

# CLASS A OFFICE FOR LEASE

10175 LITTLE PATUXENT PARKWAY

COLUMBIA, MARYLAND 21044



LITTLE  
PATUXENT  
SQUARE



Marriott Autograph Hotel Within Walking Distance Now Open  
*(short term parking to Osprey Café available in front)*

# 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.





# SITE DETAILS

**ADDRESS:** 10175 Little Patuxent Parkway | Columbia, Maryland 21044

**AVAILABLE:** 8th Floor - 3,756 sf ±

**SPACE CONDITION:** Fully Improved

**PARKING:** On-site covered free parking

**LEASE STRUCTURE:** Full Service

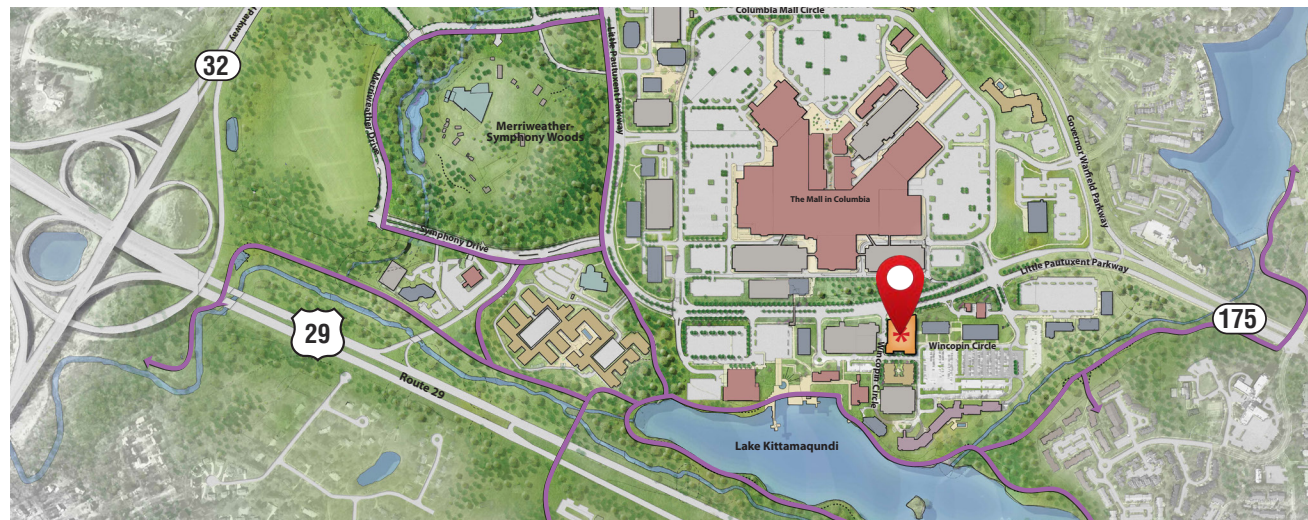
**FIBER OPTICS:** Fiber optics service (Verizon) and Comcast available

**CEILING HEIGHT:** 9' finished

- Most exclusive building in downtown Columbia
- Building utilizes touchless technology
- Fitness center with showers exclusively for tenants (*currently under construction*)

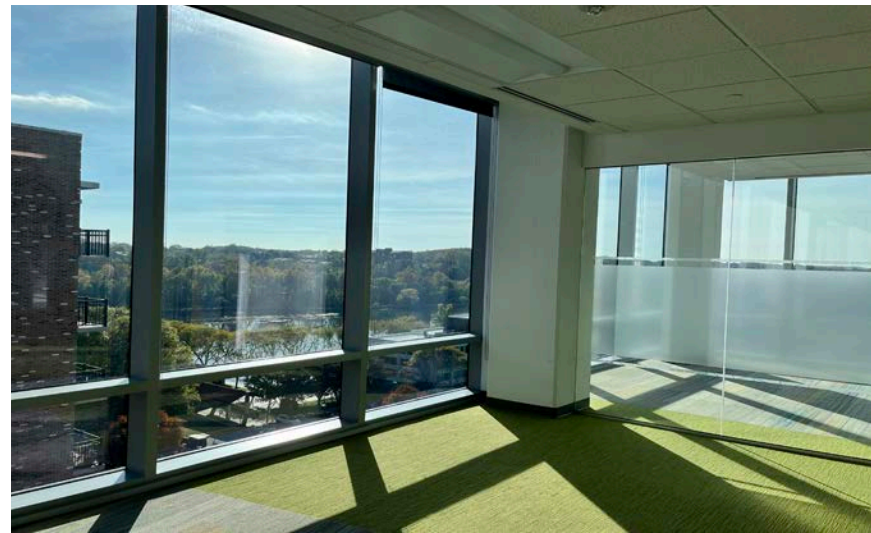
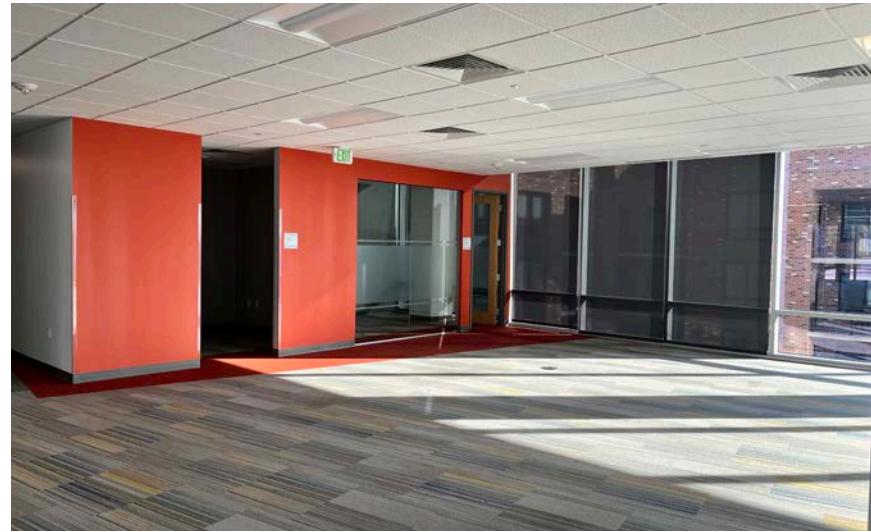
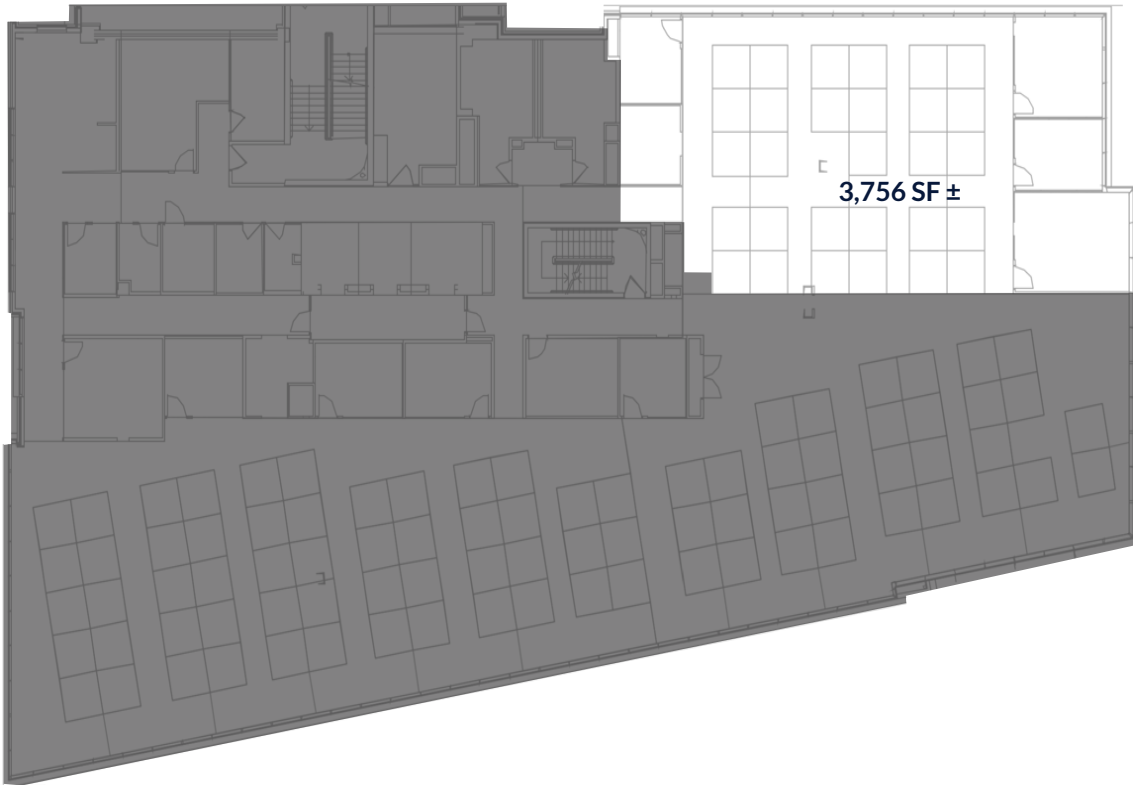
**HIGHLIGHTS:**

- 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; Merriweather Lakehouse Hotel, Osprey Café, and The Rookery next door



# FLOOR PLAN

LEVEL 8



# WALKABLE AMENITIES



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

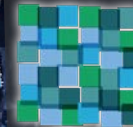
THE MALL  
IN COLUMBIA

**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



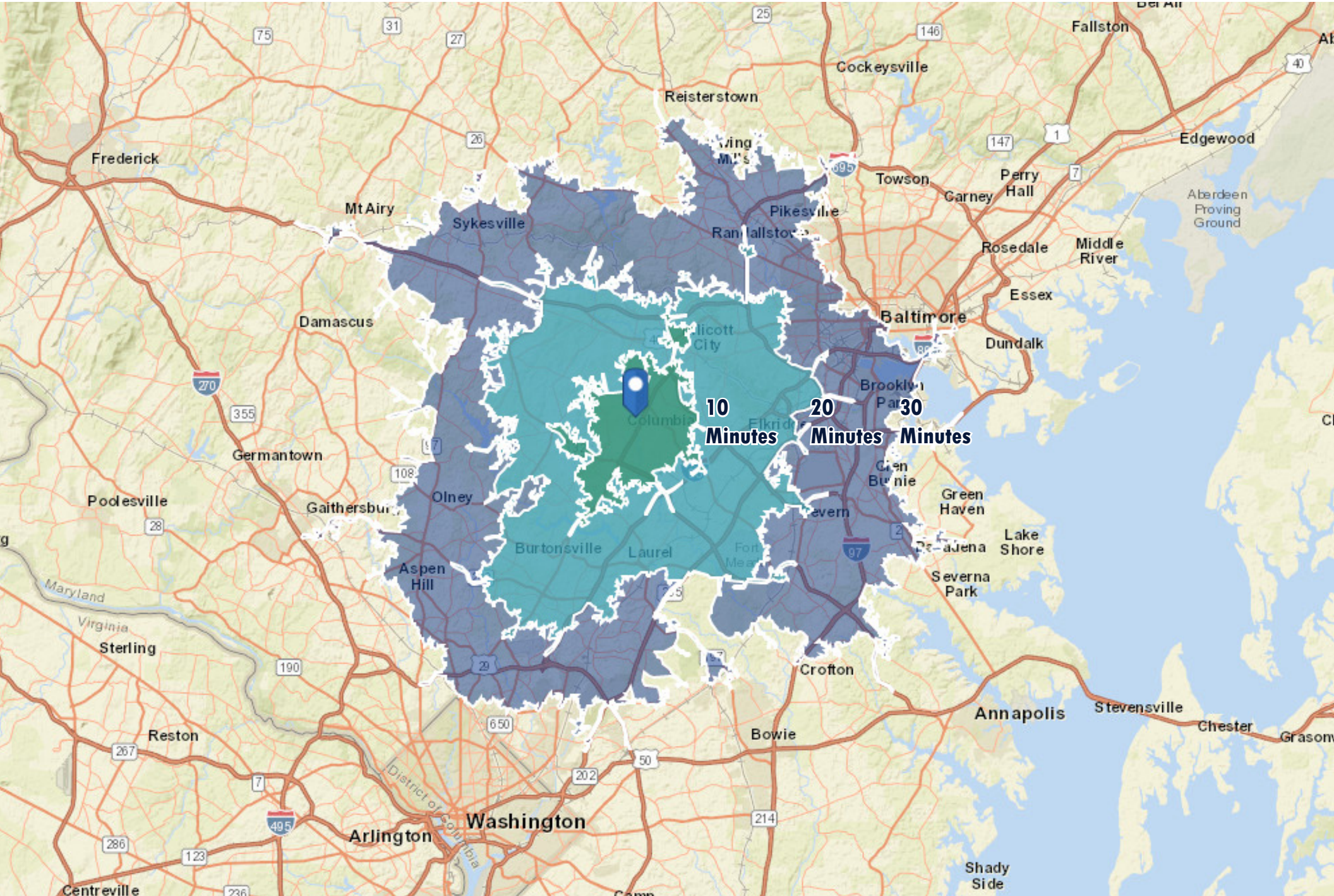
merriweather lakehouse  
hotel

Lake Kittamaqundi



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# DRIVE TIMES





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