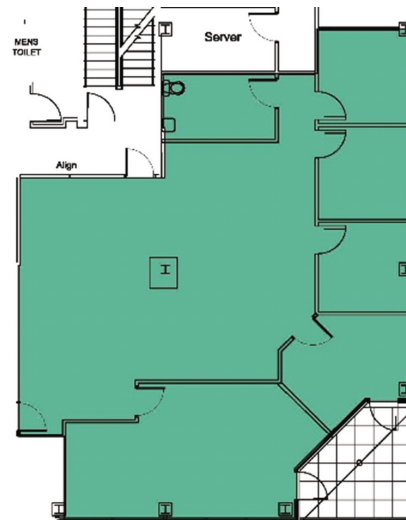
	Suite 310	Suite 340	Suite 345	Suite 350
Size (rsf)	2,697+/-	2,323+/-	2,029+/-	2,679+/-
Private Offices	6	4	4	8
Open Office Area	✓		✓	
Reception Area	✓	✓		
Kitchen/Breakroom	✓		✓	
Conference Room		✓		✓
Balcony Access			✓	
Price	\$525,915	\$452,985	\$395,655	\$522,405

Estimated Owner-Occupied Financing				
Down Payment (20%)	\$105,183	\$90,597	\$79,131	\$104,481
Estimated Closing Costs (5%+/-)	\$24,817	\$21,403	\$19,869	\$25,519
Estimated Cash Needed	\$130,000	\$112,000	\$99,000	\$130,000

Projected Monthly P&I Payment at 7.25% Amortized over 25 years	\$3,040	\$2,619	\$2,287	\$3,020
Monthly Condominium Fee at \$4.25 psf	\$955	\$825	\$720	\$950
Estimated Monthly Electric Bill at \$2.41 psf	\$540	\$465	\$405	\$535
Estimated Real Estate Taxes at \$2.96 psf	\$665	\$573	\$500	\$660
Total Estimated Monthly Payment	\$5,200	\$4,482	\$3,912	\$5,165

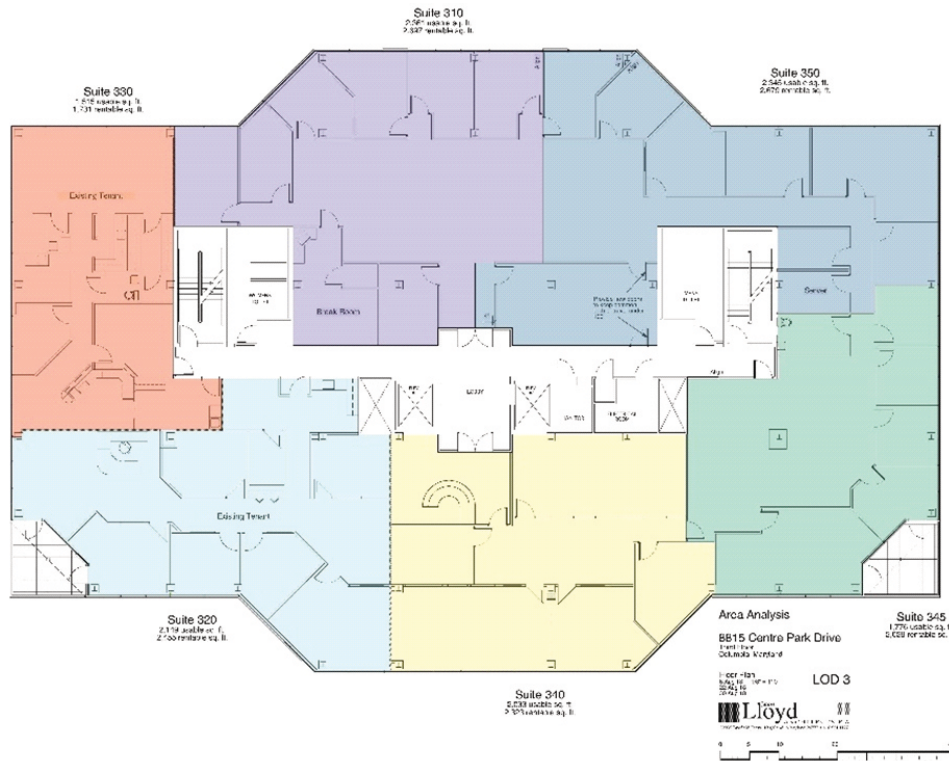


Suite 340 (2,323 +/- rsf)



Suite 345 (2,029 +/- rsf)

THIRD FLOOR PLAN



COMBINED OFFICE CONDOMINIUM OVERVIEW

	Suites 340/345	Suites 310/350	Suites 340/345/350	Suites 310/345/350	Suites 310/340/345/350
Size (rsf)	4,352+/-	5,376+/-	7,031+/-	7,405+/-	9,728+/-
Private Offices	8	14	16	18	22
Open Office Area	✓	✓	✓	✓	✓
Reception Area	✓	✓	✓	✓	✓
Kitchen/Breakroom	✓	✓	✓	✓	✓
Conference Room	✓	✓	✓	✓	✓
Balcony Access	✓	✓	✓	✓	✓
Price	\$848,640	\$1,048,320	\$1,371,045	\$1,443,975	\$1,896,960

Estimated Owner-Occupied Financing					
Down Payment (20%)	\$169,728	\$209,664	\$274,209	\$288,795	\$379,392
Estimated Closing Costs (5%+/-)	\$41,272	\$51,336	\$67,791	\$71,205	\$93,608
Estimated Cash Needed	\$211,000	\$261,000	\$342,000	\$360,000	\$473,000

Projected Monthly P&I Payment at 7.25% Amortized over 25 years	\$4,907	\$6,061	\$7,928	\$8,349	\$10,969
Monthly Condominium Fee at \$4.25 psf	\$1,541	\$1,904	\$2,490	\$2,623	\$3,445
Estimated Monthly Electric Bill at \$2.41 psf	\$874	\$1,080	\$1,412	\$1,487	\$1,954
Estimated Real Estate Taxes at \$2.96 psf	\$1,070	\$1,325	\$1,730	\$1,825	\$2,400
Total Estimated Monthly Payment	\$8,392	\$10,370	\$13,560	\$14,284	\$18,468