

FOR SALE OR LEASE

Howard County, Maryland

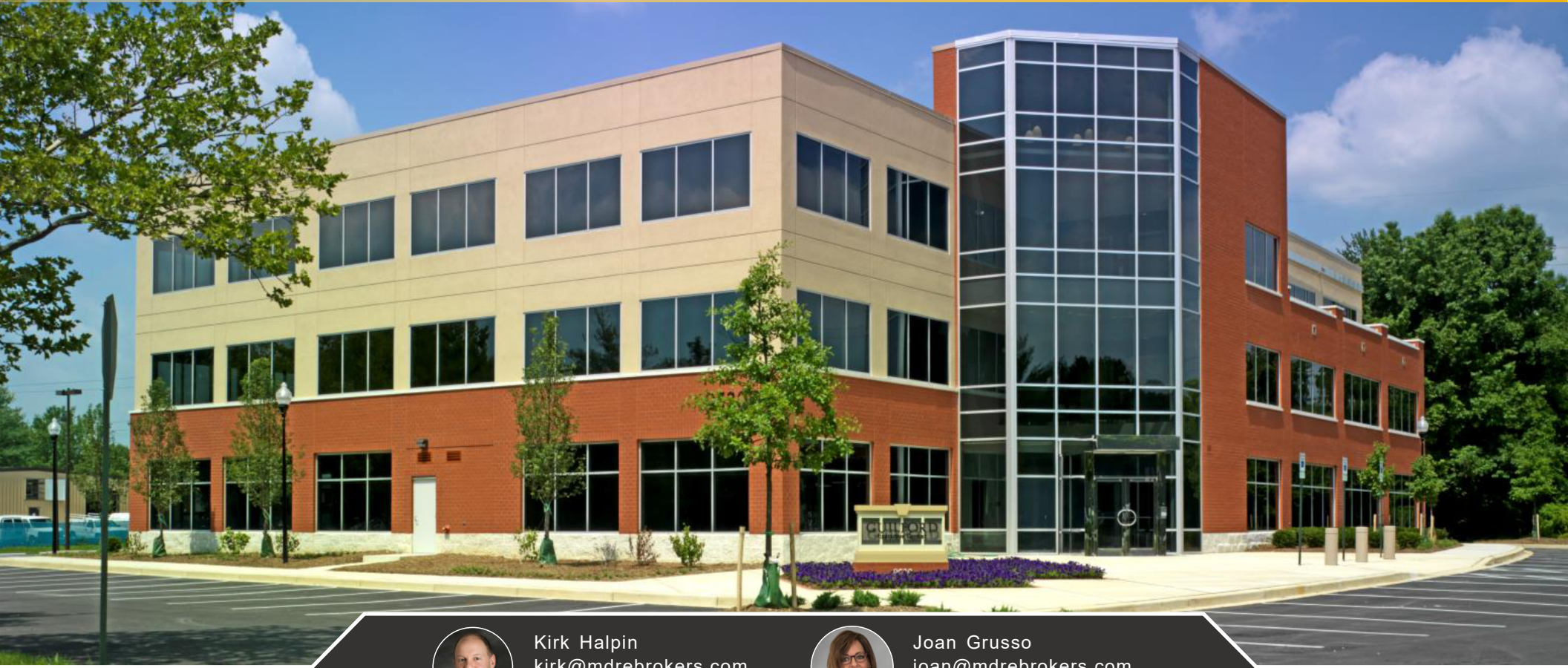
9520 Berger ROAD, SUITES 202 & 204
COLUMBIA, MD 21046



MOVE-IN READY OFFICE SPACE

Reception Area | 7 Private Offices | Large Conference Room | Kitchenette | 2 Workroom/Storage Areas

AVAILABLE SEPTEMBER 1, 2026



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FOR SALE / LEASE
Howard County, Maryland

9520 BERGER ROAD, SUITES 202 & 204
COLUMBIA, MD 21046



TURNKEY OFFICE SPACE IN HOWARD COUNTY, MD - AVAILABLE SEPTEMBER 1, 2026

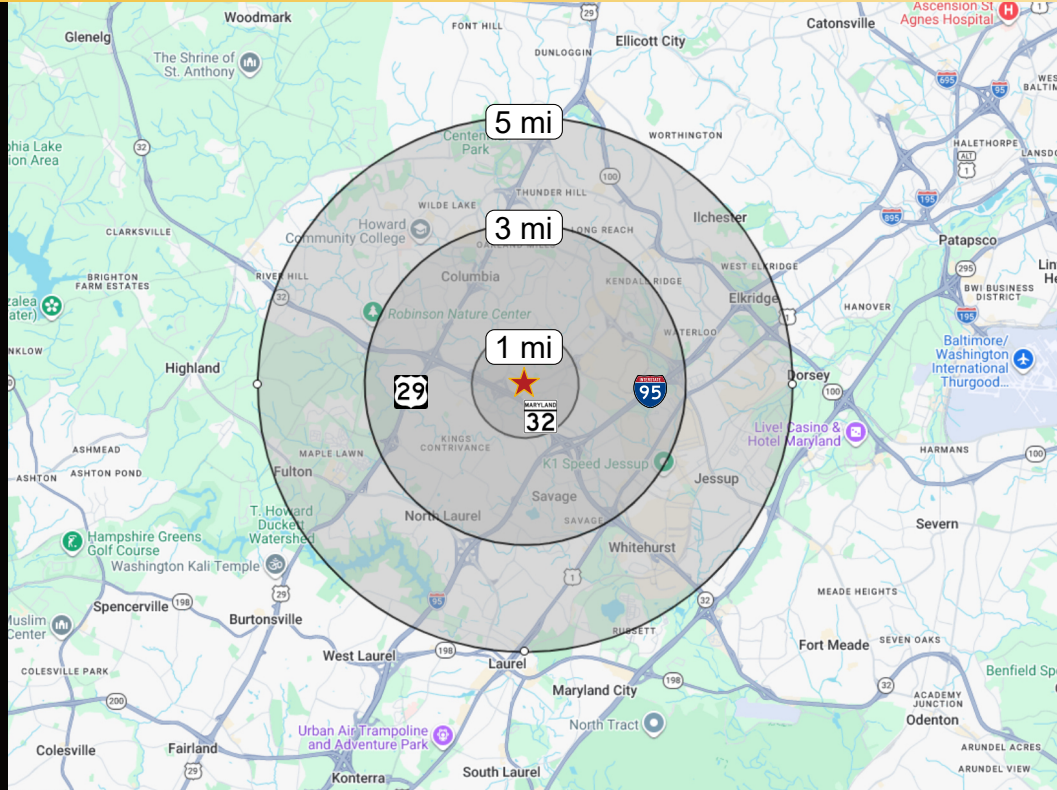
Suite Highlights

- **Available Suites:** 202 & 204
- **Square Footage:** 2,756 SF +/-
- **Features:** Reception Area, 7 Private Offices, 1 Large Conference Room (seats 10+), Kitchenette, 2 Workroom Areas - All Fully Furnished!
- **For Sale Price:** \$240 psf
- **For Lease Price:** \$20 psf + In-Suite Utilities

Building Highlights

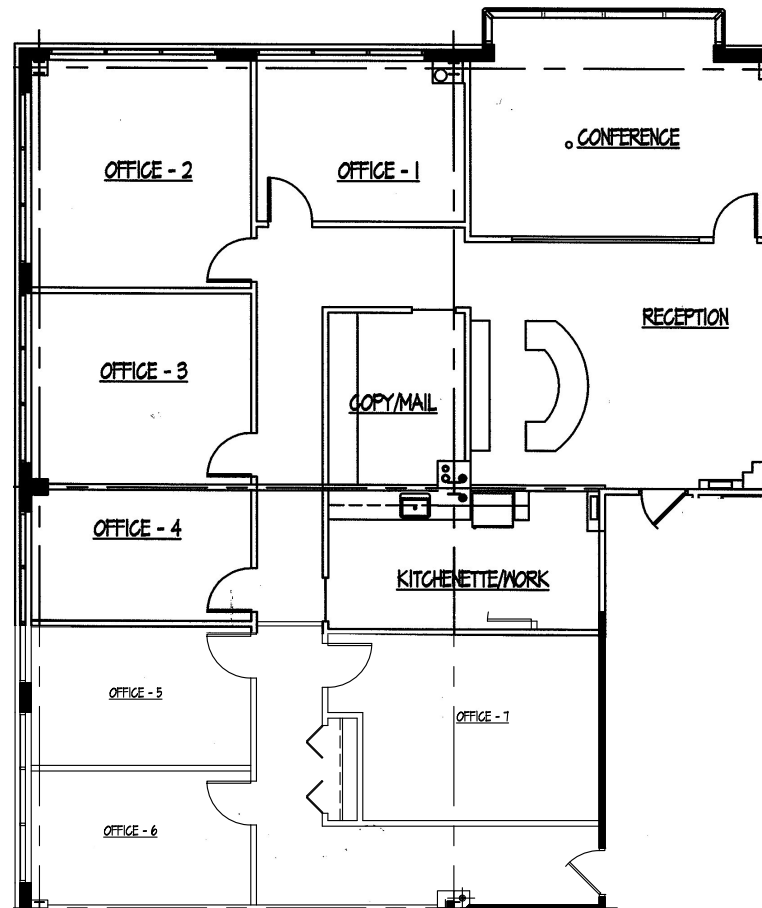
- **Year Built:** 2007
- **Stories:** 3 Stories
- **Parking:** Ample Parking Available
- **Access:** Convenient access to Route 29, Route 32 & I-95

Nearby Amenities



Maryland Real Estate Brokers, LLC | 6100 Day Long Lane, Suite 100, Clarksville, MD 21029
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TURNKEY OFFICE SPACE IN HOWARD COUNTY, MD - AVAILABLE SEPTEMBER 1, 2026



The space features a **welcoming reception area with a built-in desk and filing credenza**, **seven private offices**, and a **large conference room with seating for 10+** and **integrated conferencing capabilities**. A **kitchenette with appliances** adds convenience for staff, while **two dedicated workroom areas** support day-to-day operations and storage needs.

The suites include a **full phone system**, **mounted TVs**, and **installed tech infrastructure** for a **seamless, move-in ready experience**.