



**MEDICAL/OFFICE CONDOMINIUM
OFFERED FOR SALE OR LEASE**

ADDRESS:	Patuxent Centre 10910 Little Patuxent Parkway Columbia, Maryland 21044
AVAILABLE SPACE:	Suite 100 – 11,198 r.s.f.
BUILDING SIZE:	30,326 s.f.
BASE RENTAL RATE:	\$24.00 r.s.f.
LEASE TYPE/EXPENSES:	Modified Gross – The Tenant shall pay any increase in Operating Expenses over the current Base Year Condominium Fees and Real Estate Taxes. Tenant is responsible for his/her own separately metered utilities and janitorial within the Premises.
ESCALATION CLAUSE:	3% per annum
OCCUPANCY:	January 1, 2019
LEASE TERM:	5 – 10 years
SALE PRICE:	\$2,799,500
CONDO FEES:	\$3,699.42 monthly or \$3.9 r.s.f.
2017/2018 REAL ESTATE Tax	\$36,760.30 annually or \$3.28 r.s.f. (Howard County Tax) \$9,074.03 annually or \$0.81 r.s.f. (Columbia Association)
ZONING:	NT – office and medical uses permitted
OCCUPANCY:	Immediate
ELECTRICAL:	A total of 400 amps service
YEAR BUILT:	1980. Totally renovated and expanded in 2002

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes with other conditions, including withdrawal without notice.

913 Ridgebrook Road, Suite 100, Sparks, MD 21152 ▲ Tel: 410-472-3510 ▲ Fax: 410-472-3514 ▲ www.trialliance.com

▲ **Commercial Real Estate Services** ▲

IMPROVEMENTS:	Currently improved as a medical office suite with a large reception/waiting and 1 smaller waiting area, admin area, 4 restrooms, 17 exam/treatment rooms, 15 private office/consulting rooms, lab, breakroom/kitchen, rear exit to lobby and common area restrooms.
PARKING RATIO:	Free surface parking includes 89 spaces with 3 handicap spaces plus additional spaces on the street.
TOTAL NUMBER OF LEVELS:	2
HEATING & A/C:	Gas heat and electric air conditioning controlled by Tenant
PRO FORMA:	Assume an 80/20 LTV with \$559,900 equity down, a loan for \$2,239,600 with a 25 year amortization @ 4.5% interest = \$12,448 monthly or \$149,381 per year fixed (\$13.34 rsf) plus expenses
ADDITIONAL INFORMATION:	<ul style="list-style-type: none"> • The only 1st floor medical office condominium for sale in Columbia Town Center. Ideal for surgical centers, sleep centers, and multi-specialty practices. • Minutes to the Columbia Town Center. Across the street from Howard County General Hospital and Howard Community College. Near banks, shops & restaurants • Glass atrium with scenic view facing Little Patuxent Parkway • Public water, public sewer, gas, electric, telephone, and Comcast cable service the building. • Why lease when you can own at below market occupancy costs?

FOR ADDITIONAL INFORMATION, CONTACT:

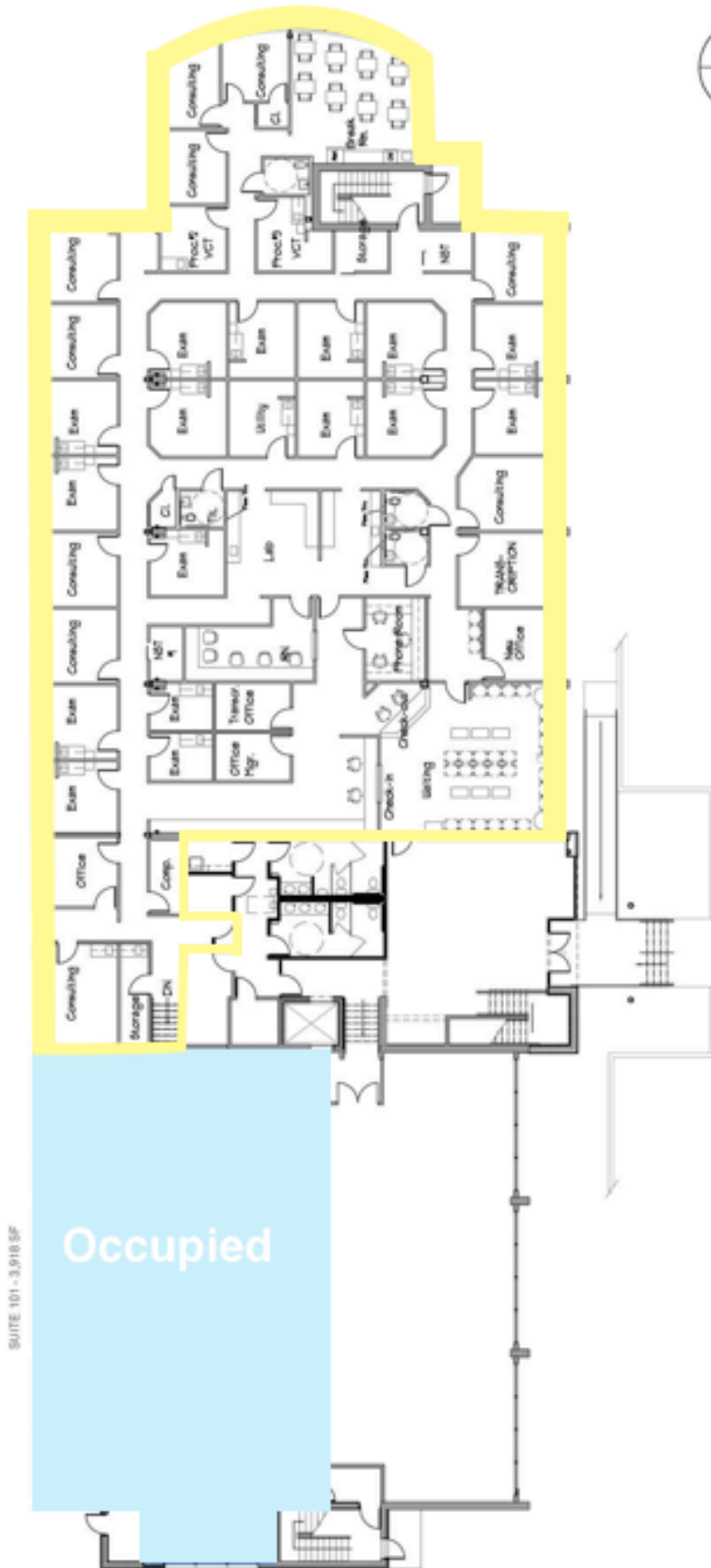
TriAlliance Commercial Real Estate Services
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SUITE 100 – 11,198 r.s.f.



SCALE: 1/16" = 1'-0"
ON 11X17