

For Sale
Office with Value-Add Potential

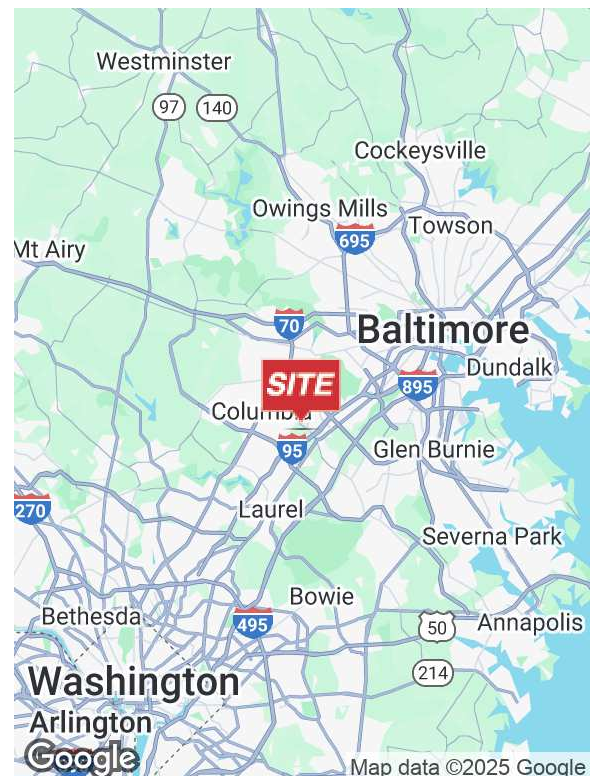


7160 Columbia Gateway Drive

Columbia, Maryland 21046

Property Highlights

- Three-story office building totaling 42,000± SF
- Outstanding asset for user/investor
- Established income stream with value-add potential
- Currently 47% leased
- Situated on 3.0± acres
- Quick access to I-95, Route 175, Route 32 and Route 100
- **FOR SALE: \$5,250,000**
- **Financials and Offering Memorandum available upon signing a Confidentiality Agreement. Contact listing agents directly**



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FIVE GUYS
BURGERS and FRIES

NORDSTROM
rack **Bj's** **STARBUCKS**
RESTAURANT BREWHOUSE

Olive Garden **Bob Evans** **McDonald's**

TEXAS ROADHOUSE

DUNKIN'

ON THE BORDER

SILVER Diner

SITE

Bj's **DUNKIN'** **Staples** **Marshalls**

STARBUCKS **BURGER KING** **Arbys**

McDonald's

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