



Highlands Corporate Center One  
**952 Ridgebrook Rd**  
Suite 1100  
Sparks, MD 21152

### Availability

- Fully Improved 3,406 SF Office Condominium
- Sale Price: \$510,900 (\$150 PSF)
- Lease Rate: \$14.00 PSF Triple Net
- Completely renovated in 2006/2007
- Comcast High Speed Internet
- Many high-end finishes; Move-in ready functional floor plan; Excellent window-line; At grade entrance allows for easy access

### Property Highlights

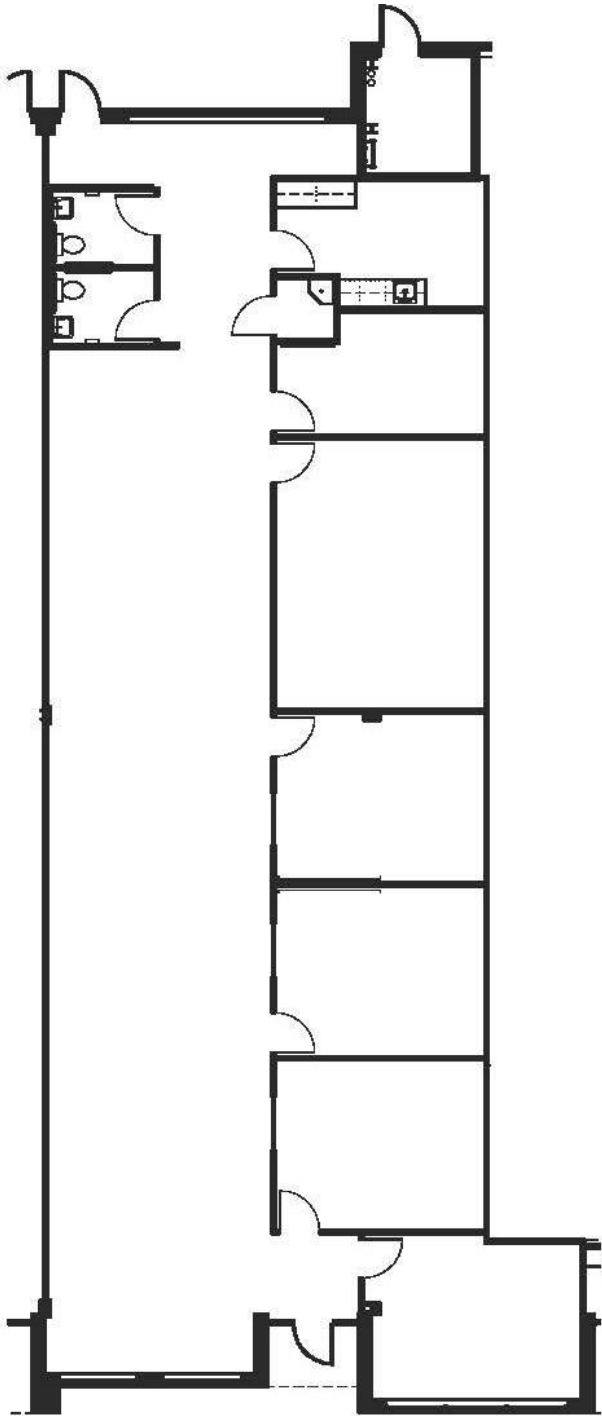
- Highlands Corporate Center One is a 29,400 SF single-story office condominium building with timeless architecture.
- Ample Parking: 4.0/1,000 SF, free and unreserved
- Zoned MLR-ML

For more information:

 Gardner Commercial Realty  
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Suite 1100 3,406 SF



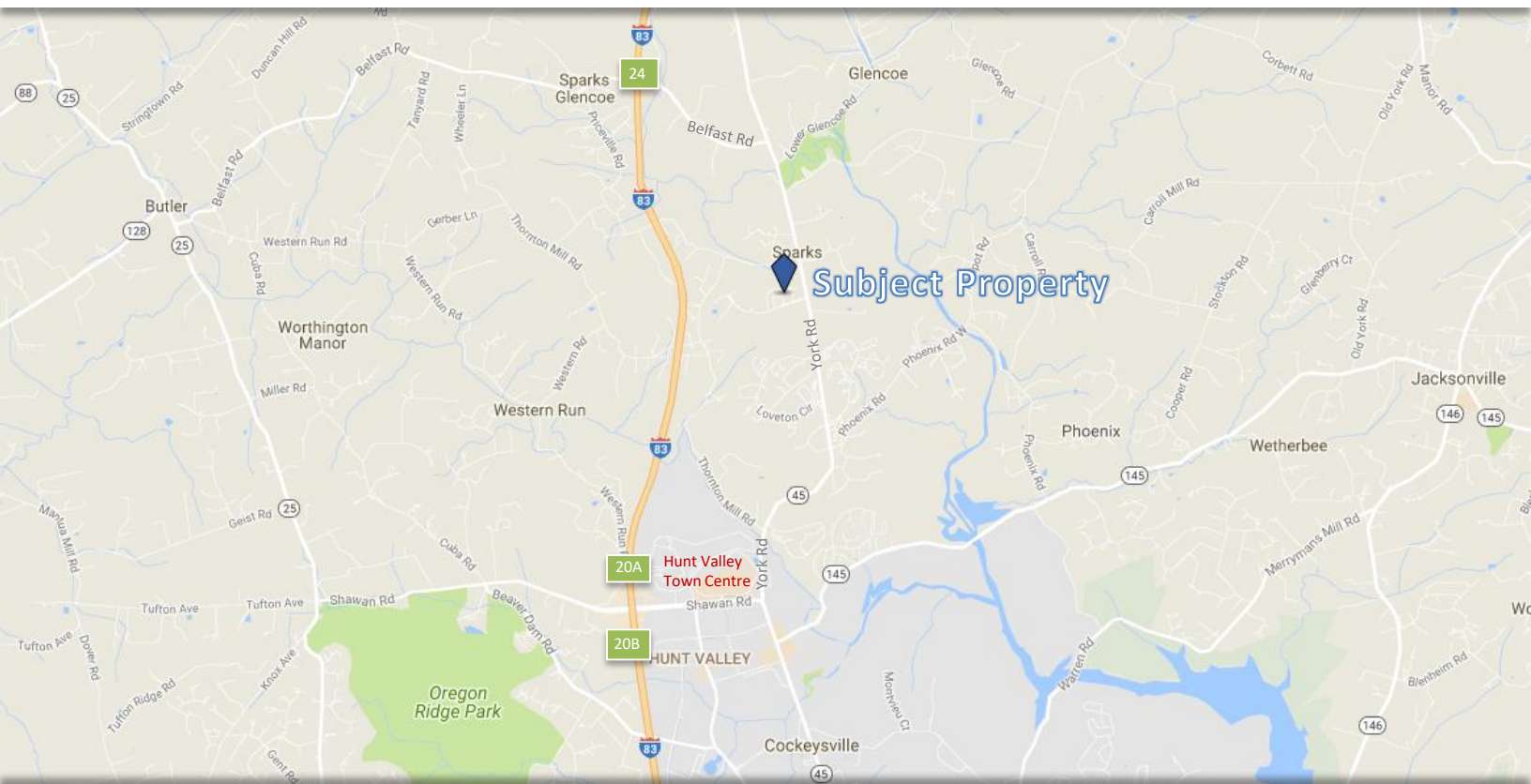
Suite 1100: Entrance



Suite 1100: Courtyard



Suite 1100: Interior



## Location Advantage

The Highlands Corporate Center One in Sparks, Maryland is an established business park located just off York Road with easy access to Shawan Road, I-83 and I-695. Numerous retail amenities are within close proximity including the retail, restaurants and amenities at Hunt Valley Towne Centre.

## Driving Distances

Hunt Valley Town Center	3 miles
Towson	12.7 miles
York, Pennsylvania	33.7 miles
Baltimore City	21.2 miles
BWI Airport	33 miles