

FLEX/OFFICE FOR LEASE 9570 BERGER ROAD

9570 Berger Road, Columbia, MD 21046

Available: 3,049 - 13,432 SF



LISTING DATA

SUITE E2:	3,049 SF (2nd floor) 100% Office
SUITE G:	3,169 SF (1st Floor) 100% Warehouse with Oversized at Grade Drive-In
SUITE HI:	10,263 SF (1st Floor) Previous Brewery
SUITE GHI:	13,432 SF (1st Floor) Warehouse and Previous Brewery



PROPERTY INFORMATION

COUNTY:	Howard
MARKET:	Baltimore

PROPERTY HIGHLIGHTS

- Zoning: NT
- Building Size: 52,720 SF
- Ceiling Height: 10' - 18' Clear
- Sprinkler: Wet System
- HVAC: Gas Heat

Kate Jordan, SIOR
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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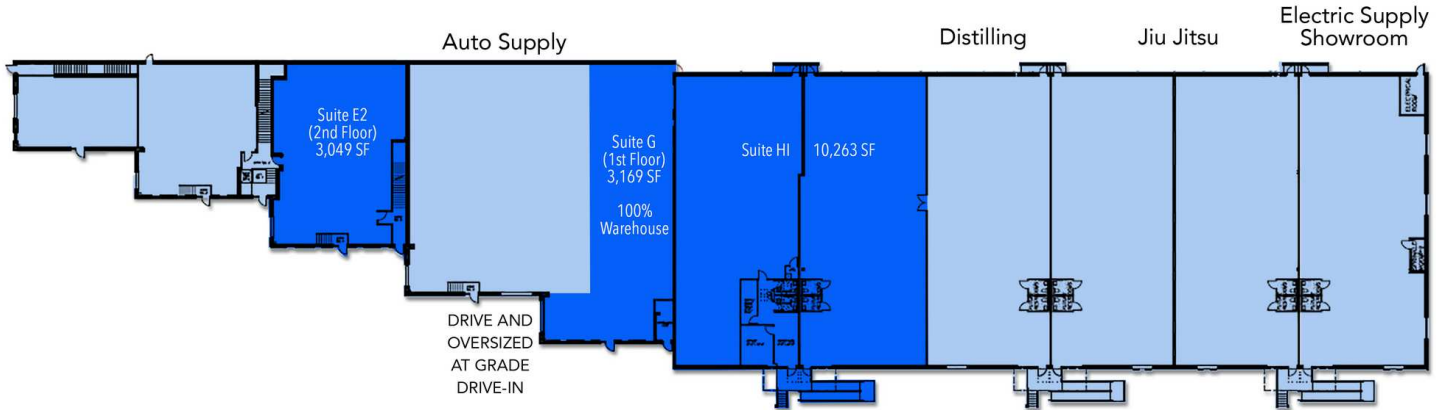
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COMMERCIAL REAL ESTATE SERVICES

LEASE TYPE | NNN **TOTAL SPACE** | 3,049 - 13,432 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$9.75 - \$14.00 SF/yr

AVAILABLE



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E2	Available	3,049 - 7,183 SF	NNN	\$9.75 SF/yr	2nd Floor Office
Suite G	Available	3,169 SF	NNN	\$12.50 SF/yr	1st Floor Warehouse
Suite HI	Available	10,263 SF	NNN	\$14.00 SF/yr	Former Brewery
Suite GHI	Available	13,432 SF	NNN	\$12.75 SF/yr	Warehouse & Former Brewery

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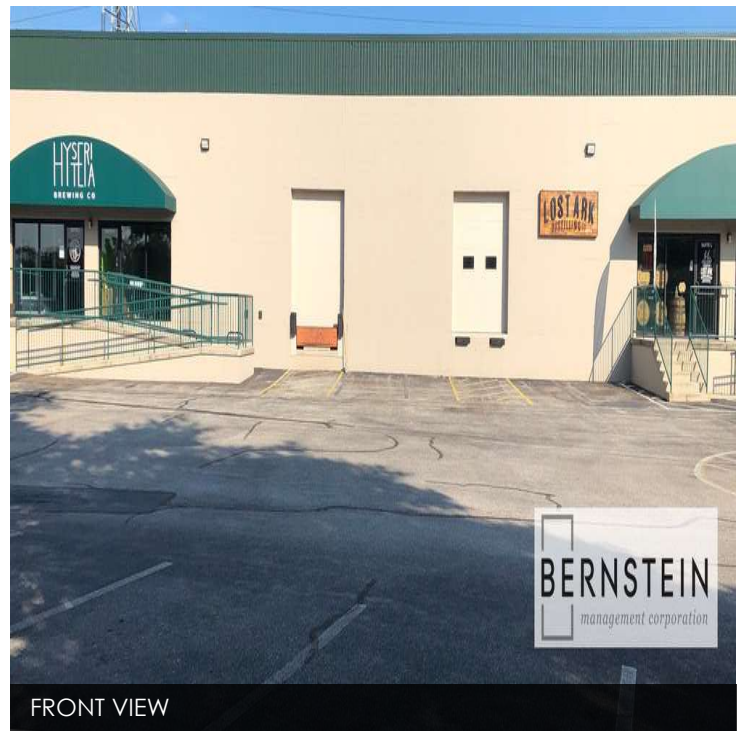
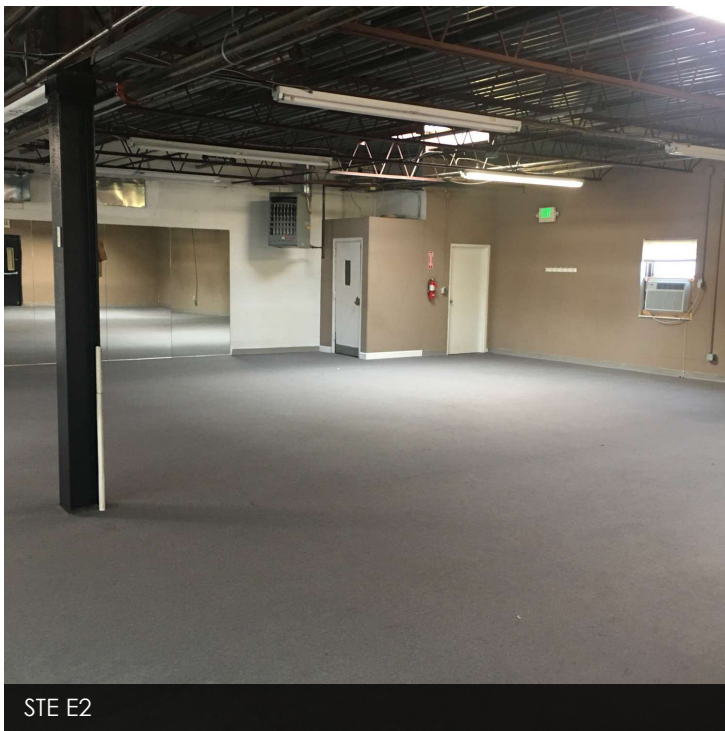
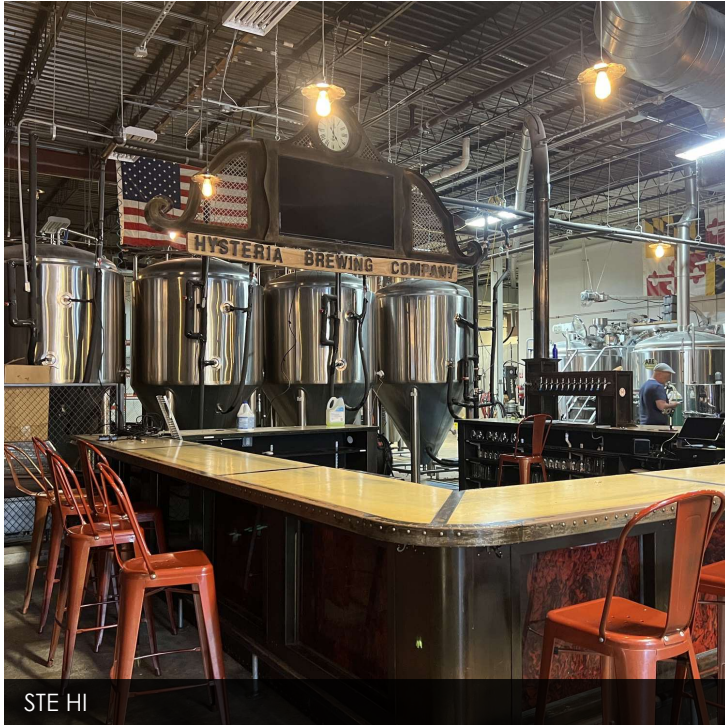
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