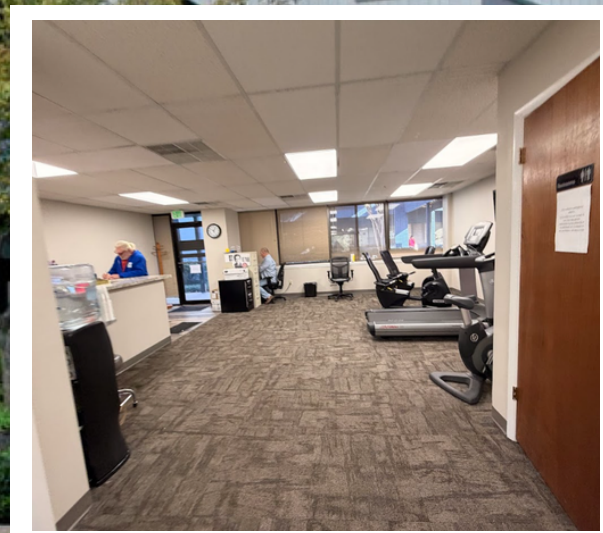


**17 Fontana Lane, #105
Rosedale, MD 21237**

**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 \$209,500 (\$150 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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