



**OFFICE/MEDICAL CONDOMINIUM
OFFERED FOR SALE OR LEASE**

ADDRESS:	MDG II 8860 Columbia 100 Parkway Columbia, MD 21045
SUITE SIZE:	Suites 205 & 206 – 1,649SF
BUILDING SIZE:	54,798 s.f., four-story office
PURCHASE PRICE:	\$441,932
CONDOMINIUM FEE:	\$5.42psf
REAL ESTATE TAXES:	\$3.79psf
PARKING RATIO:	5 cars per 1,000 usable square feet
TOTAL NUMBER OF LEVELS:	4
CEILING HEIGHT:	9' clear
FLOOR CONSTRUCTION:	Poured concrete
SPRINKLER:	Yes
UTILITY SERVICE:	Public water and public sewer serve the property
GAS SERVICE:	Available
ELECTRIC SERVICE:	110V, separately metered units
HVAC SYSTEM:	Split system heat pumps serve the suite
YEAR BUILT:	2005
FEATURES:	<ul style="list-style-type: none">▪ 4 exam/offices, 2nd entrance, lab, breakroom reception, waiting area, private restroom available June 1st▪ Accessible to Rt 100, Rt 29, I95 & I70

FOR ADDITIONAL INFORMATION, CONTACT:

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