

# CLASS A OFFICE FOR SUBLEASE

10175 LITTLE PATUXENT PARKWAY

COLUMBIA, MARYLAND 21044



LITTLE  
PATUXENT  
SQUARE





**Merriweather Lakehouse / Marriott Autograph Hotel**  
(short term parking to Osprey Café available in front)

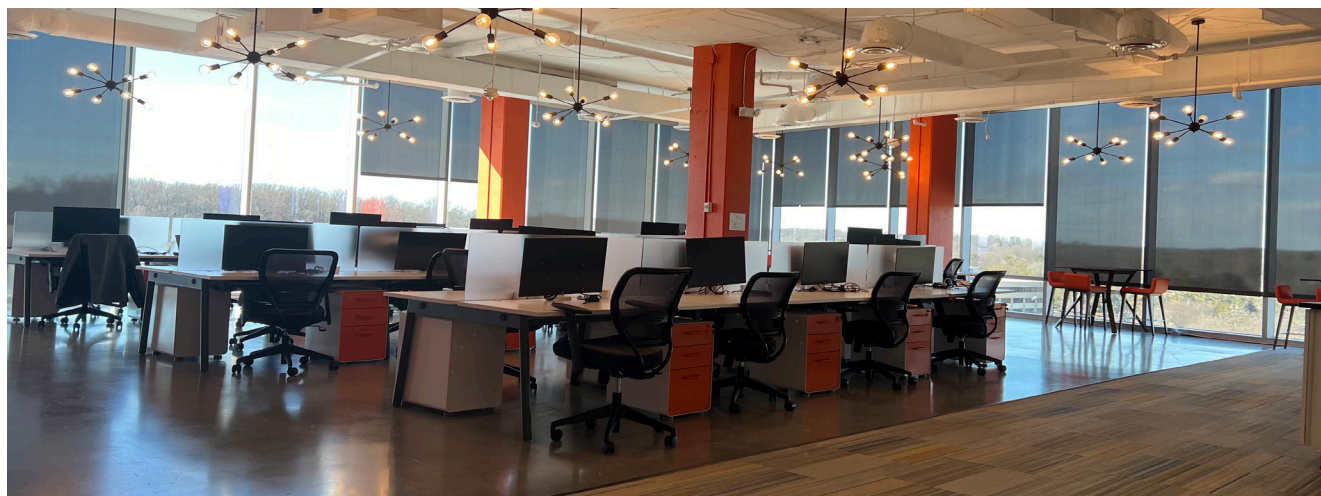
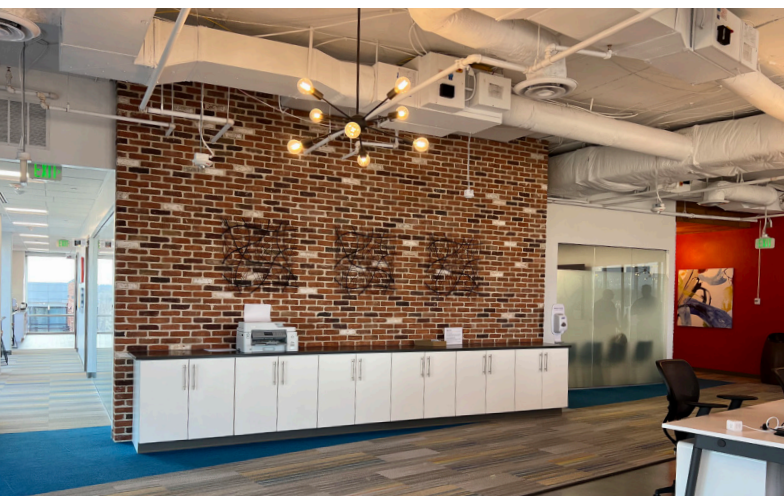
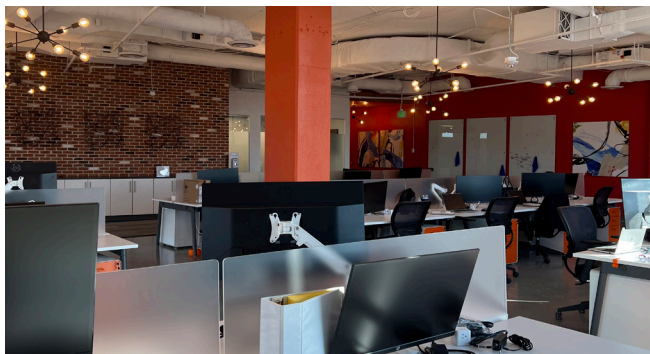
## LIVE. WORK. PLAY.

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.

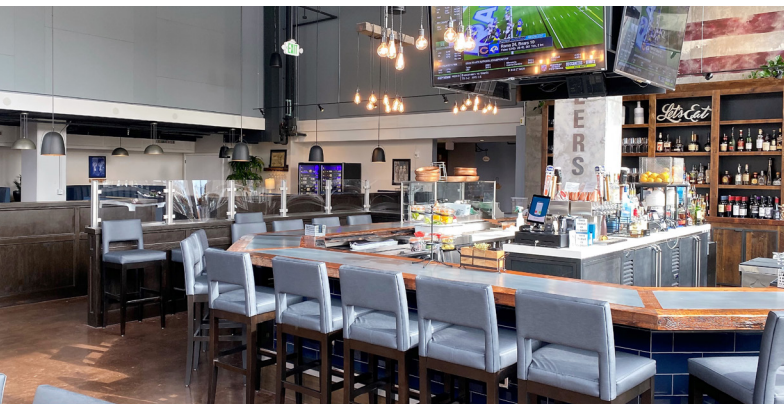




# INTERIOR







# SITE DETAILS

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

**AVAILABLE:** For Sublease:  
Suite 901: 5,403 sf

**SPACE CONDITION:** Fully Improved

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

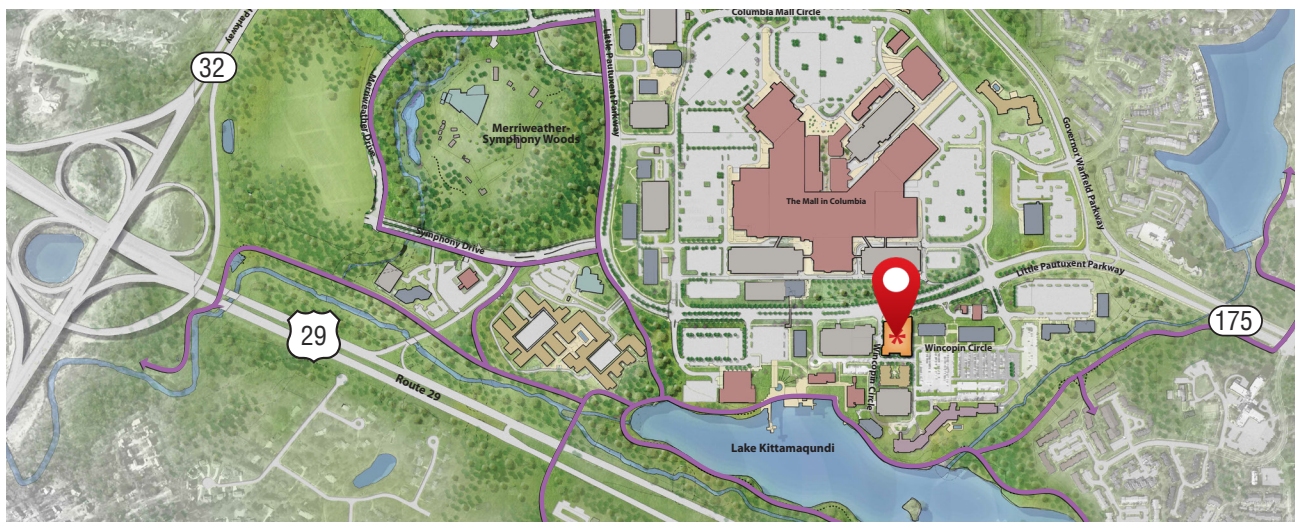
**LEASE STRUCTURE:** Full Service

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

**CEILING HEIGHT:** 9' finished

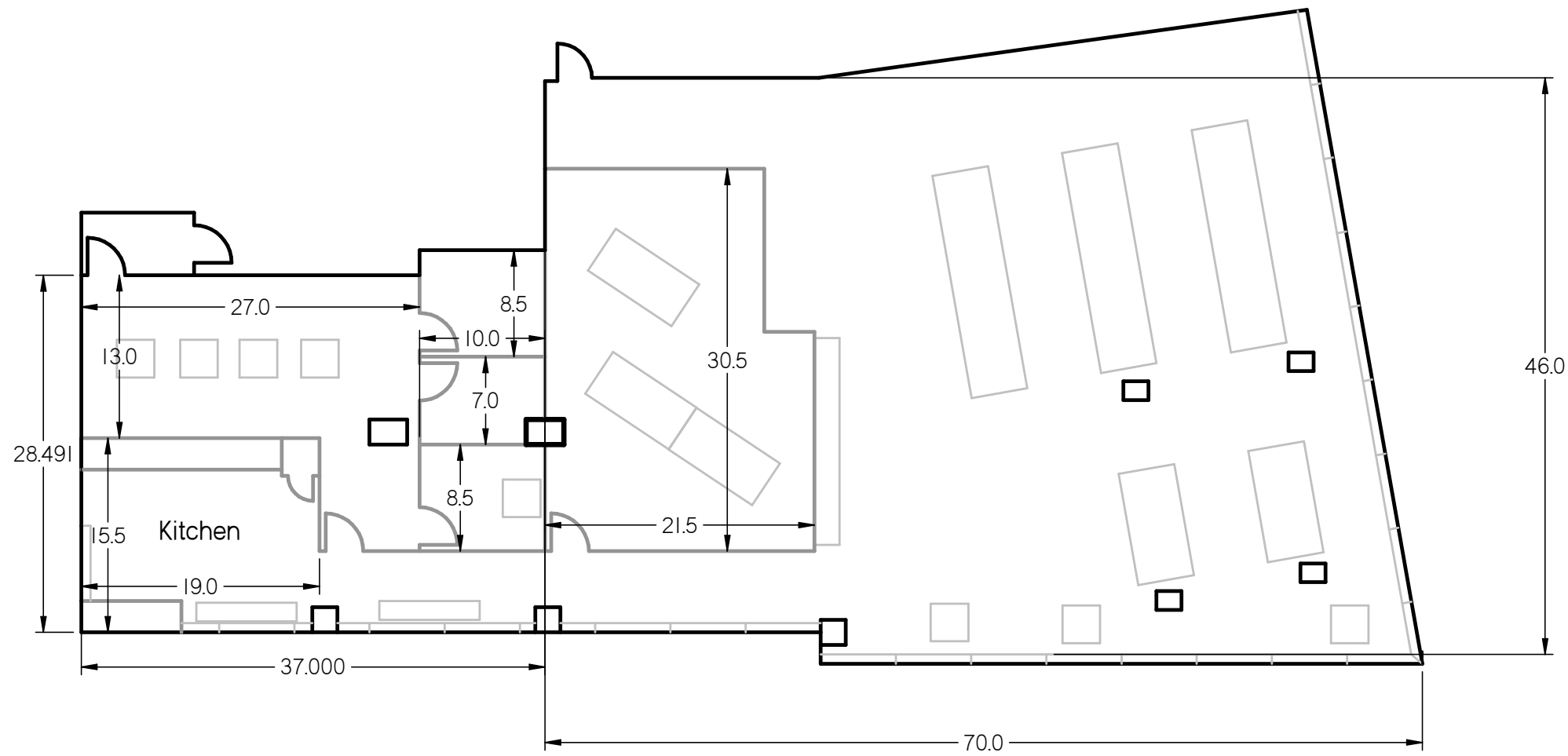
## HIGHLIGHTS:

- 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 Kittamaquidi
- 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





# FLOOR PLAN - 9TH FLOOR





# WALKABLE AMENITIES





[illegible]





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