

FOR SALE

OFFICE CONDOMINIUMS

Howard County, Maryland

8815 CENTRE PARK DRIVE
COLUMBIA, MD 21045



NOW REDUCED

Office Condominiums For Sale at \$150 psf Ranging from 2,029 gsf to 9,728 gsf



Maryland Real Estate Brokers, LLC
6100 Day Long Lane, Suite 100, Clarksville, MD 21029
443-546-3670
www.mdrebrokers.com

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8815 CENTRE PARK DRIVE
COLUMBIA, MD 21045



BUILDING OVERVIEW

Building Name: Three Centre Park

Size: 55,269 +/- gsf

Parking Spaces:
240+/- surface parking spaces

Year Built: 1988

Stories: 4

Unfinished Ceiling Height:
10' +/-

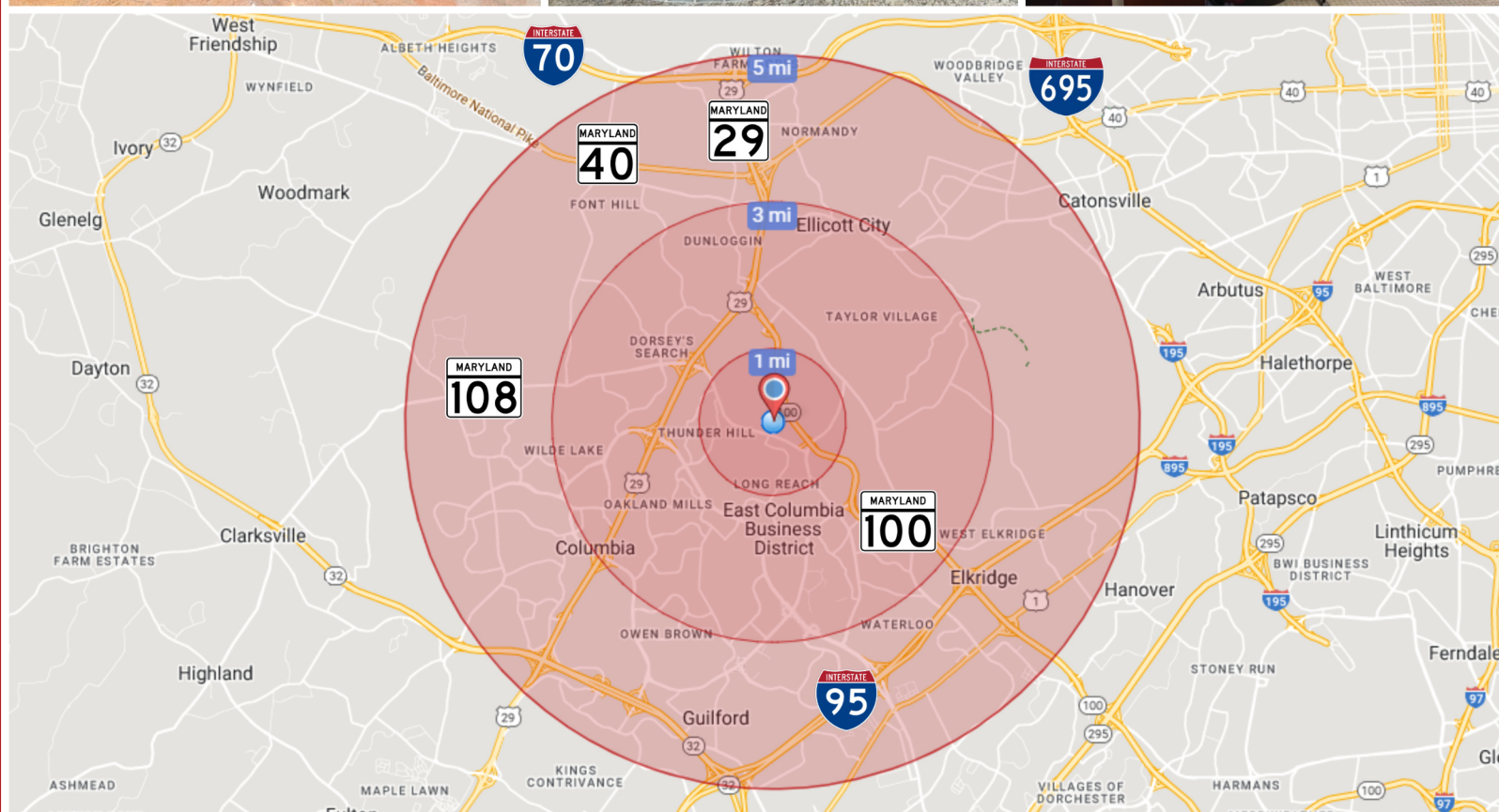
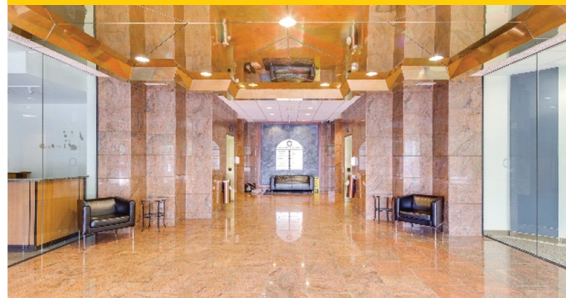
Elevators: 2

Zoning:
POR (Planned Office Research)

Digital Signage Available:
In lobby

Building Amenities:

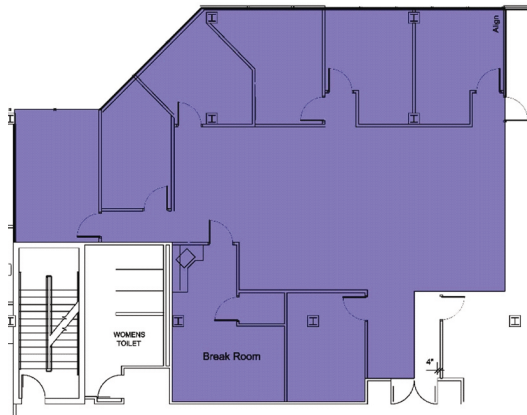
- On-site property management
- In-suite janitorial provided
- Digital VAV thermostats throughout the building
- Comcast Business Fiber is available. Speeds of 150 Mbps to 1.25GBps is available.
- Comcast Cable TV is also available.
- Ample surface parking
- Easy access to I-95, I-695, I-70 & Routes 108, 100, 29 & 40
- Walkable to Giant Food, 8 restaurants, Bank of America, UPS Store and more



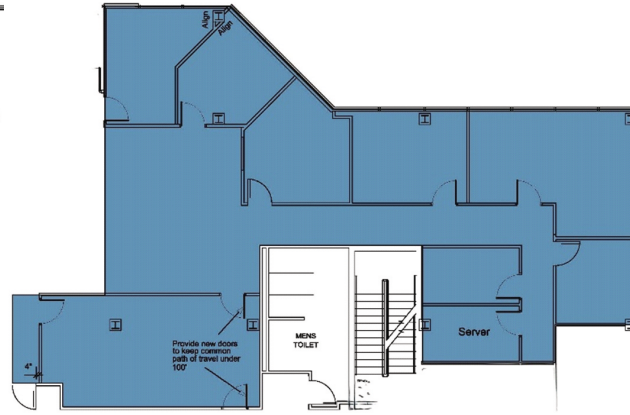
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Suite 310 (2,697 +/- rsf)



Suite 350 (2,679 +/- rsf)



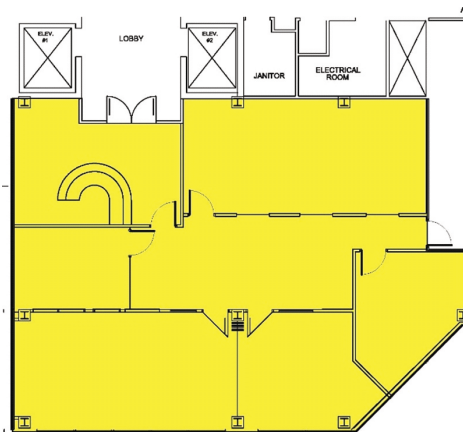
STAND ALONE OFFICE CONDOMINIUM OVERVIEW

	Suite 310	Suite 340	Suite 345	Suite 350
Size (rsf)	2,697+/-	2,323+/-	2,029+/-	2,679+/-
Private Offices	6	4	4	8
Open Office Area	✓		✓	
Reception Area	✓	✓		
Kitchen/Breakroom	✓		✓	
Conference Room		✓		✓
Balcony Access			✓	
Price	\$404,550	\$348,450	\$304,350	\$401,850

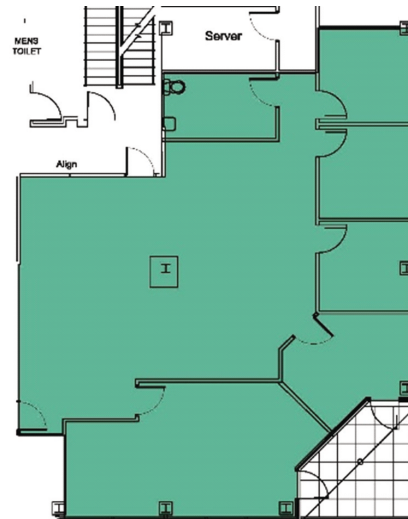
Estimated Owner-Occupied Financing				
Down Payment (20%)	\$80,910	\$69,690	\$60,870	\$80,370
Estimated Closing Costs (5%+/-)	\$20,090	\$17,310	\$14,130	\$19,630
Estimated Cash Needed	\$101,000	\$87,000	\$75,000	\$100,000

Projected Monthly P&I Payment at 7.25% Amortized over 25 years	\$2,225	\$1,917	\$1,674	\$2,211
Monthly Condominium Fee at \$4.25 psf	\$955	\$825	\$720	\$950
Estimated Monthly Electric Bill at \$2.41 psf	\$540	\$465	\$405	\$535
Estimated Real Estate Taxes at \$2.96 psf	\$665	\$573	\$500	\$660
Total Estimated Monthly Payment	\$4,385	\$3,780	\$3,299	\$4,356

Suite 340 (2,323 +/- rsf)

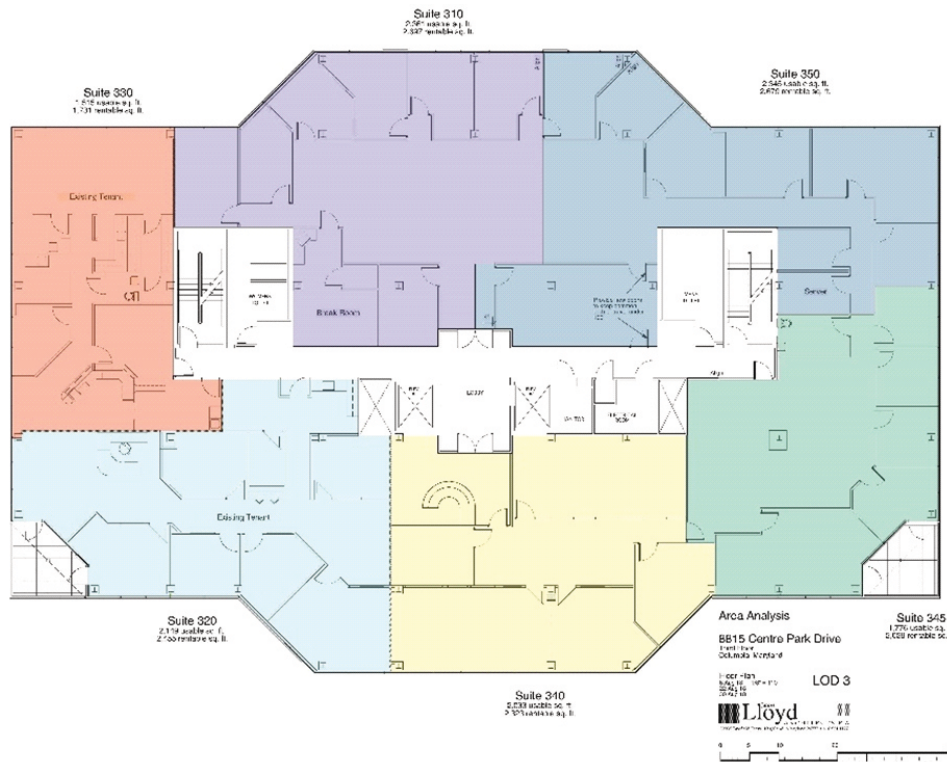


Suite 345 (2,029 +/- rsf)



NOW REDUCED

THIRD FLOOR PLAN



COMBINED OFFICE CONDOMINIUM OVERVIEW

	Suites 340/345	Suites 310/350	Suites 340/345/350	Suites 310/345/350	Suites 310/340/345/350
Size (rsf)	4,352+/-	5,376+/-	7,031+/-	7,405+/-	9,728+/-
Private Offices	8	14	16	18	22
Open Office Area	✓	✓	✓	✓	✓
Reception Area	✓	✓	✓	✓	✓
Kitchen/Breakroom	✓	✓	✓	✓	✓
Conference Room	✓	✓	✓	✓	✓
Balcony Access	✓	✓	✓	✓	✓
Price	\$652,800	\$806,400	\$1,054,650	\$1,110,750	\$1,459,200

Estimated Owner-Occupied Financing					
Down Payment (20%)	\$130,560	\$161,280	\$210,930	\$221,150	\$291,840
Estimated Closing Costs (5%+/-)	\$32,440	\$39,720	\$51,070	\$53,850	\$71,160
Estimated Cash Needed	\$163,000	\$201,000	\$262,000	\$275,000	\$363,000

Projected Monthly P&I Payment at 7.25% Amortized over 25 years	\$3,591	\$4,436	\$5,802	\$6,111	\$8,028
Monthly Condominium Fee at \$4.25 psf	\$1,541	\$1,904	\$2,490	\$2,623	\$3,445
Estimated Monthly Electric Bill at \$2.41 psf	\$874	\$1,080	\$1,412	\$1,487	\$1,954
Estimated Real Estate Taxes at \$2.96 psf	\$1,070	\$1,325	\$1,730	\$1,825	\$2,400
Total Estimated Monthly Payment	\$7,076	\$8,745	\$11,434	\$12,046	\$15,827