



# FOR SALE ONLY

## HIGHLIGHTS

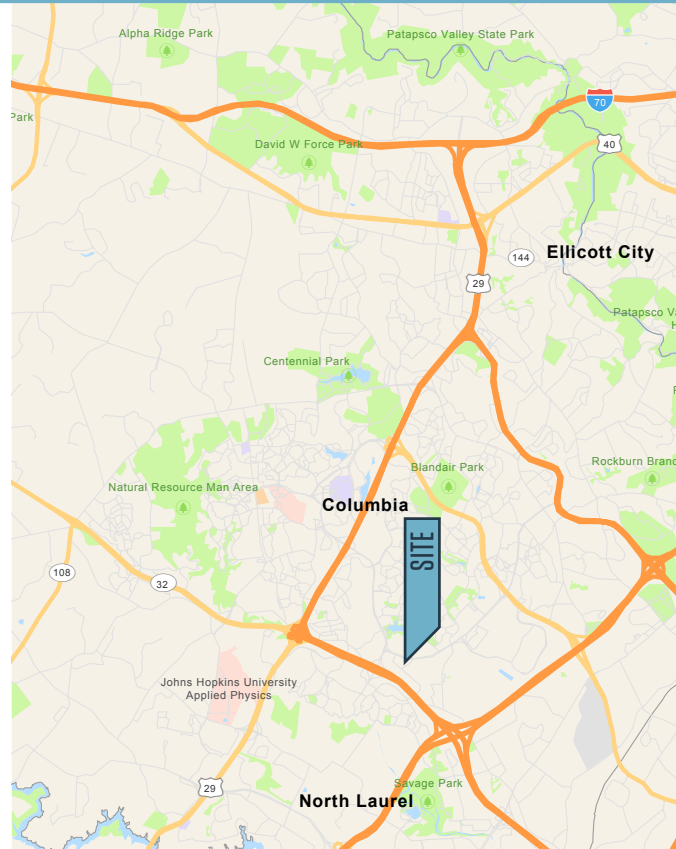
### Suite Highlights

- **Suite 302: 1,580 square feet available; \$265 PSF**
- **Suite 304: 1,789 square feet available; \$240 PSF**
- **Suites 302 & 304: 3,369 total square feet combined, sold as one unit; \$255 PSF**
- **Condo Fee: \$3.30 per square foot annually paid monthly**
- **Real Estate Taxes: \$3.75 per square foot, annually**
- **Corner suite with two sides of window line**

### Building Highlights

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

### Nearby Amenities



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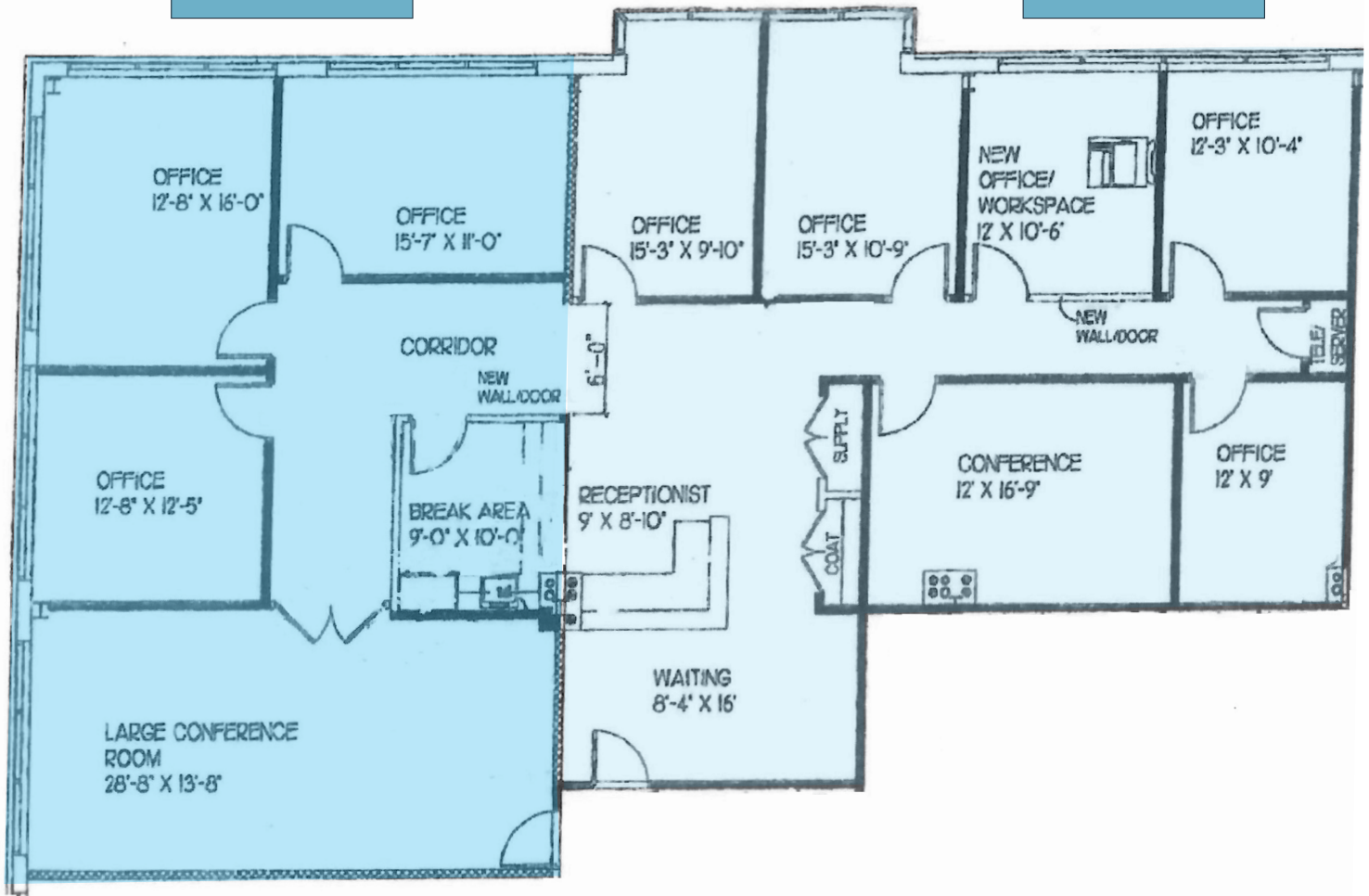
# 9520 BERGER ROAD

Columbia, MD 21046 | Howard County

## FLOOR PLAN | 3,369 TOTAL SQUARE FEET

**SUITE 302**  
1,580 Sq. Ft.

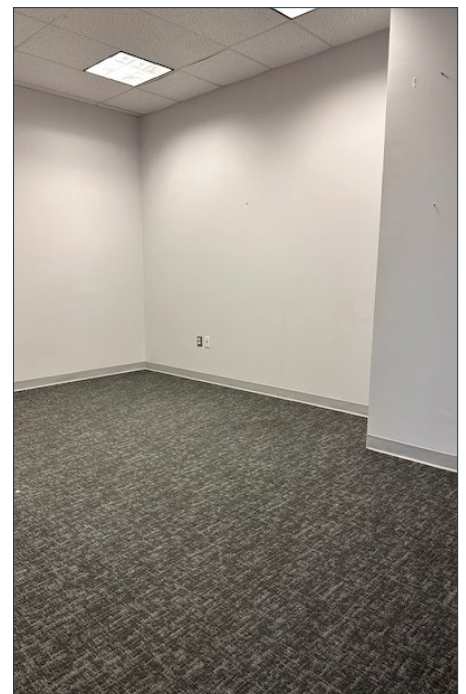
**SUITE 304**  
1,789 Sq. Ft.



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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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