

BUSINESS

Columbia flex building sells for \$7.2 million

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A multi-tenant, single-story flex building in Columbia has sold for \$7.2 million.

A joint venture of Feldman Bergin Properties and Fortified Property Group acquired the 81,000-square-foot flex/light-industrial building at 9176 Red Branch Road from ShoreGate Partners of Easton.

It was the second purchase by a Feldman Bergin/Fortified partnership in Howard County. In the fall, the partnership acquired a three-building portfolio less than a mile away on Route 108 in Columbia.

Feldman Bergin is a privately-held real estate development and investment firm based in Washington, D.C. Fortified Property Group is a boutique real estate investment and advisory firm with offices in Bethesda and Sherman Oaks, Calif.

Built in 1973, the Red Branch Road building is 100 percent leased with tenants including Ark Systems, Joseph's Refinishing and Xcision Medical Systems. Its parking lot can accommodate more than 200 vehicles.

"As evidenced by our recent acquisition activity, our team is extremely bullish on the long-term vitality of both the commercial office market and overall Howard County economy," said Evan Feldman, a Feldman Bergin co-founder and principal

Feldman Bergin and Fortified represented themselves in this transaction, ShoreGate Partners was represented by Newmark Knight Frank. Cushman & Wakefield has been hired to handle the building's leasing.