

FOR SALE / LEASE

530 COLLEGE PKY ANNAPOLIS, MD 21409



Office Condos Available

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LOCATION DESCRIPTION

Situated in the heart of Arnold, MD, 530 College Parkway is a 1980's office condominium starving for new energy and life. The building is ideally positioned for employees and customers alike, with access via a signalized intersection, abundant parking, and close proximity to Ritchie Hwy (Rt 2) and Rt 50. This property is ideally situated for an owner/user looking to capitalize on proximity to their home and strong daytime demographics.

HIGHLIGHTS

- Condo's available - For Lease or Sale
- Space ranging from 880sf up to 2,160sf (can be combined)
- Parking is free and unreserved
- Second Floor Walk-Up (not ADA Accessible)
- Average Annual Daily Traffic over 16,000



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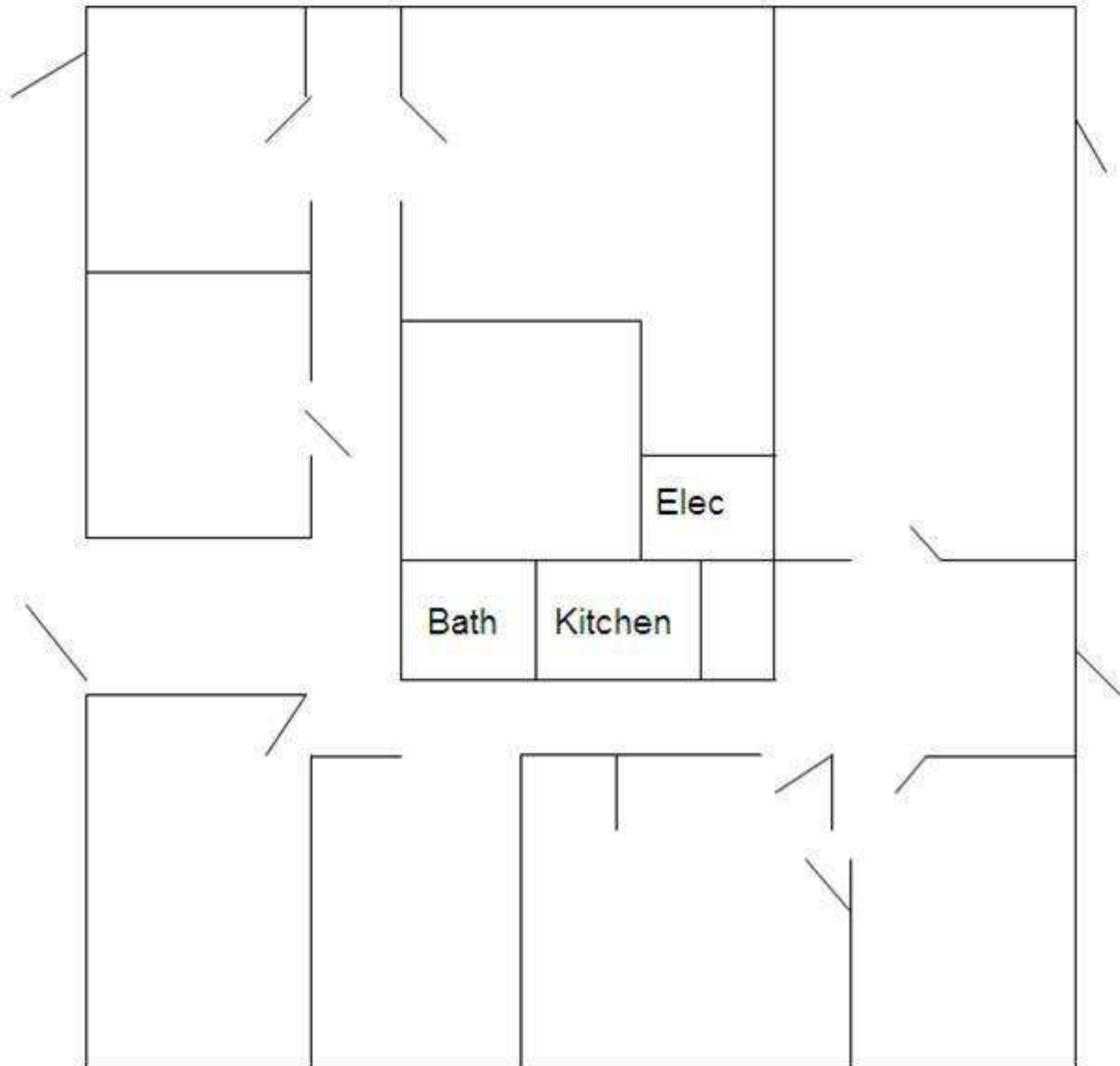
OFFICE SPACE

Property Type	Office
Building Size	7,840 SF

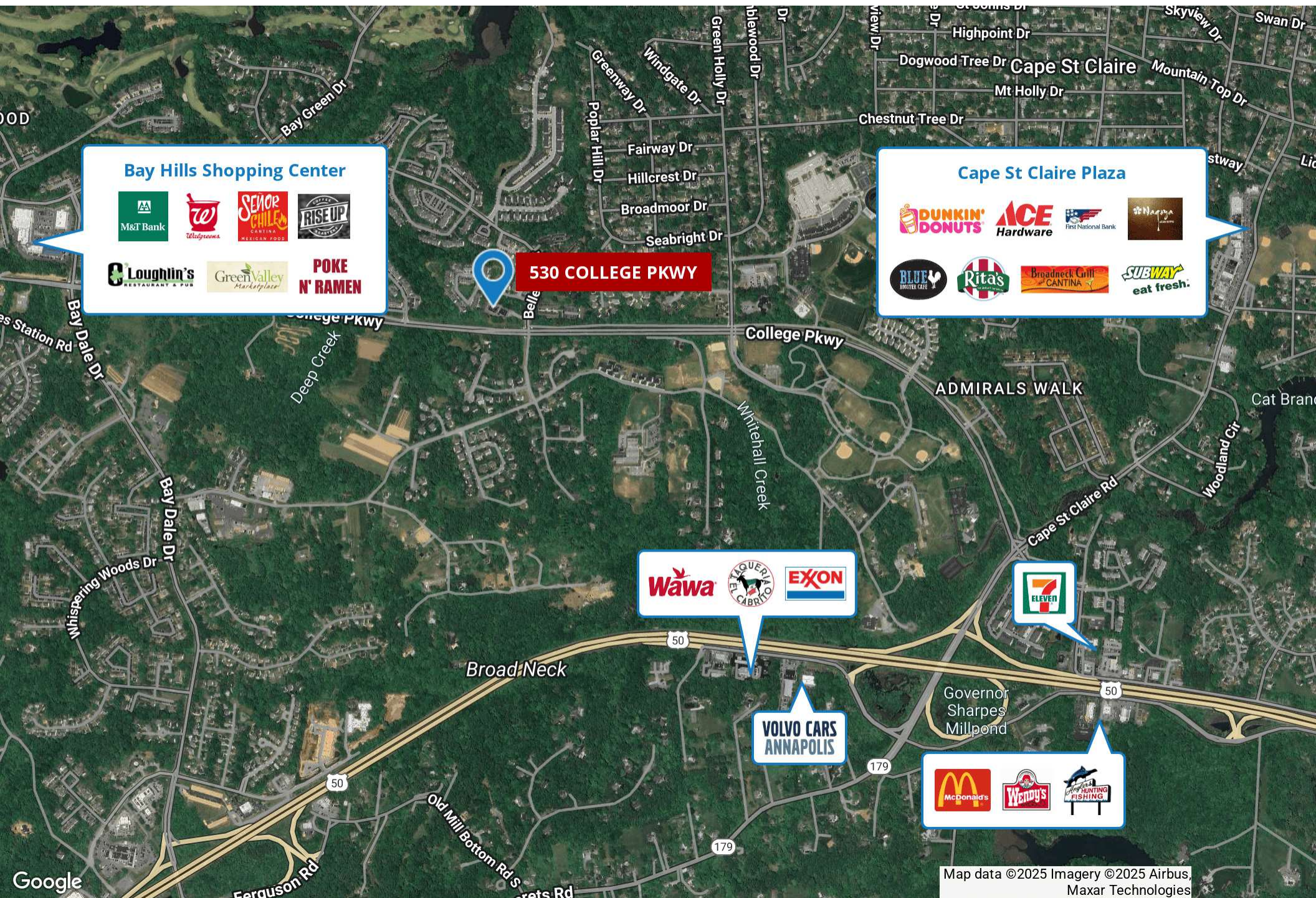
SPACES	SPACE SIZE	LEASE PRICE	SALE PRICE
Suite K	2,160 SF	\$16.00 SF/yr	\$500,000
Suite M	880 SF	\$16.00 SF/yr	\$205,000



SUITE K ROUGH PLAN



RETAILER MAP



Bay Hills Shopping Center

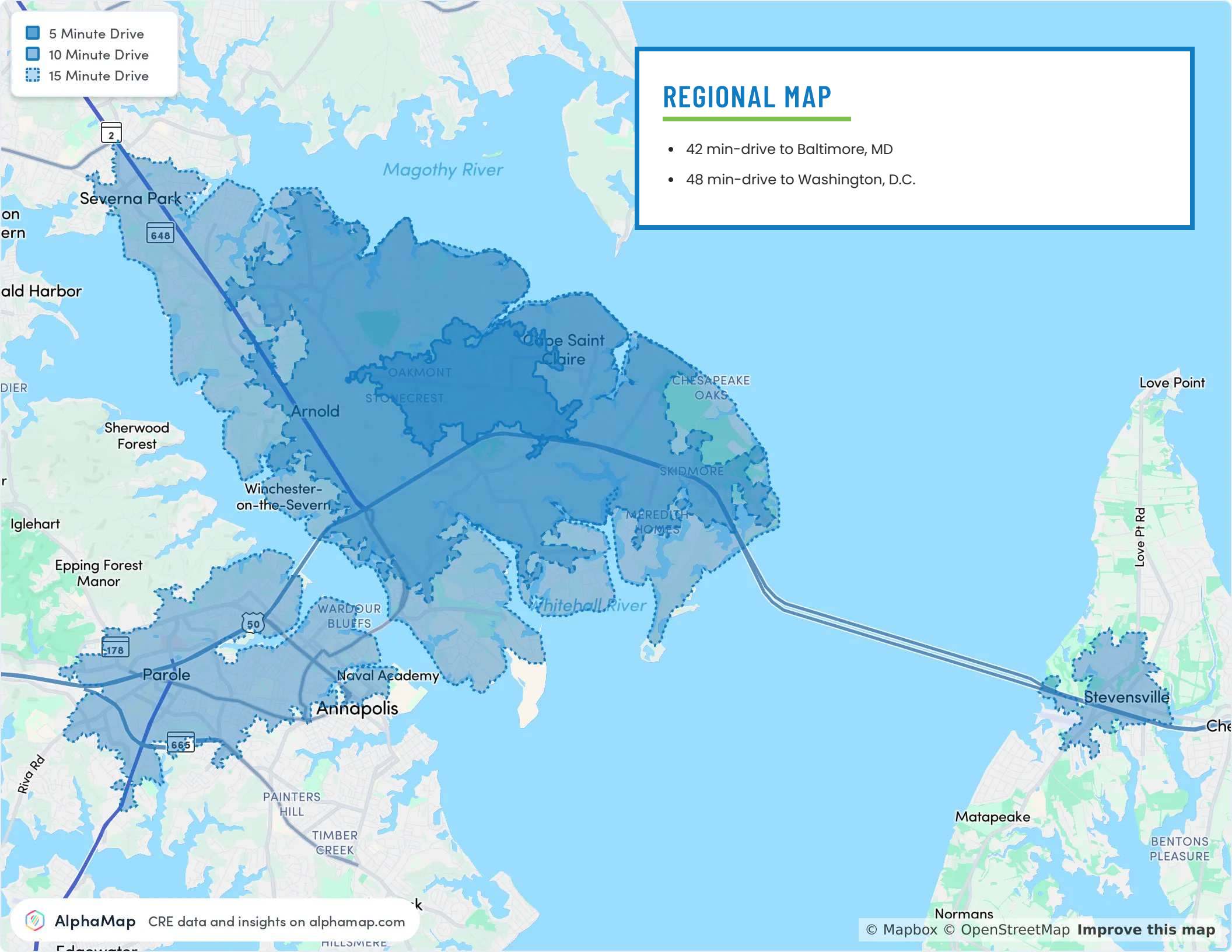
Cape St Claire Plaza

VOLVO CARS ANNAPOLIS

5 Minute Drive
10 Minute Drive
15 Minute Drive

REGIONAL MAP

- 42 min-drive to Baltimore, MD
- 48 min-drive to Washington, D.C.





CONTACT

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