

For Sale
Office with Value-Add Potential

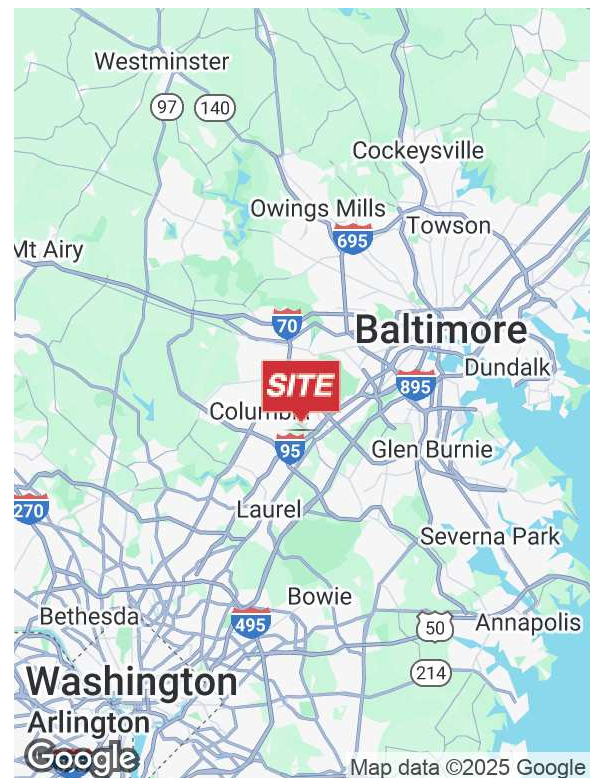


7125 Thomas Edison Drive

Columbia, Maryland 21046

Property Highlights

- Two-story office building totaling 58,109± SF
- Outstanding asset for user/investor
- Established income stream with value-add potential
- Currently 51.7% leased
- Situated on 4.08± acres
- Two loading dock platforms
- Quick access to I-95, Route 175, Route 32 and Route 100
- **FOR SALE: \$6,195,000**
- **Financials and Offering Memorandum available upon signing a Confidentiality Agreement. Contact listing agents directly**



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