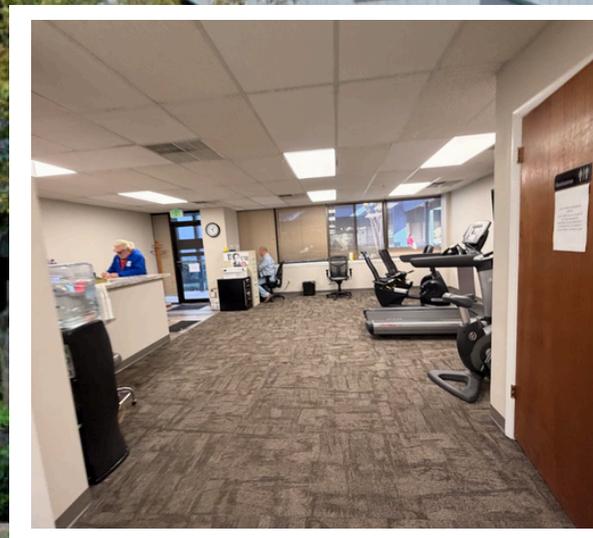


**17 Fontana Lane, #105
Rosedale, MD 21237**

**FIRST FLOOR OFFICE CONDO
FOR SALE**



PROPERTY FEATURES

- ✔ ±1,400 SF office condominium in the Rosedale / White Marsh submarket
- ✔ Multiple offices, reception area, and two restrooms
- ✔ Suitable for medical, therapy, executive suites, professional services, or office use
- ✔ Well-maintained, professionally managed business park
- ✔ Priced at \$270,200 (\$193 per SF)
- ✔ Ideal for both owner-users and investors seeking office space
- ✔ Ample on-site parking for staff and clients
- ✔ Excellent accessibility to I-95, I-695, Route 40, and White Marsh Mall
- ✔ Strong value opportunity in a high-demand, established commercial corridor
- ✔ 1st Floor Office



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