

SUBLEASE

Howard County, Maryland

SUITE 105
AVAILABLE

COLUMBIA PROFESSIONAL CENTER
10840 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Adam Nachlas | *Senior Vice President*
☎ 443.798.9343 ✉ anachlas@mackenziecommercial.com

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

Morgan Wimbrow | *Real Estate Advisor*
☎ 410.494.4846 ✉ mwimbrow@mackenziecommercial.com

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COLUMBIA PROFESSIONAL CENTER

10840 LITTLE PATUXENT PARKWAY | COLUMBIA, MARYLAND 21044

AVAILABLE

Suite 105: 1,662 sf

BUILDING SIZE

31,823 sf

ZONING

NT (New Town)

TRAFFIC COUNT

30,233 AADT (Little Patuxent Pkwy)

HIGHLIGHTS

- ▶ Fully built out medical office with waiting room, break room, bathroom and storage
- ▶ Sublet through January 2026
- ▶ Direct access off of Route 29
- ▶ Close proximity to Johns Hopkins Howard County Medical Center
- ▶ Free surface parking with 5:1,000 parking ratio

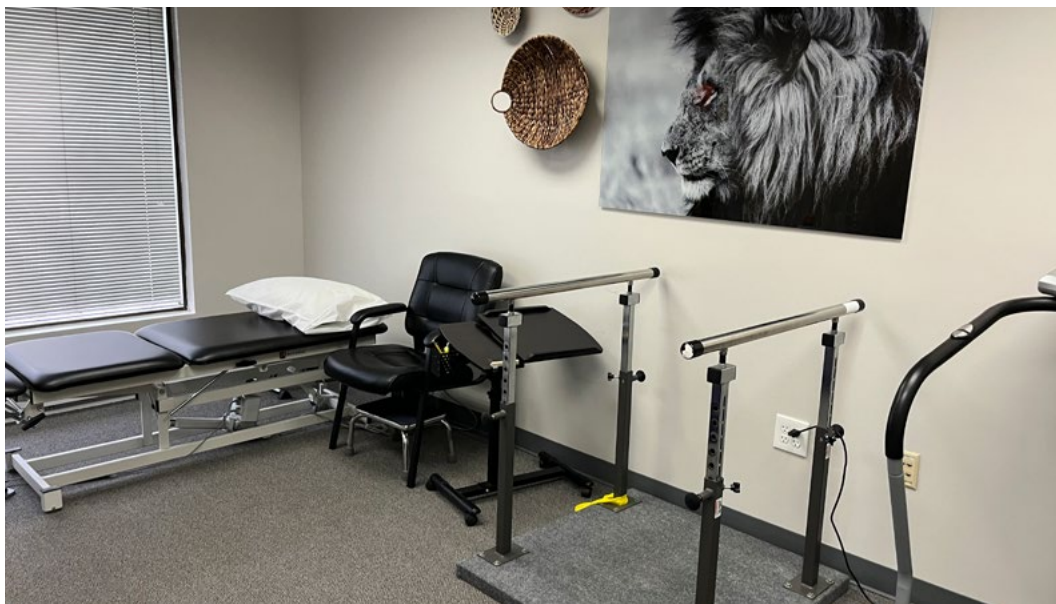
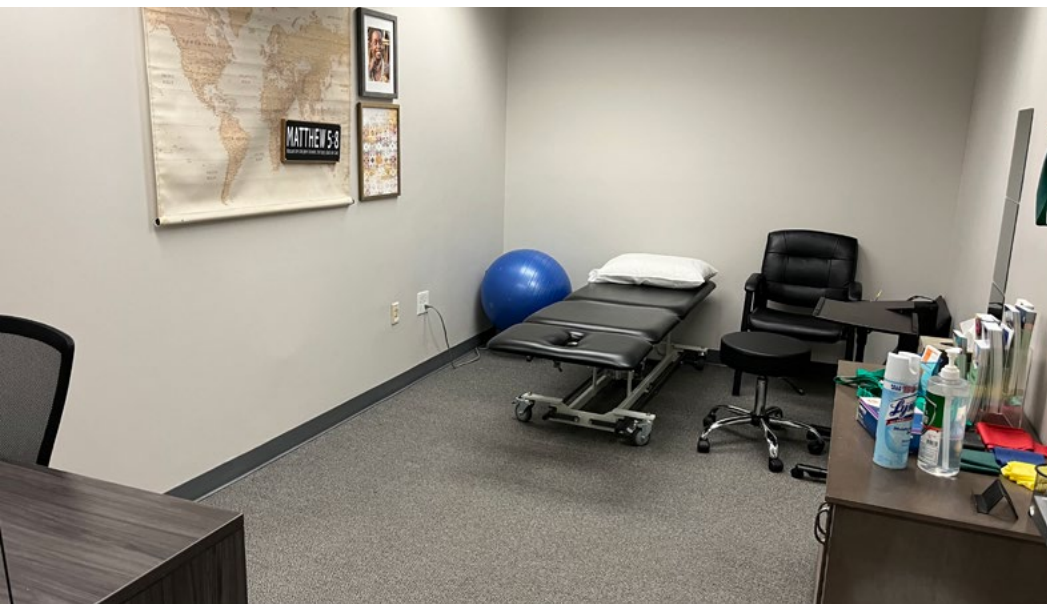
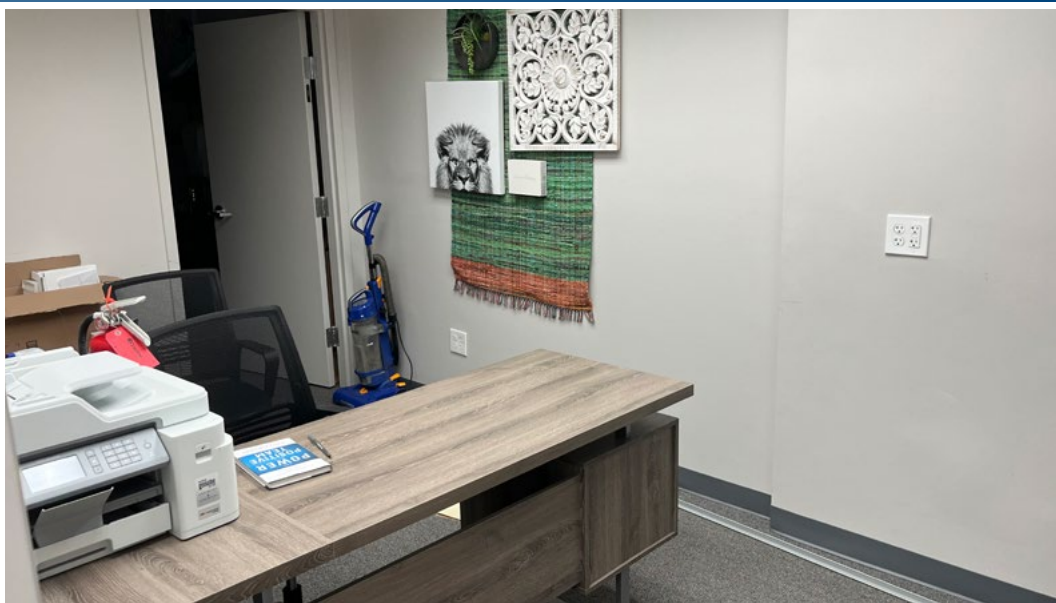


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INTERIOR PHOTOS

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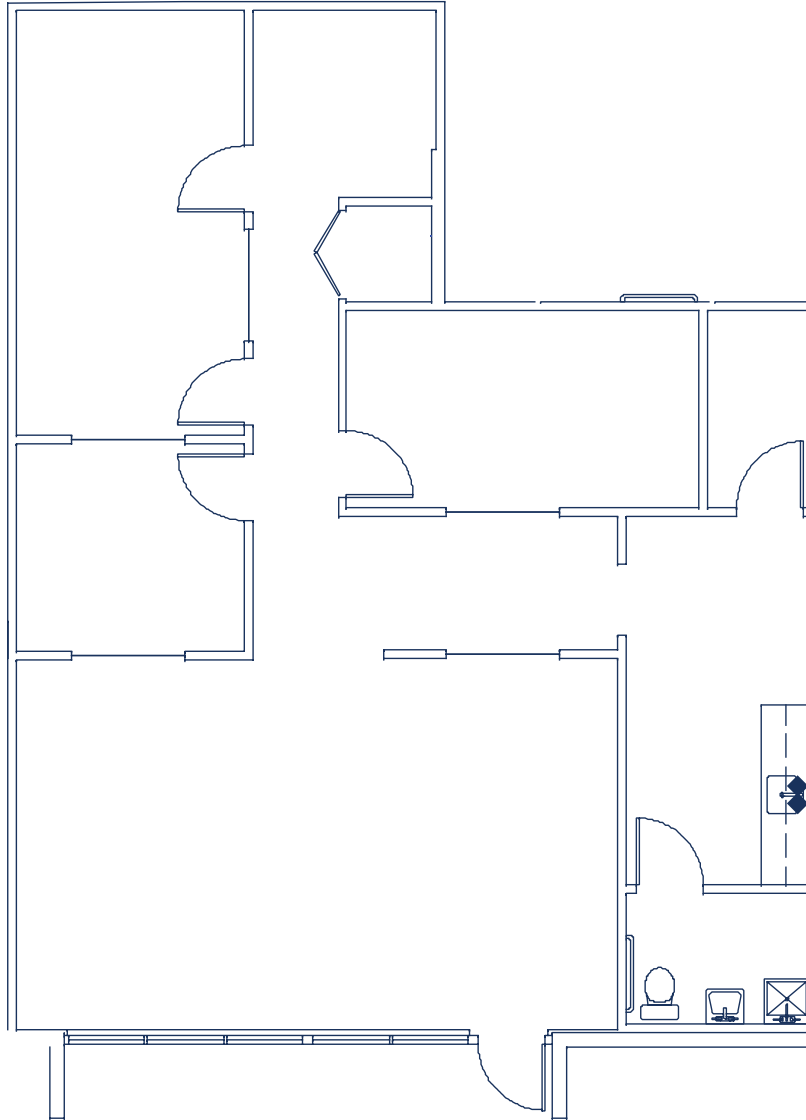


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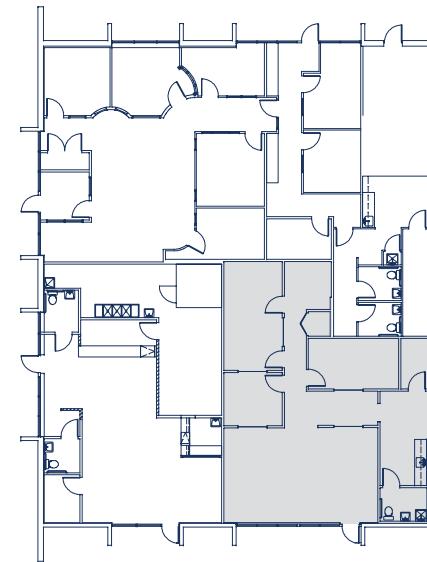
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FLOOR PLAN - SUITE 105

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SITE KEY





ADAM NACHLAS, SIOR

SENIOR VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.798.9343

ANACHLAS@MACKENZIECOMMERCIAL.COM



MORGAN WIMBROW

REAL ESTATE ADVISOR

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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MWIMBROW@MACKENZIECOMMERCIAL.COM

