



**OFFICE CONDOMINIUMS
OFFERED FOR SALE/LEASE**

PROPERTY IDENTIFICATION:	Sandpiper Professional Center
ADDRESS:	8100 Sandpiper Circle, White Marsh, Maryland 21236
TOTAL SQUARE FEET:	45,000 s.f.
DESCRIPTION:	The site plan includes a three-story building totaling 45,000 square feet of office space. The building offers free surface parking, well-landscaped grounds, on-site management, and a professional setting for employees and visitors.
OFFICE SPACE FOR SALE:	1 st Floor 1,637 - 14,313 r.s.f. 2 nd Floor 1,267 - 15,405 r.s.f.
OFFICE SPACE FOR LEASE:	3 rd Floor 1,410 - 7,126 r.s.f.
STORAGE SPACE FOR LEASE:	250 - 2,000 r.s.f.
CONDOMINIUM FEES/TAXES:	Buyer responsible for Real Estate Taxes, estimated at \$1.35 p.s.f., and Condominium Dues projected to be \$2.75 p.s.f.
PARKING RATIO:	Free lighted surface parking available at a ratio of 5 cars per 1,000 s.f. of leased space.
PUBLIC FACTOR:	The rentable square feet includes a 16.6% common area factor.
TOTAL NUMBER OF LEVELS:	3
ELEVATOR:	2 passenger elevators
CEILING HEIGHT:	9' under dropped ceiling
EXTERIOR CONSTRUCTION:	Brick & Glass
FLOOR CONSTRUCTION:	Concrete
ELECTRIC SERVICE:	200-amp service panel, 120/208 3-phase supplied by BGE
HEATING SYSTEM:	Split system heat pump
AIR CONDITIONING:	Split system heat pump
SECURITY:	14 motion detected security cameras are positioned throughout the building. The security access system with key FOB is located adjacent to all entry doors.

913 Ridgebrook Road, Suite 100, Sparks, MD 21152 ▲ Tel: 410-472-3510 ▲ Fax: 410-472-3514 ▲ www.trialliance.com

- SPRINKLER:** A wet system is provided throughout the building.
- UTILITY SERVICE:** Public water, public sewer, gas, electric, Comcast Cable and telephone serves the property.
- BUSINESS HOURS OF BUILDING:** 24- Hour Access
- YEAR BUILT:** 2009
- TENANT IMPROVEMENTS:** The units are delivered in the current shell condition with the Condo Base Price Inclusions shown on the attached exhibit. In addition, Seller can provide and install "Turn-Key" improvements or Buyer can provide their own improvements.
- SALE/LEASE RATES:** See attached price list
- ADDITIONAL INFORMATION:**
- High-image building is located on Sandpiper Circle on a beautifully landscaped 3.5 acre property
 - Conveniently located just to the south of White Marsh Mall
 - Close proximity to hotels, shopping malls, retail centers and recreational uses.
 - Excellent access to I-695, I-95, Routes 43 and 1
 - On-site Professional Property Management
 - Mail and Federal Express boxes located on the first floor.
- OWNERSHIP ADVANTAGES:**
- Increase your net worth with each monthly payment
 - Control your occupancy expenses
 - Pride of ownership
 - Custom design your office space
 - Record low interest rates still available
 - Opportunity for personal future rental income

FOR ADDITIONAL INFORMATION, CONTACT:

TriAlliance Commercial Real Estate Services
www.trialliance.com

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Condo Base Price Inclusions

Each suite will be delivered at closing with the following improvements:

1. **Suite Entry Door and Lock:** One door per suite in a pre-approved location will be provided. Two single doors or one set of double doors will be provided if total square feet purchased exceeds 2,500 s.f. Doors will be located in inset areas and will open into suite areas.
2. **Heating and Cooling:** Seller shall provide the HVAC service for each suite consisting of approximately one ton of heating and cooling per 400 s.f. of usable area. The compressor and air handler units will be installed by Seller. Buyer shall provide and install own ductwork throughout suite.
3. **Electric Service:** Each suite will be provided with a 200 amp panel service and electric meter. One fluorescent fixture, outlet and switch will be provided for every suite. Buyer shall provide all additional electrical services as desired.
4. **Sprinkler System:** Seller will install main sprinkler system as required by code under the shell building permit. Buyer shall modify his system, per code, according to the layout of the suite.
5. **Window Blinds:** Seller will install window blinds in all suite windows in order to maintain exterior continuity of appearance. Blinds will be hung in place and bagged. No window blind substitutions will be approved, although interior draperies may be installed.
6. **Water Service:** Water Service will be available to each suite. If Buyer installs a separate bathroom or dishwasher, a water submeter will be required to be installed at Buyer's expense. Buyer to provide own hot water via a hot water heater or insta-hot system.
7. **Demising Walls Between Suites:** Seller shall construct one side of the demising wall(s) including studs, sound attenuation and one side of drywall.

Buyer shall be responsible for all additional improvements to the suite.

The owner reserves the right to change and alter all materials, specifications, features, dimensions and designs without notice.

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