

SALE

HIGHLANDS CORPORATE CENTER ONE

954 RIDGEBROOK ROAD, UNIT 200
SPARKS, MARYLAND 21152

CLASS "A" OFFICE CONDOMINIUM



GARDNER
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GARDNER Commercial Realty is pleased to present the HIGHLANDS CORPORATE CENTER ONE, an opportunity to purchase an ~9,311 RSF, fully finished and furnished Class "A" office condominium in Sparks, Maryland.



HIGHLANDS CORPORATE CENTER ONE

Located in the *beautifully designed and landscaped* Highlands Business Center, this three (3) story, ~61,707 SF Class "A" Office condominium building has *timeless architecture*, is elevator served, offers 251 parking spaces (4.5/1,000), was built in 2007 and has MLR zoning.

UNIT 200

This fully finished and furnished second floor Class "A" office condominium unit is ~9,311 RSF of office and offers a full glass suite entrance from the elevator lobby, high-end finishes throughout, architecturally efficient design, expansive window line, and is available for immediate sale and occupancy for Office and Medical uses.



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INTERIOR IMAGES UNIT 200





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 **AERIAL**

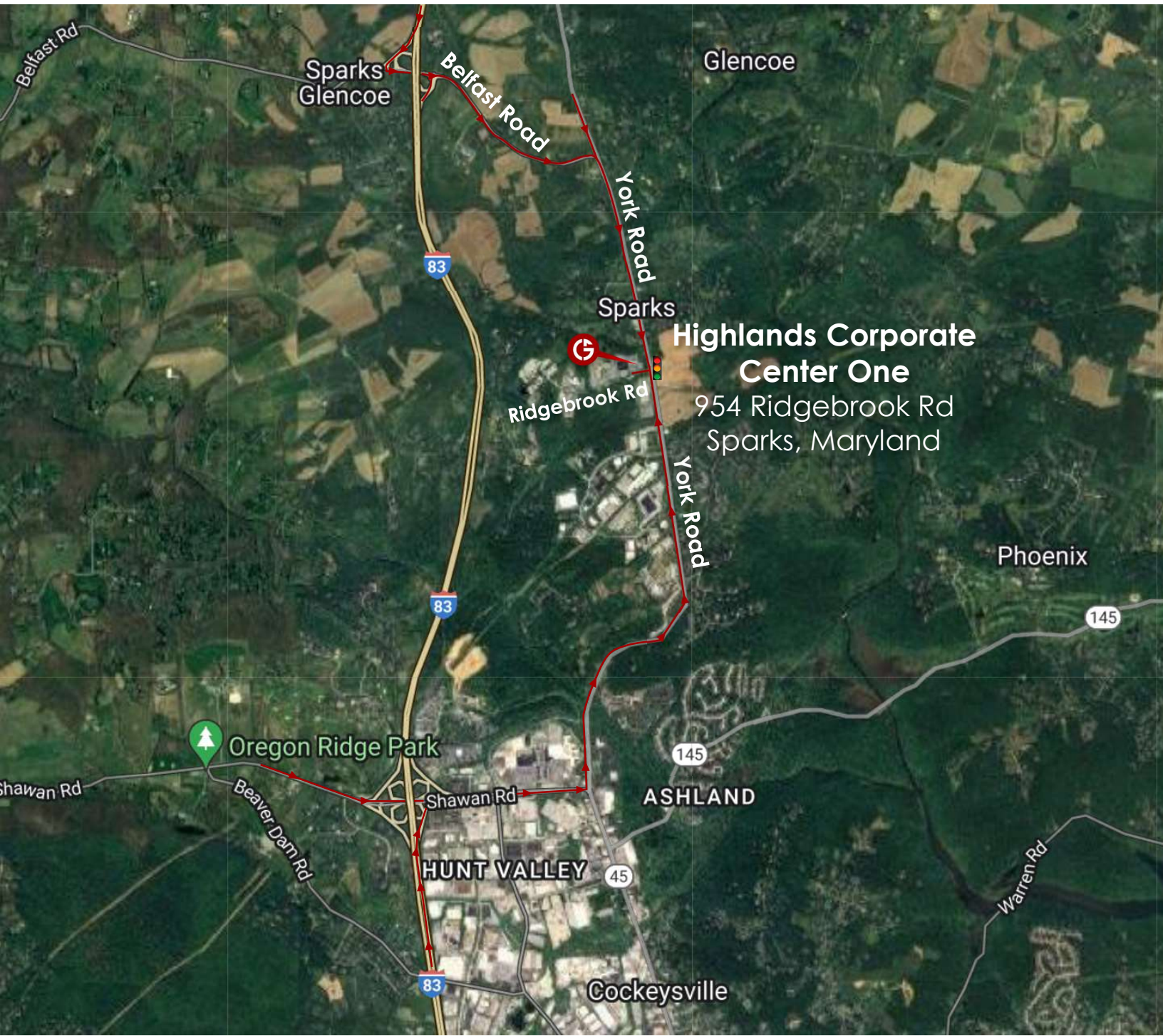




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 **AERIAL MAP**





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For more information or to schedule a tour:



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Gardner Commercial Realty is the Exclusive Listing Broker and represents the Owner of Unit 200 at the Highlands Corporate Center One.

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