

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.



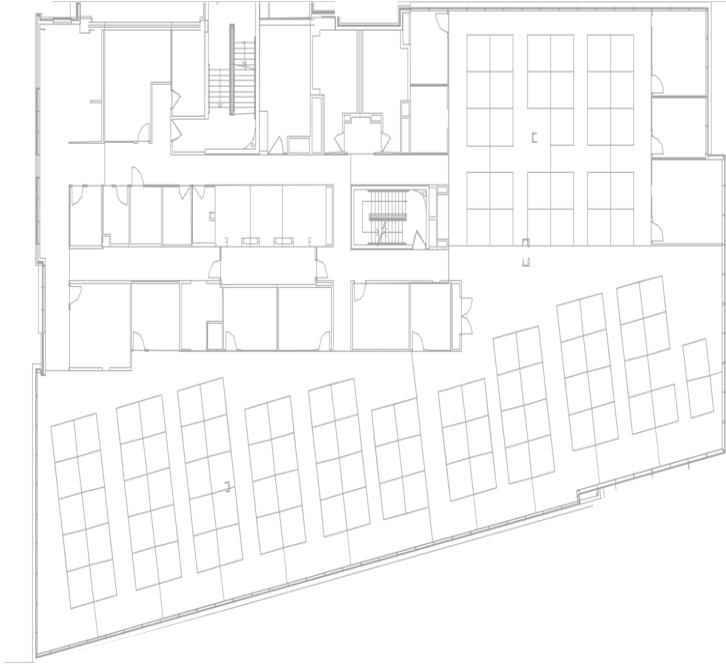
SITE DETAILS

- ADDRESS:** 10175 Little Patuxent Parkway | Columbia, Maryland 21044
- AVAILABLE:** 8th Floor - 15,900 sf ±
9th Floor - 15,900 sf ±
- SPACE CONDITION:** Fully Improved
- PARKING :** On-site free parking
- LEASE STRUCTURE:** Full Service
- FIBER OPTICS:** Fiber optics service via trunklines located adjacent to the property
- CEILING HEIGHT:** 9'-12'
- HIGHLIGHTS:**
- Most exclusive building in downtown Columbia
 - Top two floors available
 - Expansive views
 - Stunning floor to ceiling glass windows
 - Numerous surrounding amenities



SITE DETAILS

LEVEL 8



LEVEL 9



 **LITTLE PATUXENT SQUARE**

GrillMarx
STEAKHOUSE & RAW BAR

AUTOGRAPH COLLECTION[®] HOTELS .2 mile | 3 min. walk

SUSHI SONO 400 ft | 1 min. walk

THE SOUNDRY .1 mile | 2 min. walk

Clyde's .1 mile | 2 min. walk

.2 mile | 5 min. walk

WHOLE FOODS MARKET .3 mile | 5 min. walk

THE MALL IN COLUMBIA

NORDSTROM

★ macy's 

JCPenney 

SHAKE SHACK  Chick-fil-A

 **CHIPOTLE**
MEXICAN GRILL

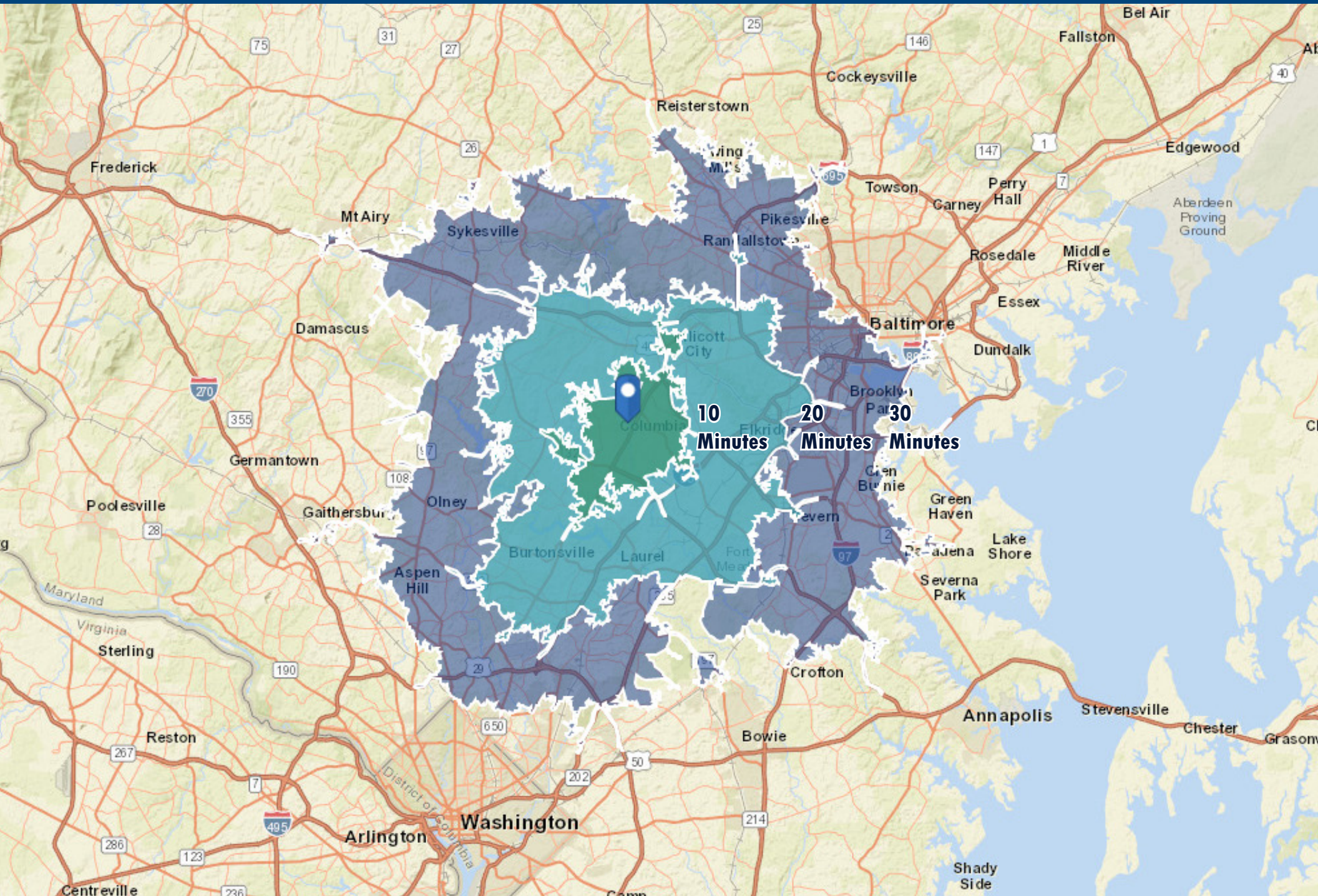
 LORD + TAYLOR

  **LIDL**
(coming soon)

WALKABLE AMENITIES
10175 Little Patuxent Parkway | Columbia

 **MACKENZIE**
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DRIVE TIMES





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