

LITTLE
PATUXENT
SQUARE

TROPHY OFFICE SPACE FOR LEASE



MACKENZIE

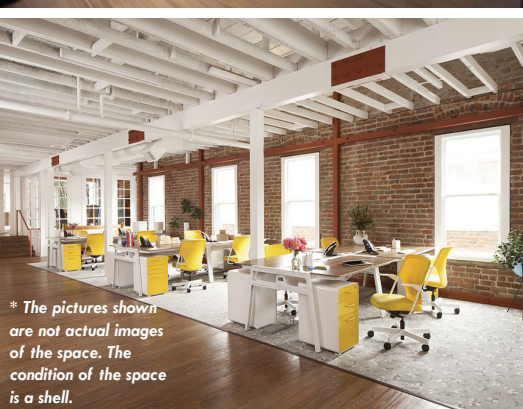
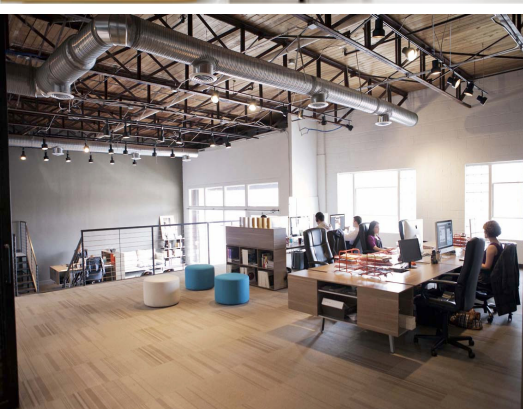
COMMERCIAL REAL ESTATE SERVICES, LLC



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 precast concrete, the project has been designed, developed and constructed to the highest standard of quality. Designed to meet LEED Gold criteria, Little Patuxent Square has become the new benchmark for sustainable construction in Columbia.

SITE DETAILS



SIZE:	28,000 sf ± on 2 levels, divisible
SPACE CONDITION:	Shell
PARKING :	On-site free parking
LEASE STRUCTURE:	Full Service
FIBER OPTICS:	Fiber optics service via trunklines located adjacent to the property
CEILING HEIGHT:	9'-26'
OCCUPANCY DATE:	2nd Quarter 2017
HIGHLIGHTS:	<ul style="list-style-type: none"> • 2 story interior atrium • Adjacent to The Mall in Columbia



COLUMBIA MARKET OVERVIEW



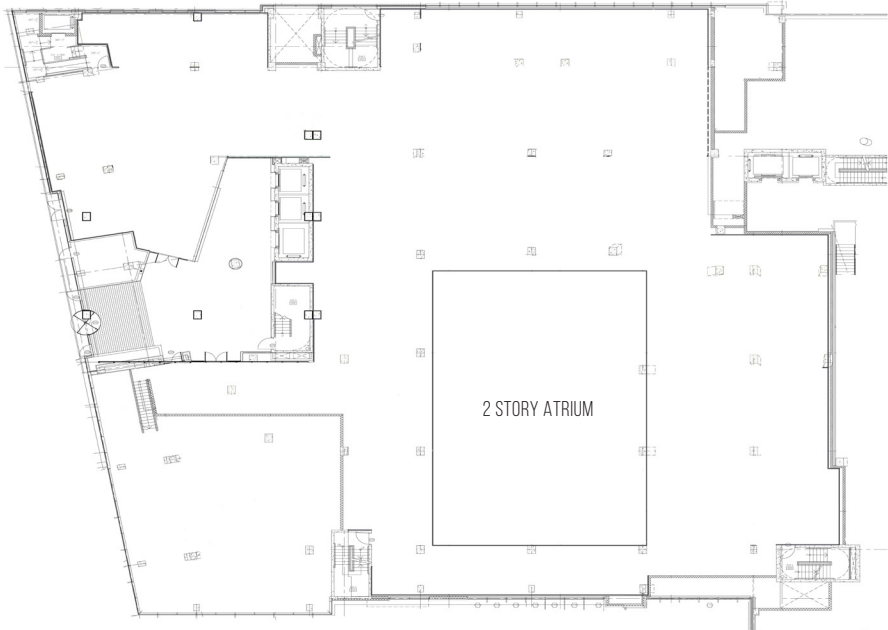
NUMBER OF BUILDINGS :	219
MARKET SIZE :	13,139,696 sf

Overview: Located between Baltimore and Washington, DC in Howard County, Columbia offers convenient access to Annapolis, the Chesapeake Bay, and three international and regional airports. Commuter and bus services and the MARC commuter rail system are available to residents and businesses. Routinely recognized by national news organizations for its highly educated labor pool, the Columbia submarket boasts one of the largest concentrations of corporate, political, and financial centers outside of Washington, DC. Columbia's long history of diversity and abundance of premier retail and recreational amenities has helped the Columbia market remain the largest within the Baltimore Metropolitan Statistical Area (MSA).

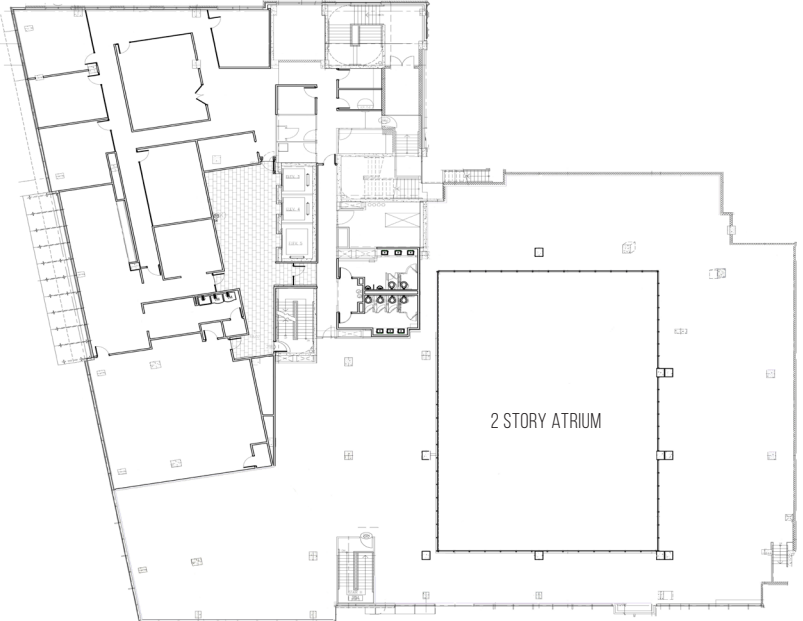
* The pictures shown are not actual images of the space. The condition of the space is a shell.

SITE DETAILS

LEVEL 1



LEVEL 2



AMENITIES AERIAL



M&T Bank

EXXON

LITTLE PATUXENT SQUARE

WATERSIDE RESTAURANT

Sheraton HOTELS & RESORTS

THE MALL IN COLUMBIA
NORDSTROM
macy's
JCPenney
Starbucks
The Cheesecake Factory

SUSHI SONO

PETIT LOUIS BISTRO

The Tomato Palace

29

Clyde's

Little Patuxent Parkway

Lake Kittamaquundi

PNC

Union Jack's
Buffalo Pub

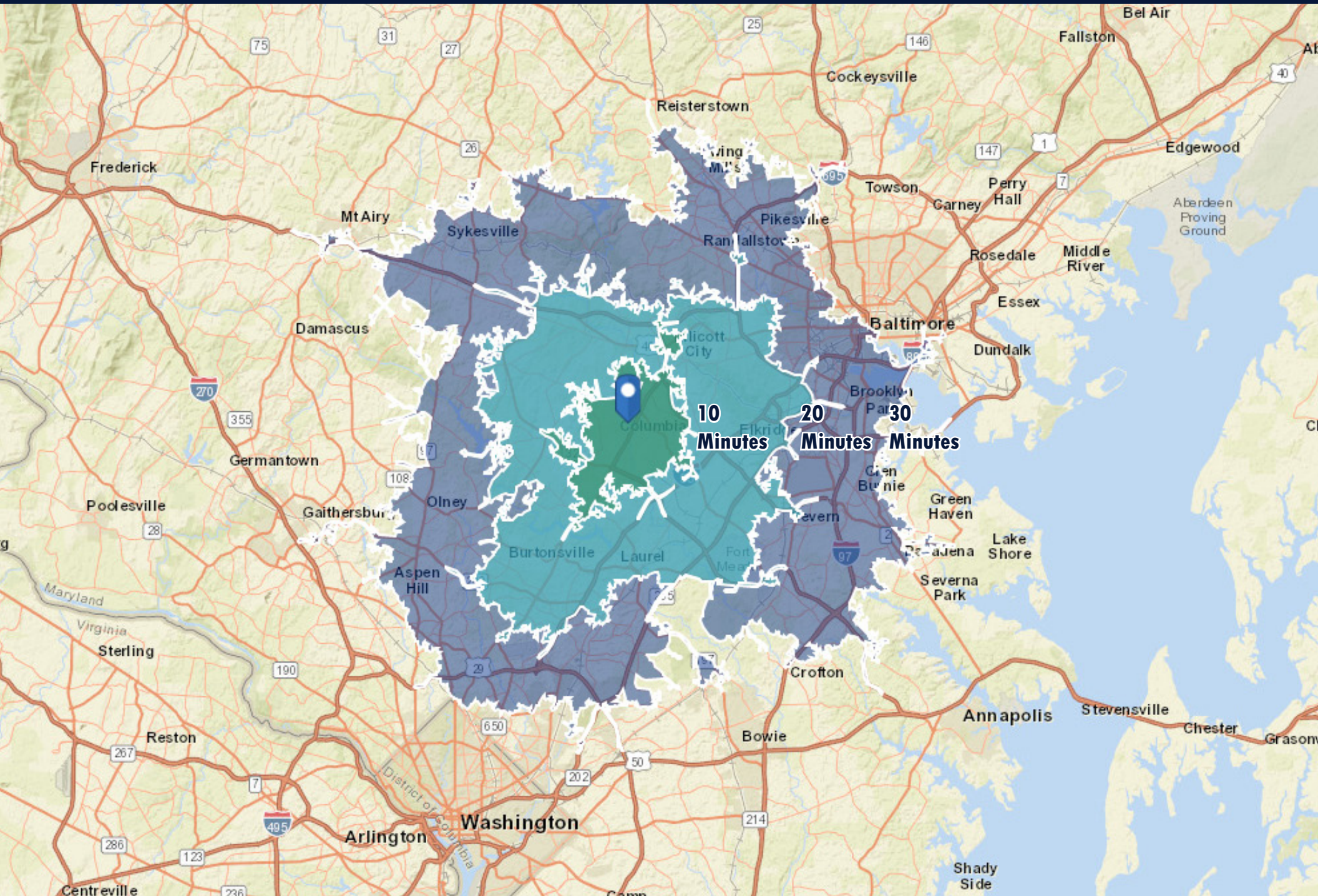
WHOLE FOODS MARKET

HAVEN ON THE LAKE

Little Patuxent Parkway



DRIVE TIMES





MACKENZIE

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