

FLEX/OFFICE FOR LEASE 9570 BERGER ROAD

9570 Berger Road, Columbia, MD 21046

Available: 3,049 - 7,183 SF



LISTING DATA

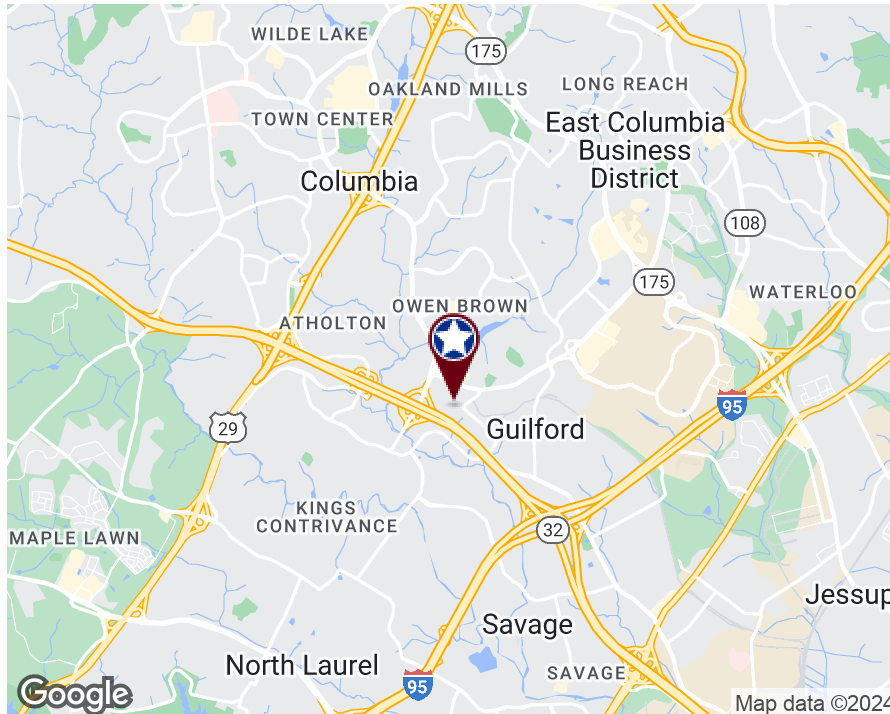
SUITE D2:	4,134 SF (2nd floor) 100% office
SUITE E2:	3,049 SF (2nd floor) 100% office
SUITE G:	3,169 SF (1st Floor) 100% warehouse with oversized at grade drive-in

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
- Available for a Variety of Uses



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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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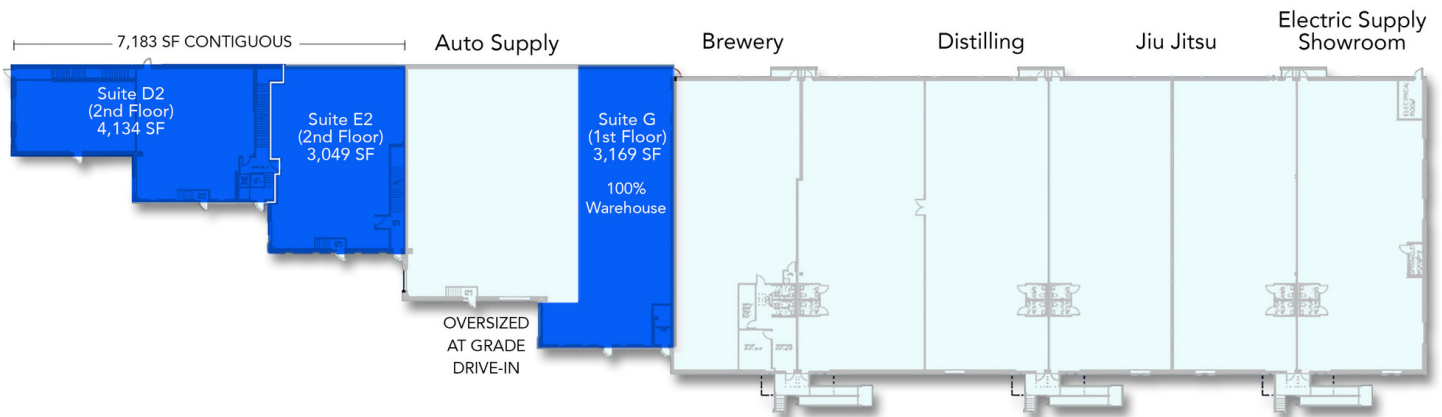
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LEASE TYPE | NNN **TOTAL SPACE** | 3,049 - 7,183 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$9.75 - \$12.50 SF/yr

AVAILABLE 100% Air Conditioned



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D2	Available	4,134 - 7,183 SF	NNN	\$9.75 SF/yr	2nd floor- 7,183 SF contiguous with E2
Suite E2	Available	3,049 - 7,183 SF	NNN	\$9.75 SF/yr	2nd floor- 7,183 SF contiguous
Suite G	Available	3,169 SF	NNN	\$12.50 SF/yr	1st floor

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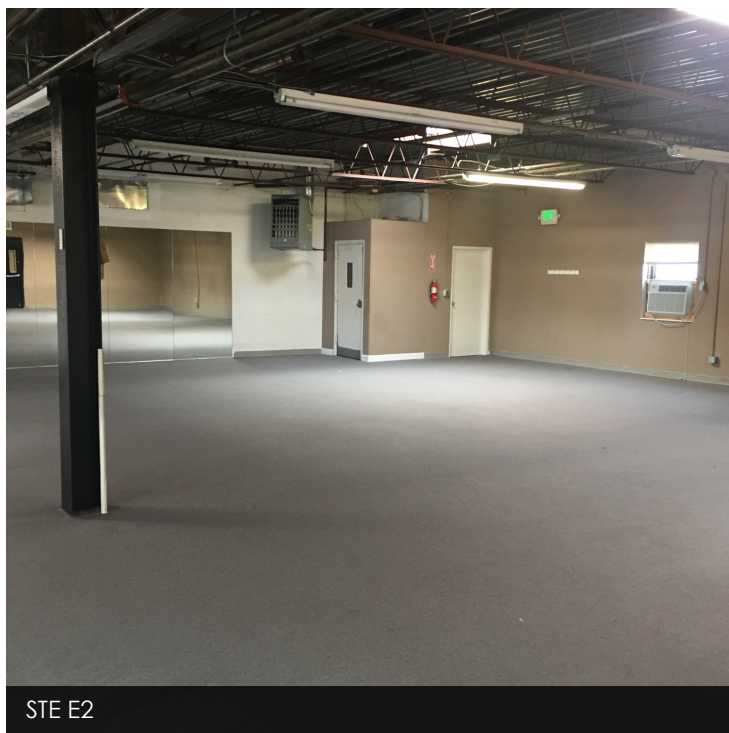
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