

# FLEX/OFFICE FOR LEASE

## 9570 BERGER ROAD

9570 Berger Road, Columbia, MD 21046

Available: 3,049 - 5,000 SF



### LISTING DATA

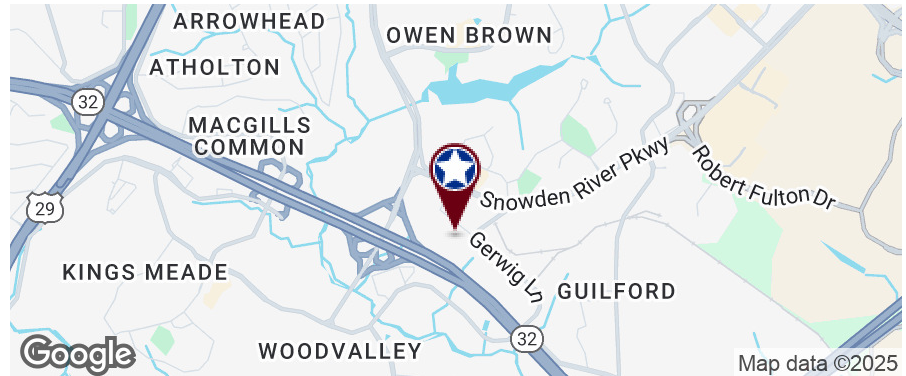
**SUITE E2:** 3,049 SF - (2nd floor) 100% Office

**SUITE L:** 5,000 SF - Flex Space with Dock

### 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**  
Principal  
410.336.5314  
kjordan@lee-associates.com

**Marley Black, SIOR**  
Principal  
443.741.4050  
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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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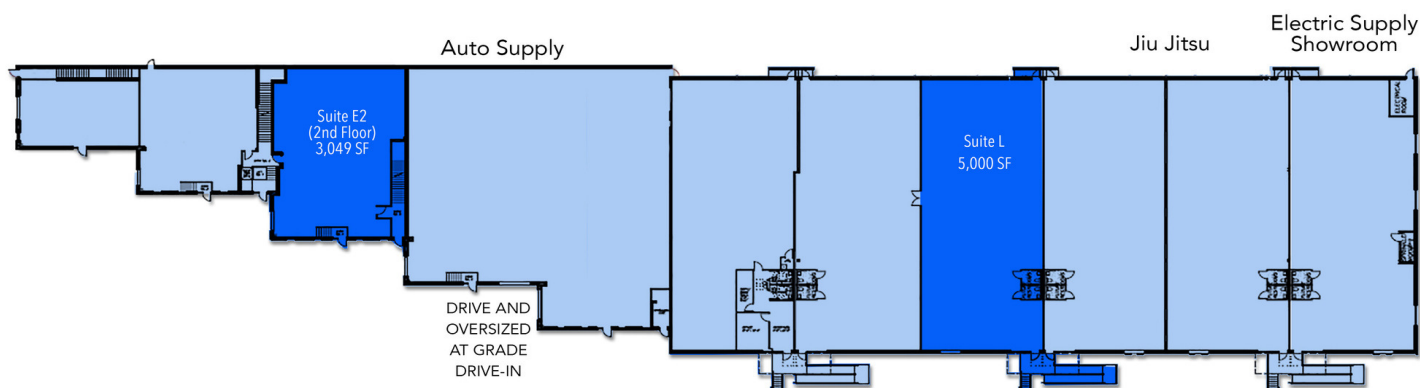
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Available: 3,049 - 5,000 SF

**LEASE TYPE** | NNN    **TOTAL SPACE** | 3,049 - 5,000 SF    **LEASE TERM** | Negotiable    **LEASE RATE** | \$9.75 - \$12.95 SF/yr

**AVAILABLE**



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E2	Available	3,049 SF	NNN	\$9.75 SF/yr	2nd Floor Office
Suite L	Available	5,000 SF	NNN	\$12.95 SF/yr	Flex Space with Dock

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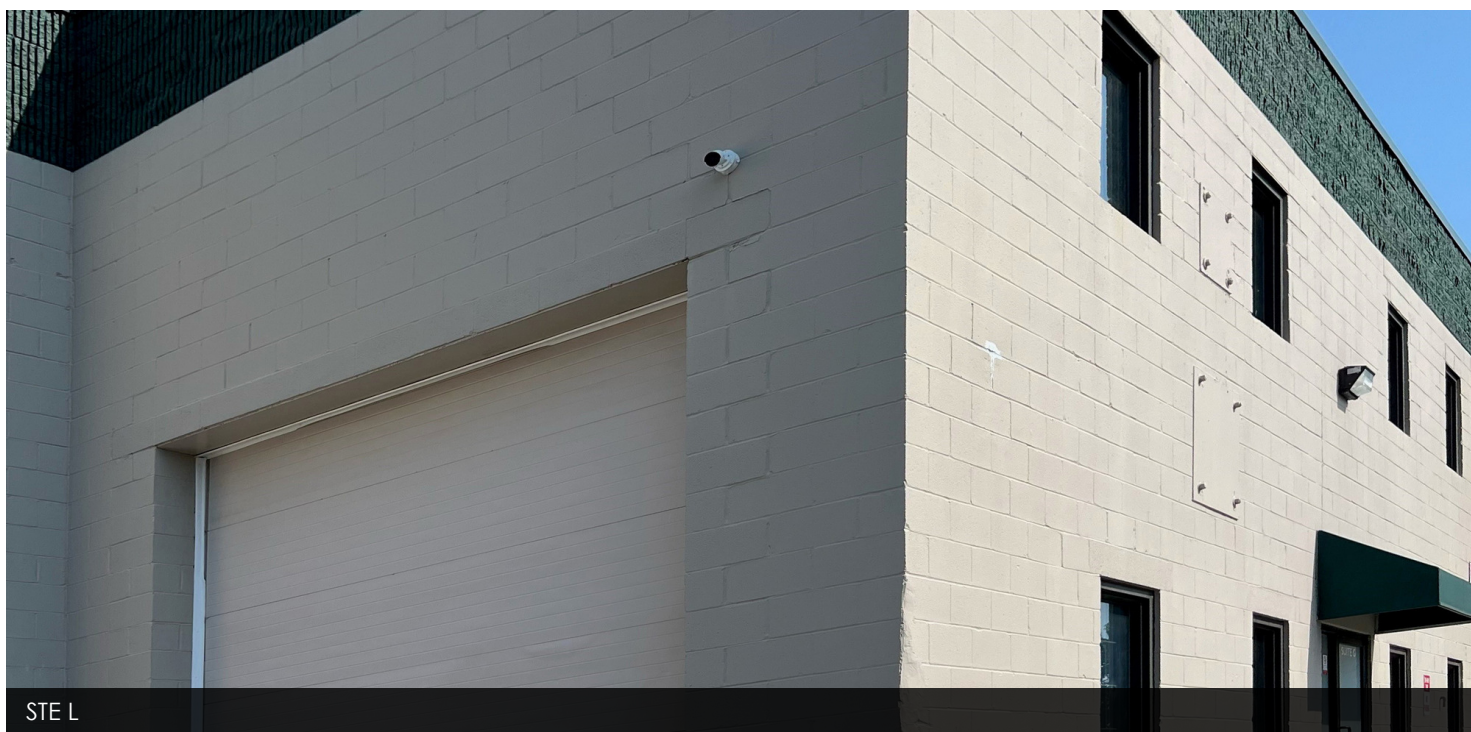
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STE E2



STE L

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