

For Sale  
Flex Condo - Bowie, MD



## 5800 Woodcliff Road - Unit 101 & 102

Bowie, Maryland 20720

### Property Description

#### FLEX CONDO

- Size: 6,335 sf total - 1st Floor Office: 3,200 sf & 2nd Floor Office: 1,600 sf
- Warehouse: 1,535 sf
- Seven (7) private offices, large cubicle area, conference room, kitchen & reception area
- Fully conditioned space throughout
- Three (3) Bathrooms
- 18' Clear ceiling height
- Two (2) 12'x12' overhead drive-in door
- Two (2) 200-AMP panel
- Sprinklered throughout
- Condo fee: \$1,600/quarter
- Real Estate Taxes: \$13,551 (2025-2026)
- **SALE PRICE: \$1,275,000**

### Location Overview

Located in Bowie, MD off of Old Annapolis Rd (Rt 450) with convenient access to Rt 50 (John Hanson Hwy) and the Capital Beltway (I-495).



Andy Mayr, CCIM

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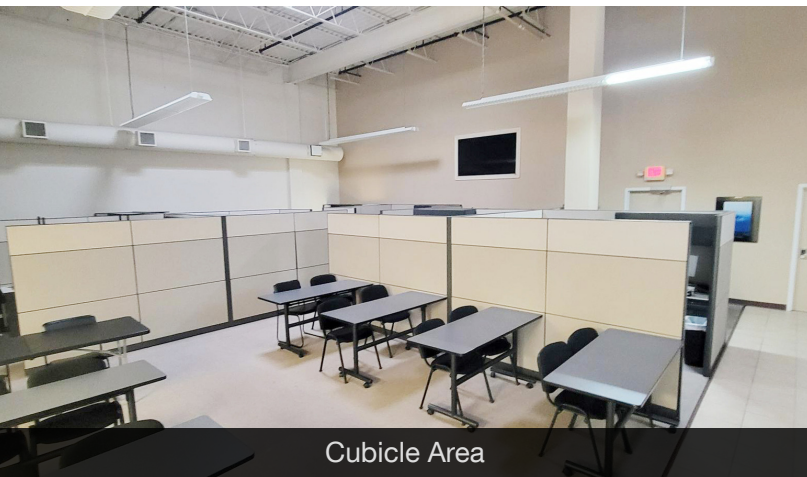


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For Sale  
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Reception Area - Unit 102



Cubicle Area



Conference Room - First Floor

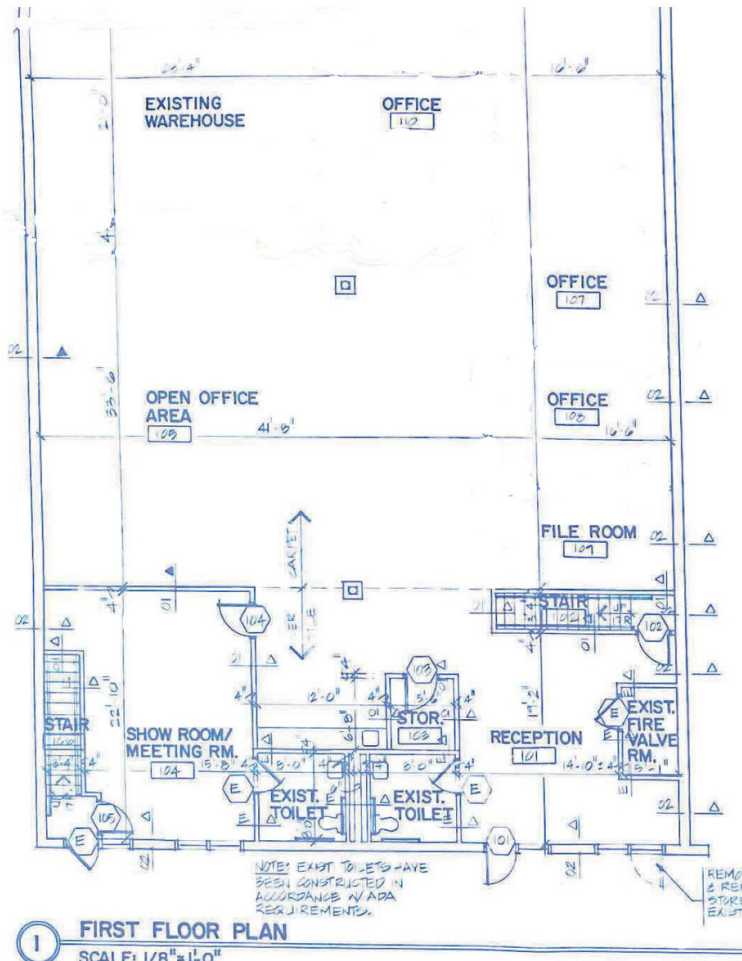


Kitchen - Unit 102

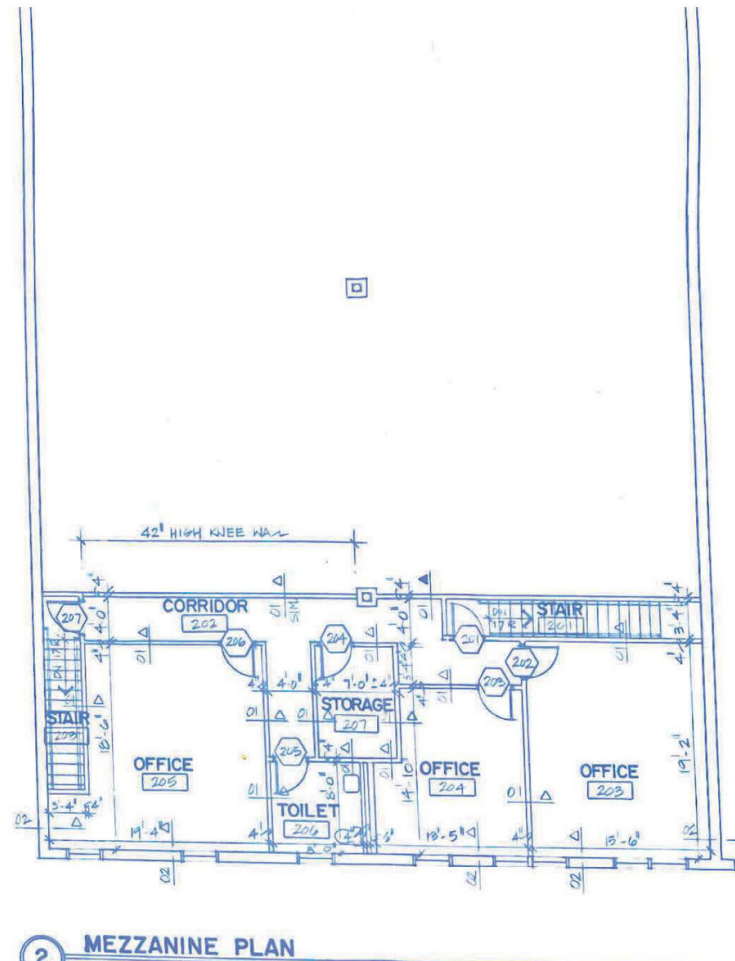


Restroom - Unit 102

For Sale  
Bowie, MD



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

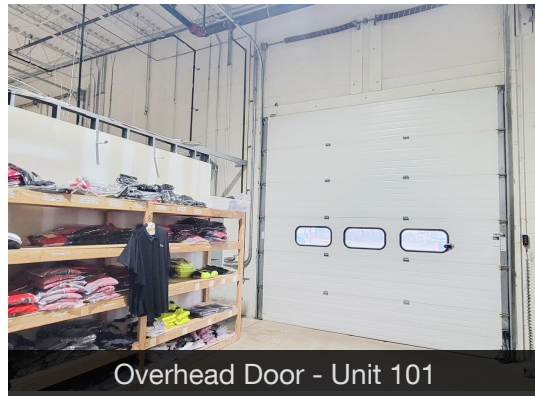


2 MEZZANINE PLAN  
SCALE: 1/8" = 1'-0"

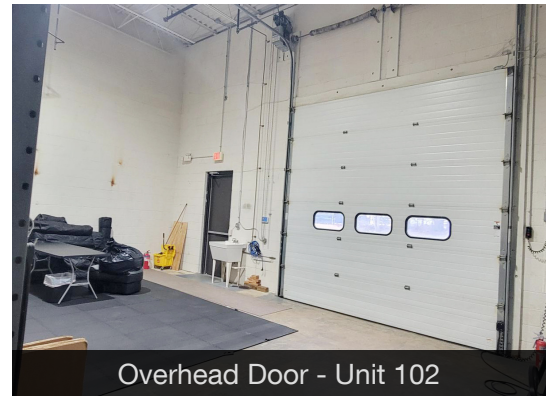
Floor Plan - First Floor & Mezzanine



Conference Room - 1st Floor



Overhead Door - Unit 101

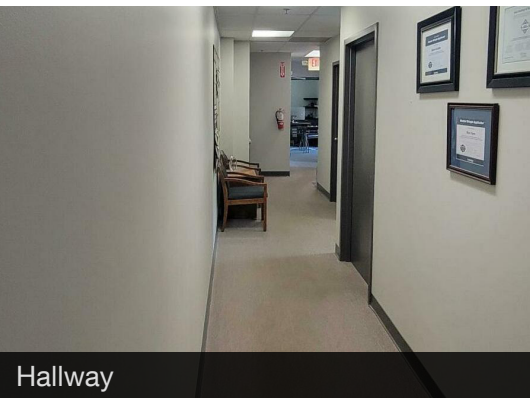


Overhead Door - Unit 102

For Sale & Lease  
\$1,275,000



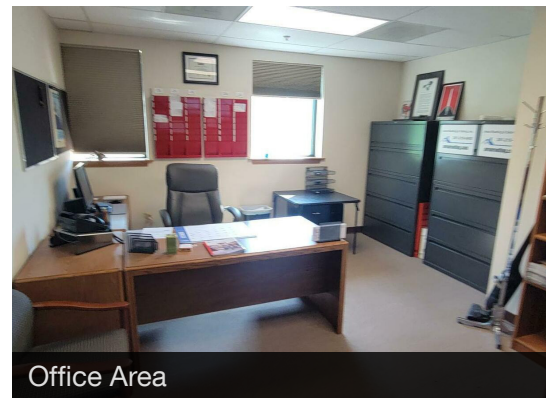
Conference Room



Hallway



Office Area



Office Area

**NAI**Michael

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