

909 RIDGEBROOK ROAD, SUITE 300 INVESTOR OPPORTUNITY

SPARKS GLENCOE, BALTIMORE COUNTY, MARYLAND 21152

100% LEASED OFFICE CONDO FOR SALE



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Kevin Setzer, SVP
ksetzer@hogancompanies.com
301-980-8041

Jake Ermer, EVP
jermer@hogancompanies.com
410-507-4061

HOGAN
2077 Somerville Road
Suite 206
Annapolis, Maryland 21401
(410) 266 - 5100



THE OFFERING

Prime Office Condominium Investment Opportunity with Long-Term Tenant

HOGAN is excited to present the opportunity to acquire a 15,000 SF office condominium located at 909 Ridgebrook Road, Suite 300, Sparks, MD 21152. This well-maintained, full top-floor office suite is secured by a recently extended lease through 2031, offering investors stable, long-term income in one of Baltimore County's most desirable suburban business corridors.

Suite 300 is fully leased to a modern health care operator, reflecting the growing demand for technology-driven healthcare services. The Modified Gross lease structure has the tenant responsible for utilities and janitorial services – providing predictable returns and limited landlord responsibilities.

Built in 2007, 909 Ridgebrook is a 3 story, 45,000 square foot building situated in a campus-like professional office setting with strong regional connectivity, offering excellent accessibility, ample parking, and an attractive corporate environment.

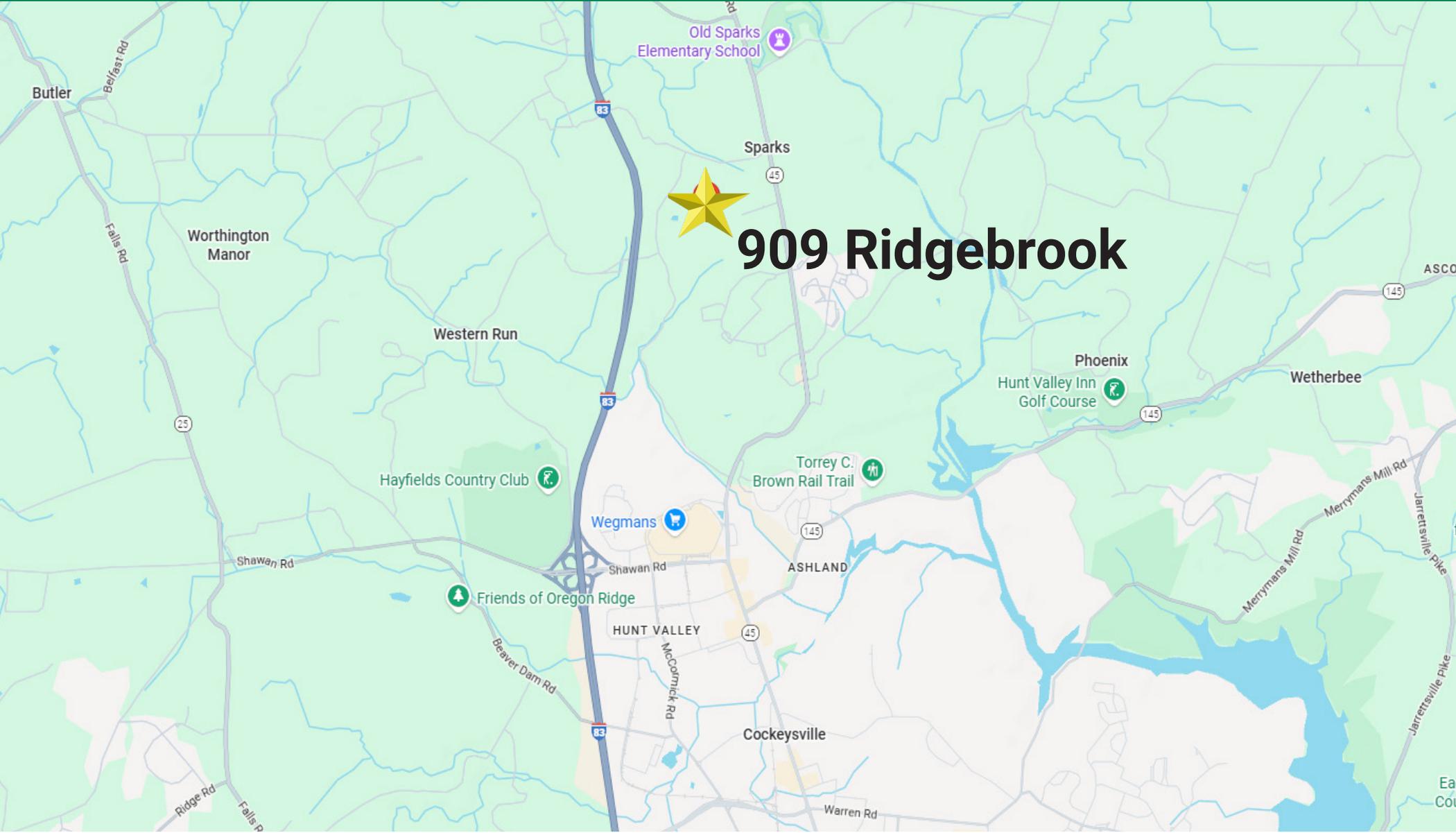
This is an exceptional opportunity for investors seeking a passive, reliable asset in a thriving business community. Inquire today!

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LOCATION MAP



PROPERTY DETAILS

Address: 909 Ridgebrook Rd, Suite 300 Sparks Glencoe, Maryland 21152

Condo Specs: 15,000 GLA, Full 3rd Floor

Total Building Size: 45,000 SF constructed in 2007

Tenant: Multifaceted Healthcare operator on premises for 5+ years

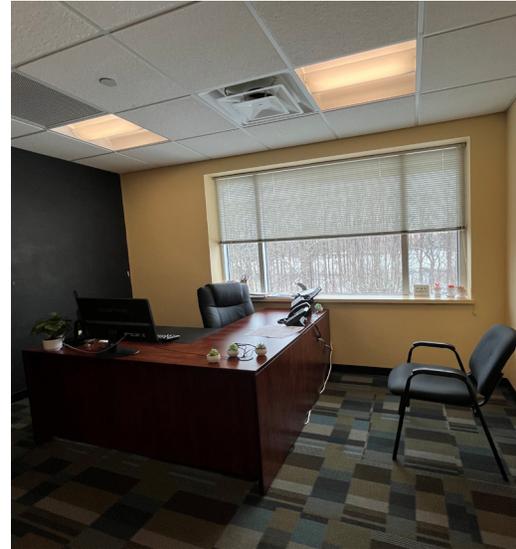
Lease: Recent 5 year term renewal through December 31, 2030, modified gross with escalators, abstract available upon request

Current Buildout: Ample space for 40+ employees across private and shared offices, multiple conference and breakout rooms, lunch room with kitchenette and other common areas.

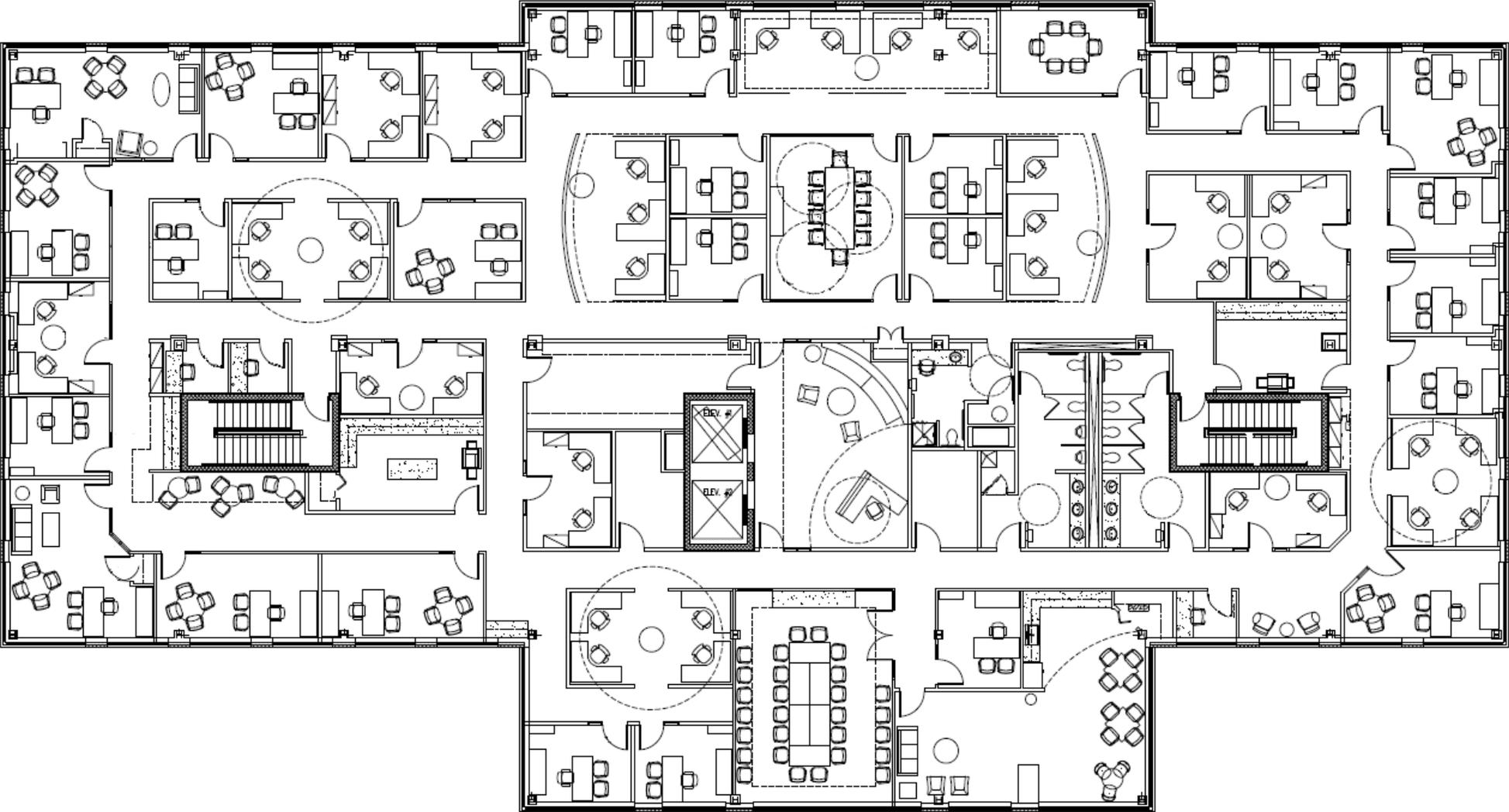
Parking: Ample surface lot parking, unassigned

Zoning: ML - Manufacturing, Light

Asking Price: \$1,625,000 (\$108 PSF) or a 7% cap rate based on 2025 expected NOI



FLOOR PLAN



AERIAL AMENITY MAP



DISCLAIMER This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.