



LARGE OFFICE CONDO FOR SALE

7230 LEE DEFOREST DRIVE

COLUMBIA, MD 21046



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

FOR SALE

 Howard County, Maryland

7230 LEE DEFOREST DRIVE

COLUMBIA, MARYLAND 21046

AVAILABLE

Unit 200: 20,148 sf

Unit 204: 1,434 sf

ZONING

NT (New Town District)

REAL ESTATE TAXES

Unit 200: \$90,275

Unit 204: \$ 6,620

CONDOMINIUM FEE

Unit 200: \$77,695

Unit 204: \$ 5,685

COLUMBIA ASSOCIATION FEE

Unit 200: \$20,720

Unit 204: \$ 1,511

UTILITY SURCHARGE

Please Call To Discuss

HIGHLIGHTS

- ▶ Highly Motivated Seller, Distressed Real Estate
- ▶ Located in Howard County's premier business park
- ▶ Near a large amenity base on Snowden River Parkway, as well as Lifetime Fitness and Bi Bi Cafeteria
- ▶ Convenient access to I-95
- ▶ Class A finishes
- ▶ Move-in condition and vacant



FOR SALE

Howard County, Maryland

FLOOR PLAN

7230 LEE DEFOREST DRIVE | COLUMBIA, MARYLAND 21046



FOR SALE



Howard County, Maryland

BIRDSEYE

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Columbia Crossing

COLUMBIA CORPORATE PARK

Wegmans

Snowden Square S.C.

STANDVAST HEALTHCARE
LIFE SCIENCE LOGISTICS

NATIONAL DELIVERY SYSTEMS
NATIONAL RETAIL SYSTEMS
SEARS DISTRIBUTION CENTER

The UPS Store

SNOWDEN RIVER PKWY



ROBERT FULTON DR

LIFE TIME

BI BI CAFETERIA

UNION CHURCH - COLUMBIA



SITE

LEE DEFOREST DR

MAXIM HEALTHCARE GROUP



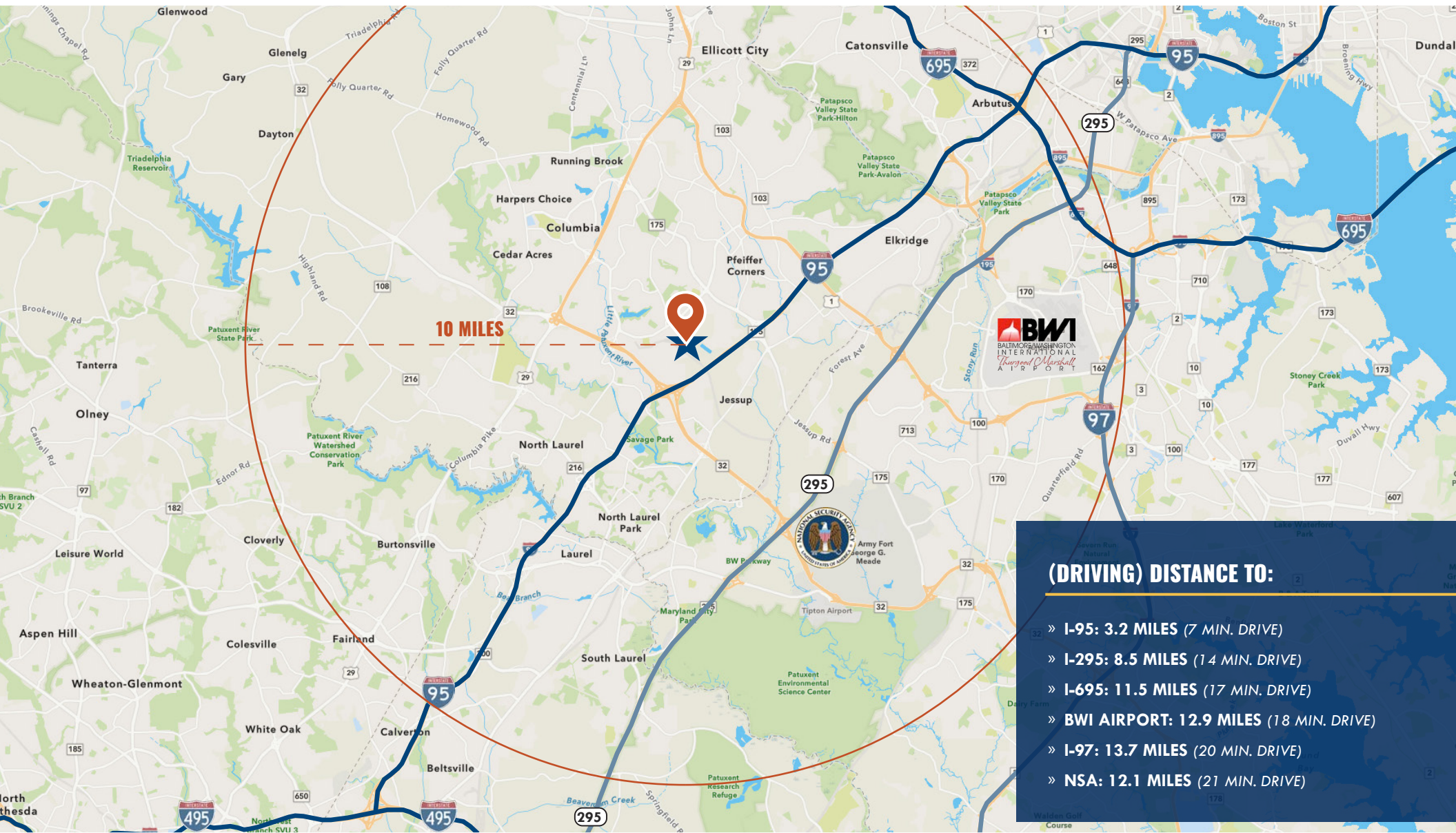
FOR SALE



Howard County, Maryland

LOCATION

7230 LEE DEFOREST DRIVE | COLUMBIA, MARYLAND 21046



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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