

For Sale  
Columbia, Howard County, MD



# 7160 Columbia Gateway Drive

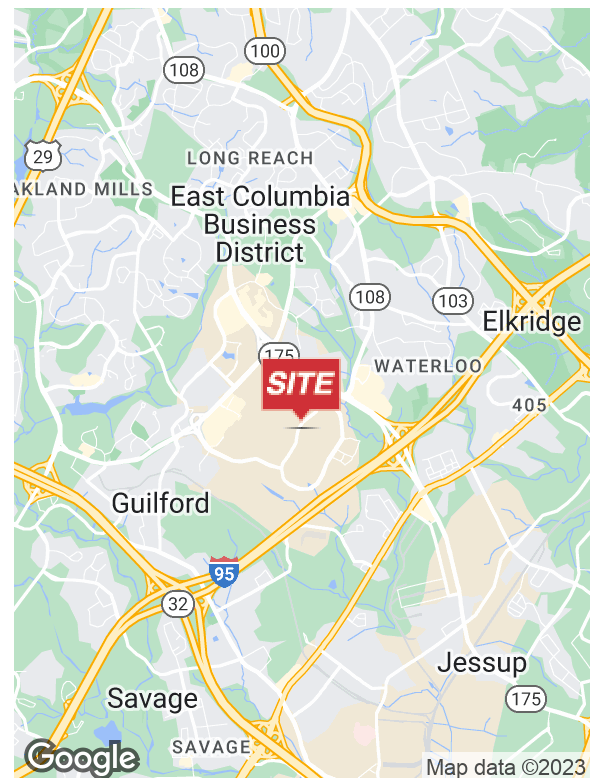
Columbia, Maryland 21046

## Property Description

Approx. 42,000 +/- SF Office building  
Outstanding asset for user/investor  
Established income stream with value-add potential  
Currently 92.5% leased  
Situated on 3.00 +/- acres  
Three-story building (14,000 sf per floor)  
FOR SALE: \$5,250,000

## Location Overview

Conveniently located in Columbia, MD, the property is easily accessible from Route 175 (Rouse Parkway) via Route 32 and Route 100, major arteries to and from Baltimore and surrounding suburbs, with a full interchange directly off the Capital Beltway (I-495/I-95).



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