



Highlands Corporate Center One  
954 Ridgebrook Rd  
Suite 330  
Sparks, MD 21152

### Availability

- Condominium Unit 330
- 1,733 SF Office Condominium
- Sale Price: \$301,410 (\$170 PSF)
- Lease Rate: \$16.00 PSF Triple Net
- Shell office space with HVAC
- Comcast High Speed Internet
- Excellent window-line and view

### Property Highlights

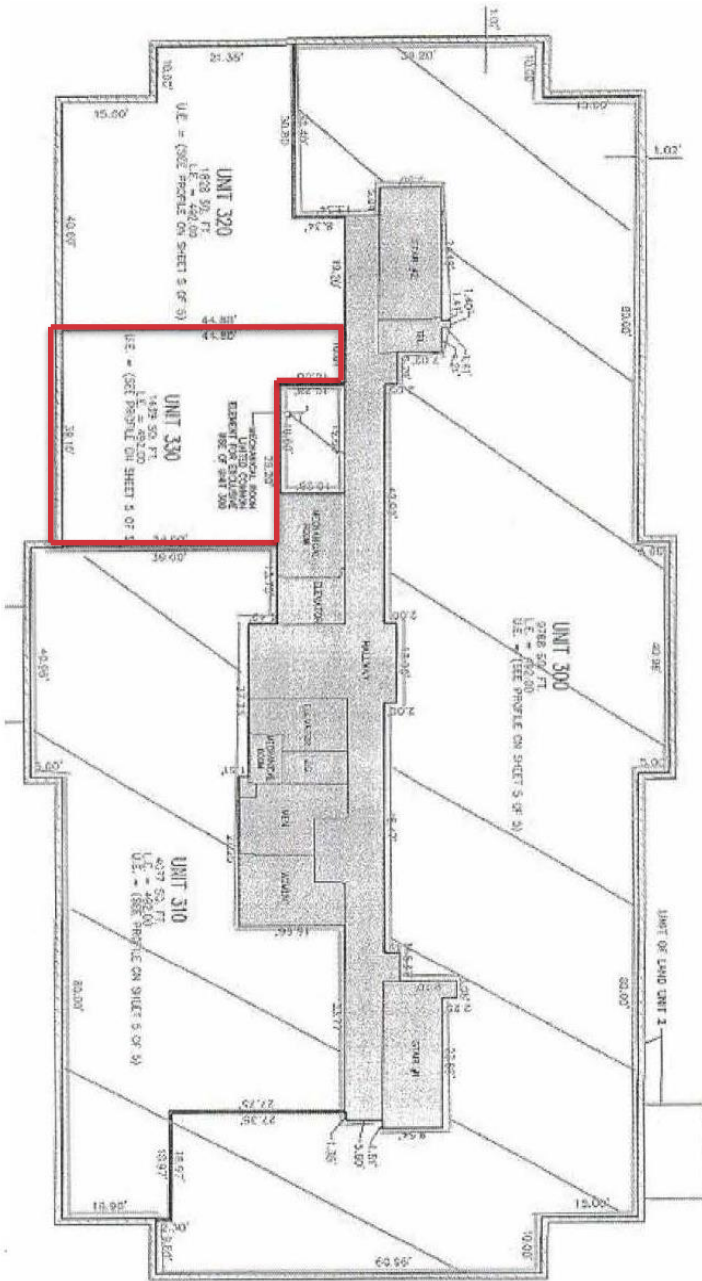
- 954 Ridgebrook Road is 61,707 SF Class "A" Office condominium building.
- Built in 2007
- Timeless architecture
- Ample Parking: 4.5/1,000 SF, free and unreserved
- Zoned MLR

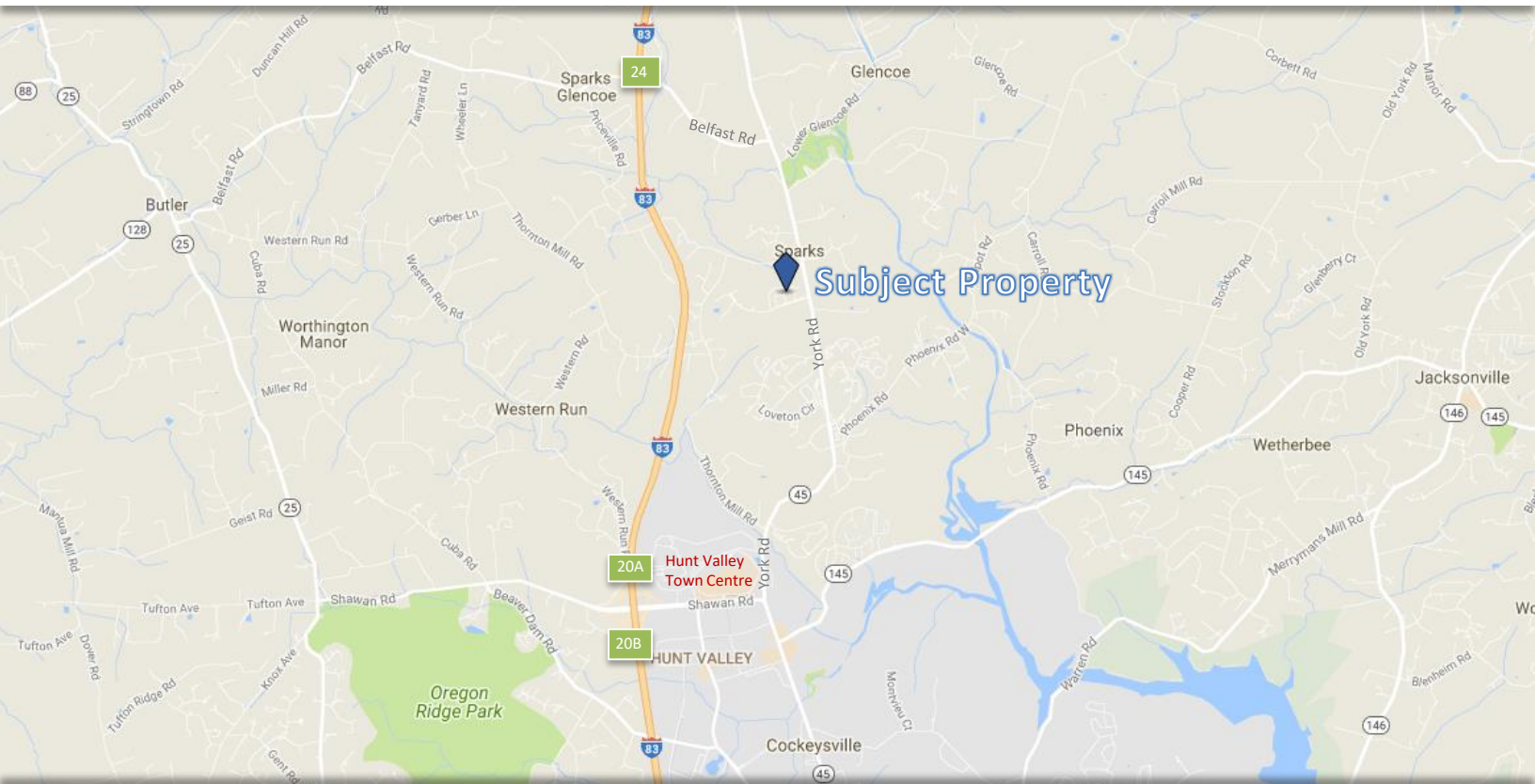
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## Condominium Unit 330 1,733 SF





## 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