

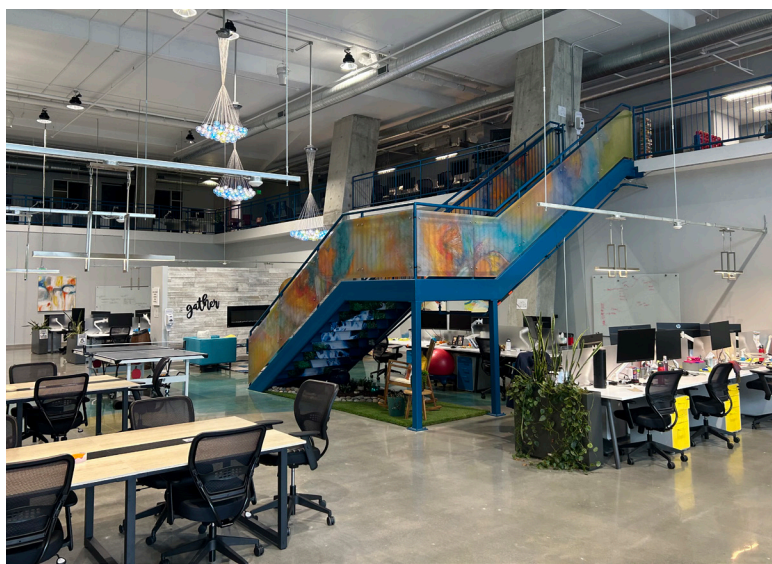
CLASS A OFFICE FOR SUBLEASE

10175 LITTLE PATUXENT PARKWAY

COLUMBIA, MARYLAND 21044



 LITTLE PATUXENT SQUARE

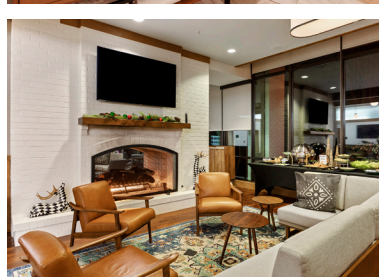
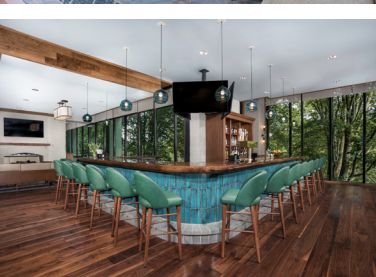
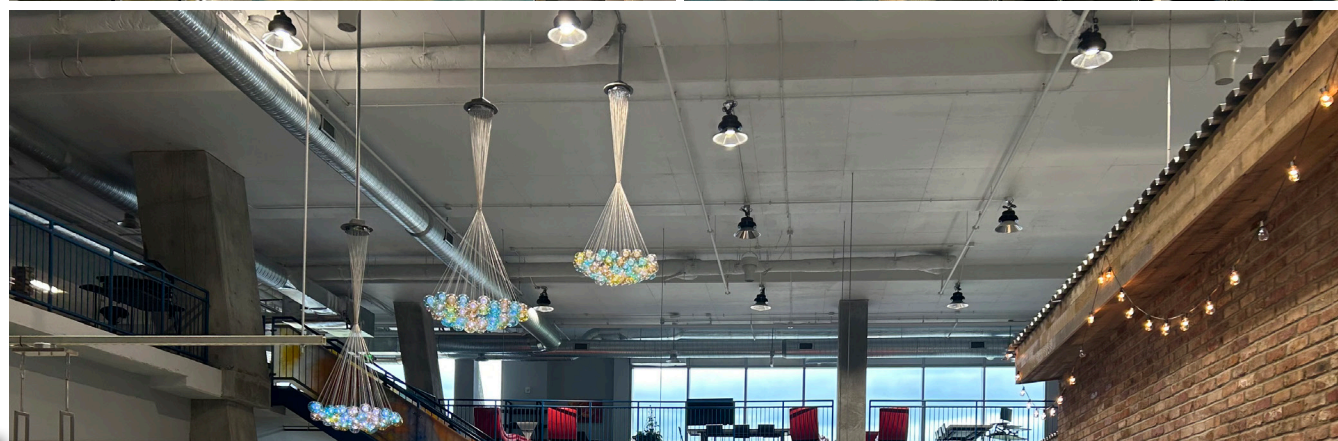


LIVE. WORK. PLAY.

Little Patuxent Square is the new standard for Class A office space in Columbia, Maryland. With a facade composed predominantly of an elaborate Curtain Wall system accented by metal wall panels and natural stone, the project has been designed, developed and constructed to the highest standard of quality. Designated LEED Gold certification by U.S. Green Building Council, Little Patuxent Square has become the new benchmark for sustainable construction in Columbia.



INTERIOR





SITE DETAILS

ADDRESS: 10175 Little Patuxent Parkway | Columbia, Maryland 21044

AVAILABLE: For Sublease:
Ground Floor: 18,465 sf fully furnished plug & play space

SPACE CONDITION: Fully Improved

PARKING: On-site covered free parking

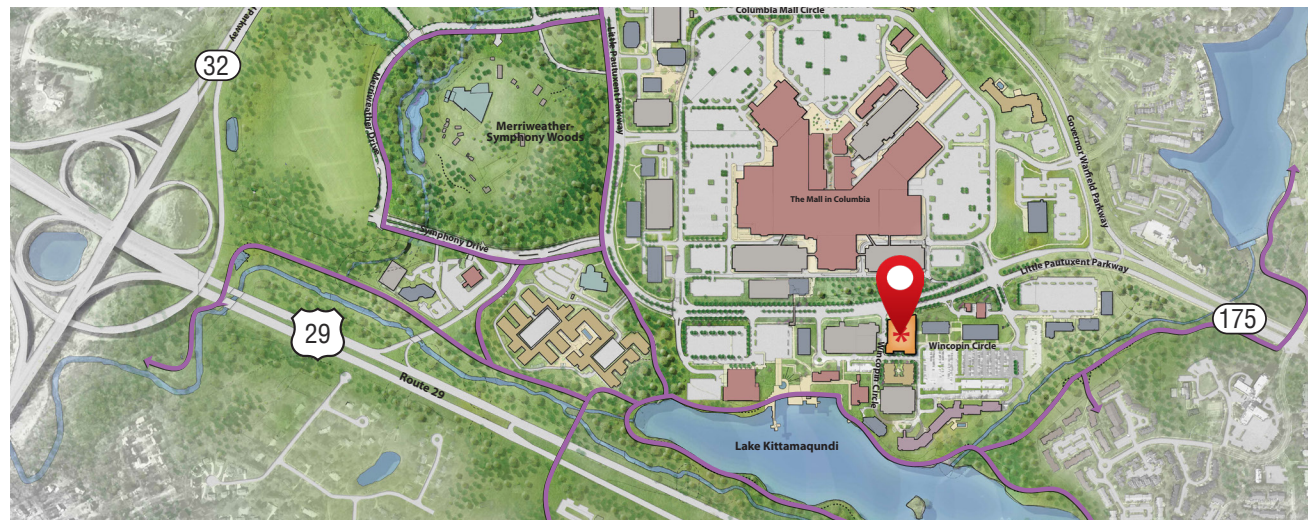
LEASE STRUCTURE: Full Service

FIBER OPTICS: Fiber optics service (Verizon) and Comcast available

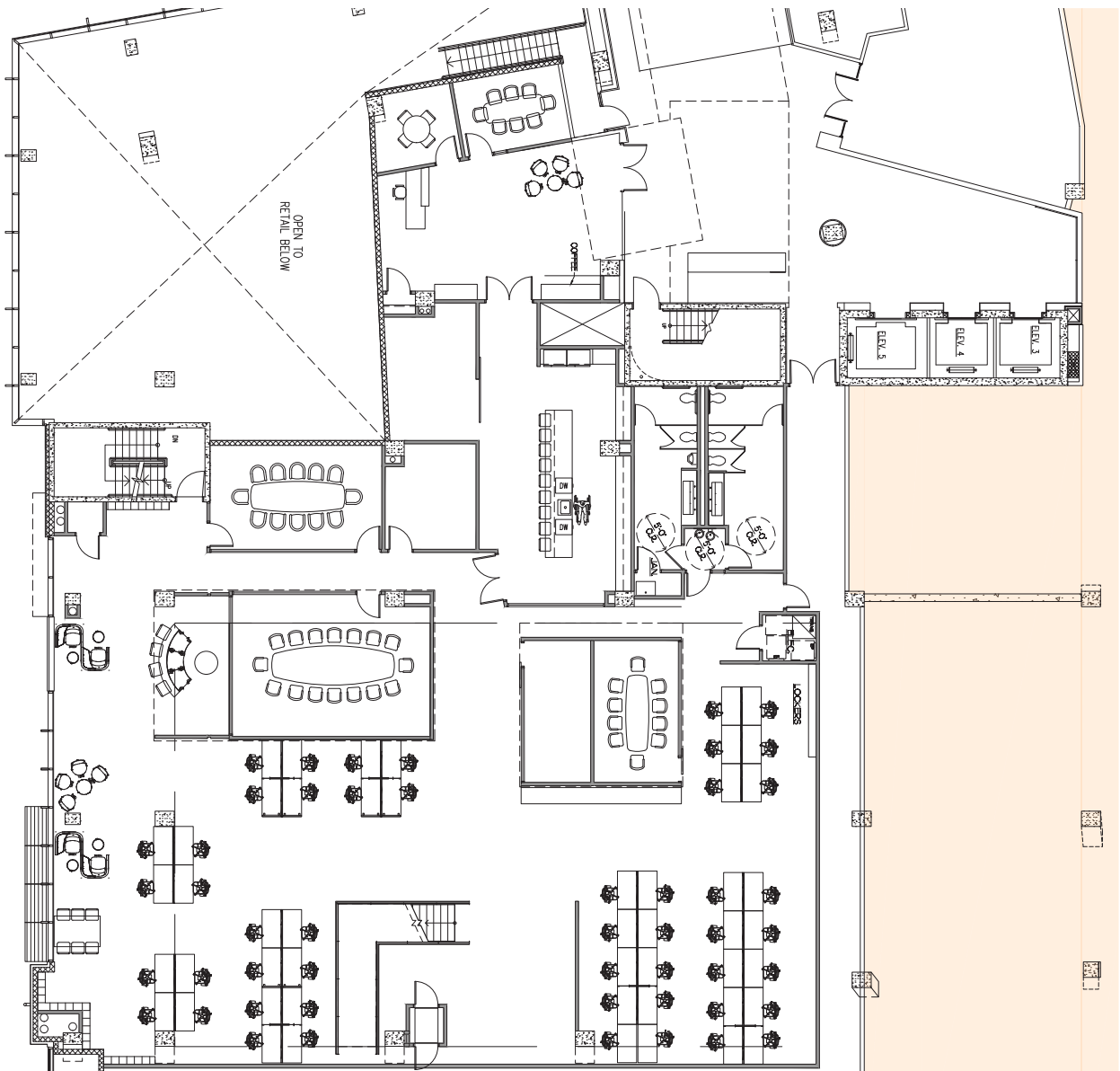
CEILING HEIGHT: 9' finished

HIGHLIGHTS:

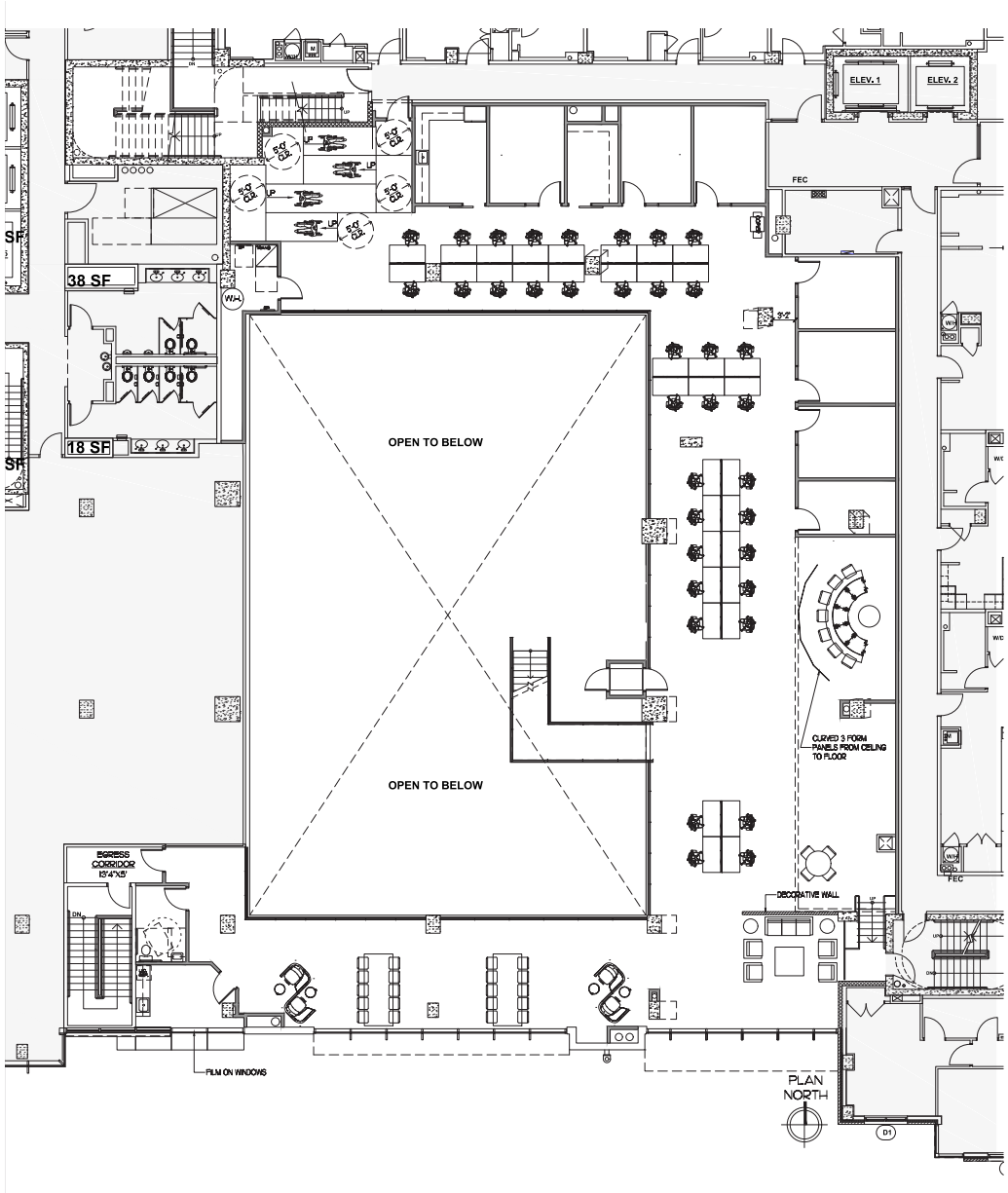
- Most exclusive building in downtown Columbia
- Building utilizes touchless technology
- Fitness center with a shower exclusively for tenants
- Expansive views of Downtown Columbia and Lake Kittamaqundi
- Stunning floor to ceiling glass windows
- Numerous walkable amenities, including GrillMarx Steakhouse & Raw Bar on the first floor, and Merriweather Lakehouse Hotel, Osprey Café, and The Rookery Bar next door
- EV charging available



FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - MEZZANINE



WALKABLE AMENITIES



Restaurants:
The Cheesecake Factory
P.F. Changs
Seasons 52
Shake Shack
Chipotle
Maggiano's
Chick-fil-a

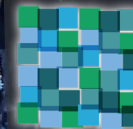
THE MALL
IN COLUMBIA

Retailers:
Nordstrom
JCPenny
Macy's
Apple
lululemon
Coach
Michael Kors

Little Patuxent Parkway

GrillMarx
STEAKHOUSE & RAW BAR

Exxon



LITTLE
PATUXENT
SQUARE

**WHOLE
FOODS
MARKET**

**SUSHI
SONO**

*Future mixed-use
development*

Columbia Lakefront
Office Building

THE ROOKERY

Osprey Café

rookarē



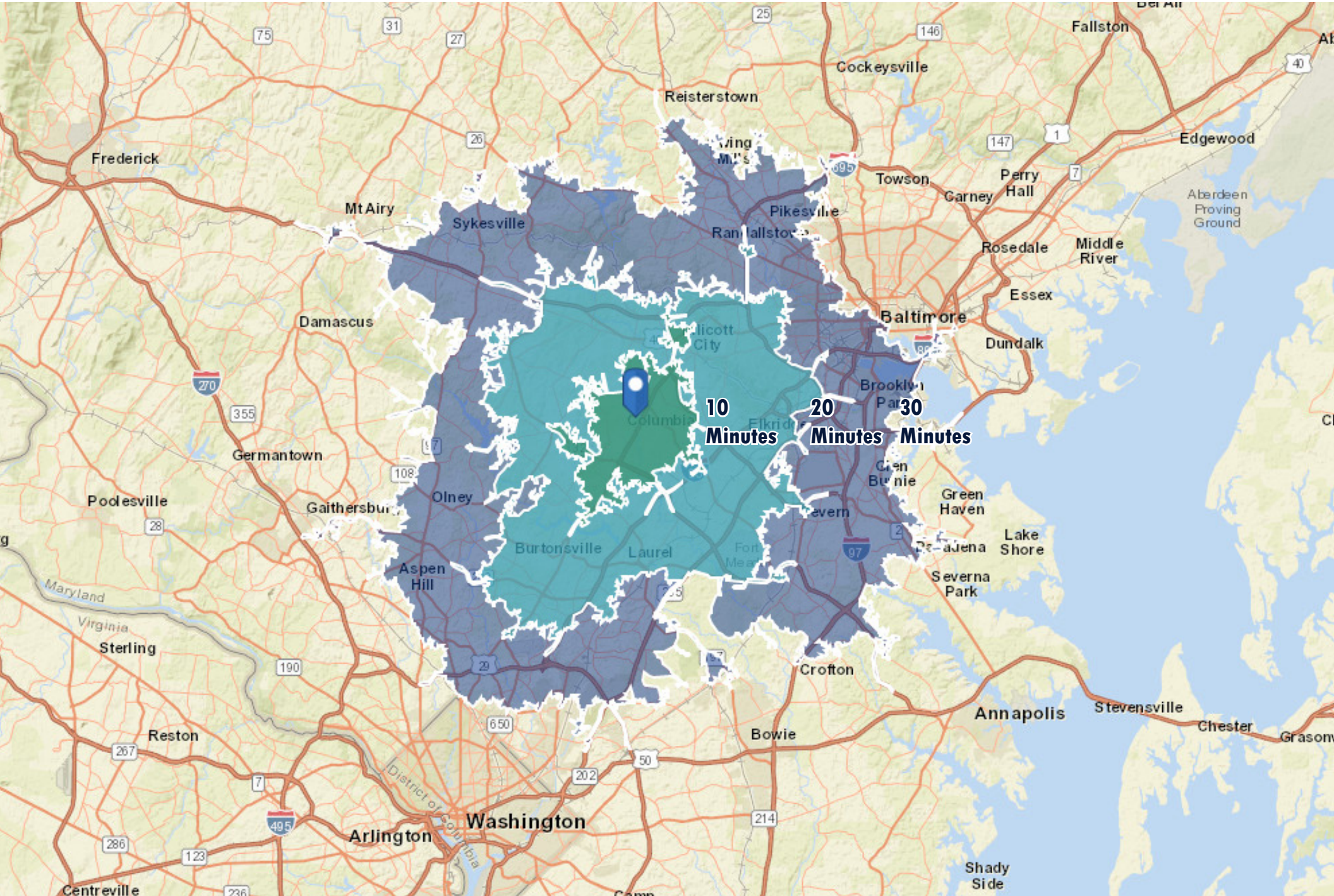
merriweather lakehouse
hotel

Lake Kittamaqundi



29

DRIVE TIMES





HAYES MERKERT, SIOR

SENIOR VICE PRESIDENT
MACKENZIE COMMERCIAL
REAL ESTATE SERVICES, LLC

443.798.9344

HMERKERT@MACKENZIECOMMERCIAL.COM



CHRIS BENNETT

EXECUTIVE VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL
REAL ESTATE SERVICES, LLC

410.953.0352

CBENNETT@MACKENZIECOMMERCIAL.COM



ADAM NACHLAS, SIOR

SENIOR VICE PRESIDENT
MACKENZIE COMMERCIAL
REAL ESTATE SERVICES, LLC

443.798.9343

ANACHLAS@MACKENZIECOMMERCIAL.COM



MORGAN WIMBROW

VICE PRESIDENT
MACKENZIE COMMERCIAL
REAL ESTATE SERVICES, LLC

410-494-4846

MWIMBROW@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.