

CUSHMAN &  
WAKEFIELD

UnitedHealthcare

OPTUM

PLUG & PLAY OFFICE SPACE

FOR SUBLEASE  
**18,400 RSF**

**10175**

**LITTLE PATUXENT PKWY**

COLUMBIA, MD 21044



# PROPERTY DETAILS

This trophy space in the highly desirable Merriweather District in Columbia, MD is a vibrant workspace that will surely energize and inspire employees. The move-in ready space includes a mix of private offices and meeting spaces, as well as several distinct and open workstations. Breakout areas are scattered throughout the space, and there is an abundance of natural light. This Class A+ office space is a rare opportunity to join a popular neighborhood that is easily accessible and walkable to amenities.

## SPACE HIGHLIGHTS

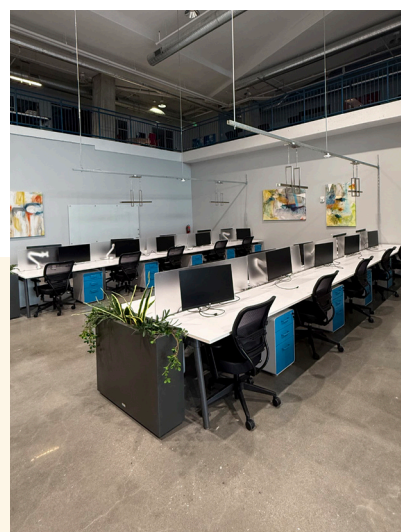
- Excellent combination of open office, with huddle and conference rooms scattered throughout
- Creative breakout areas located within the space to allow for flexible workspaces
- Open kitchen area that promotes collaboration and excitement
- High-end finishes, including lots of glass, polished concrete floors & high ceilings
- Move-in ready

## BUILDING HIGHLIGHTS

- Luxury gym with Peloton Bikes, showers and towel service
- Free parking in the in-building garage
- Easy access to Rte. 175, Rte. 29 and I-95

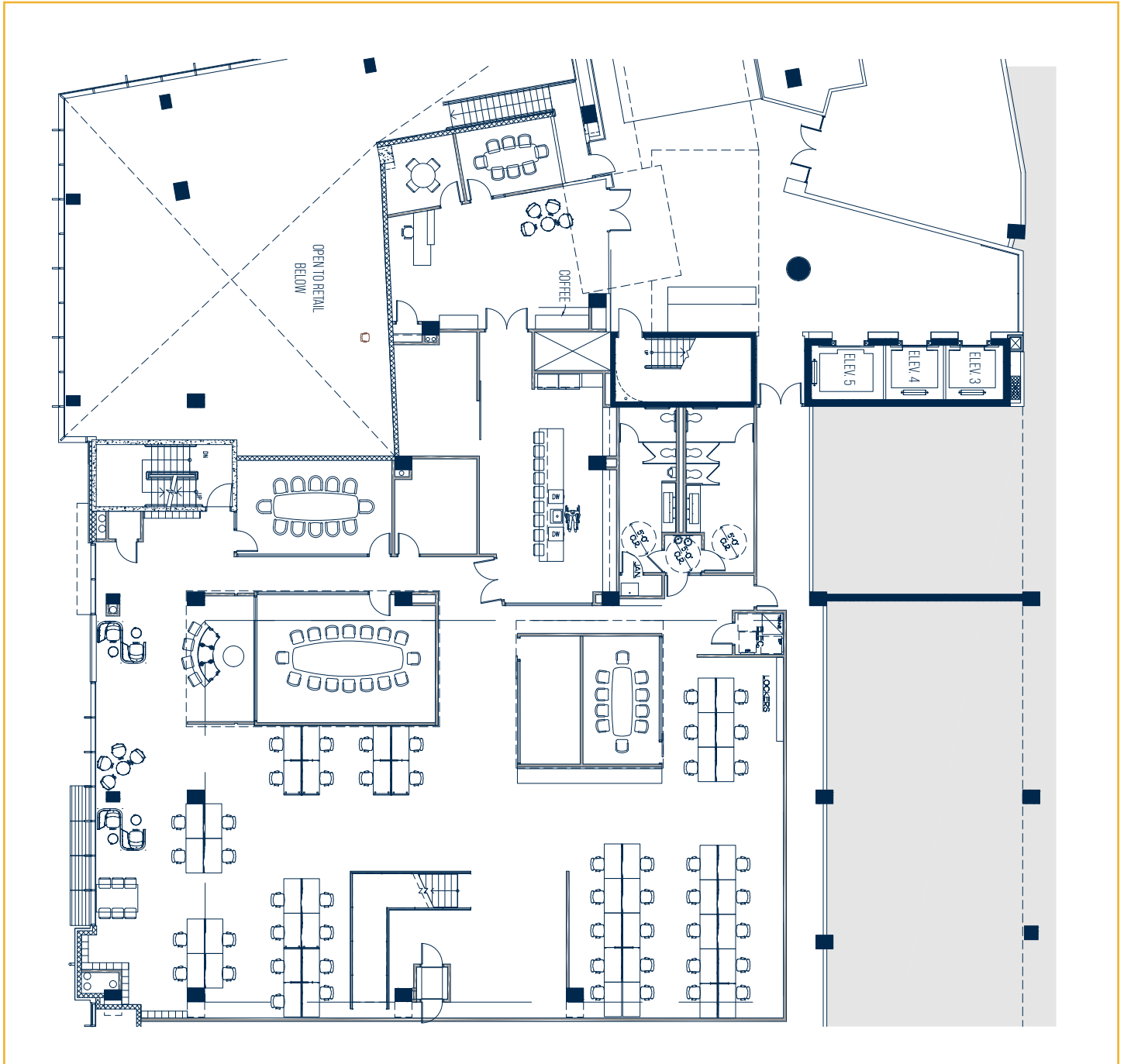
## LEASE INFORMATION

- 18,400 RSF
- Lease Term: 3/31/29



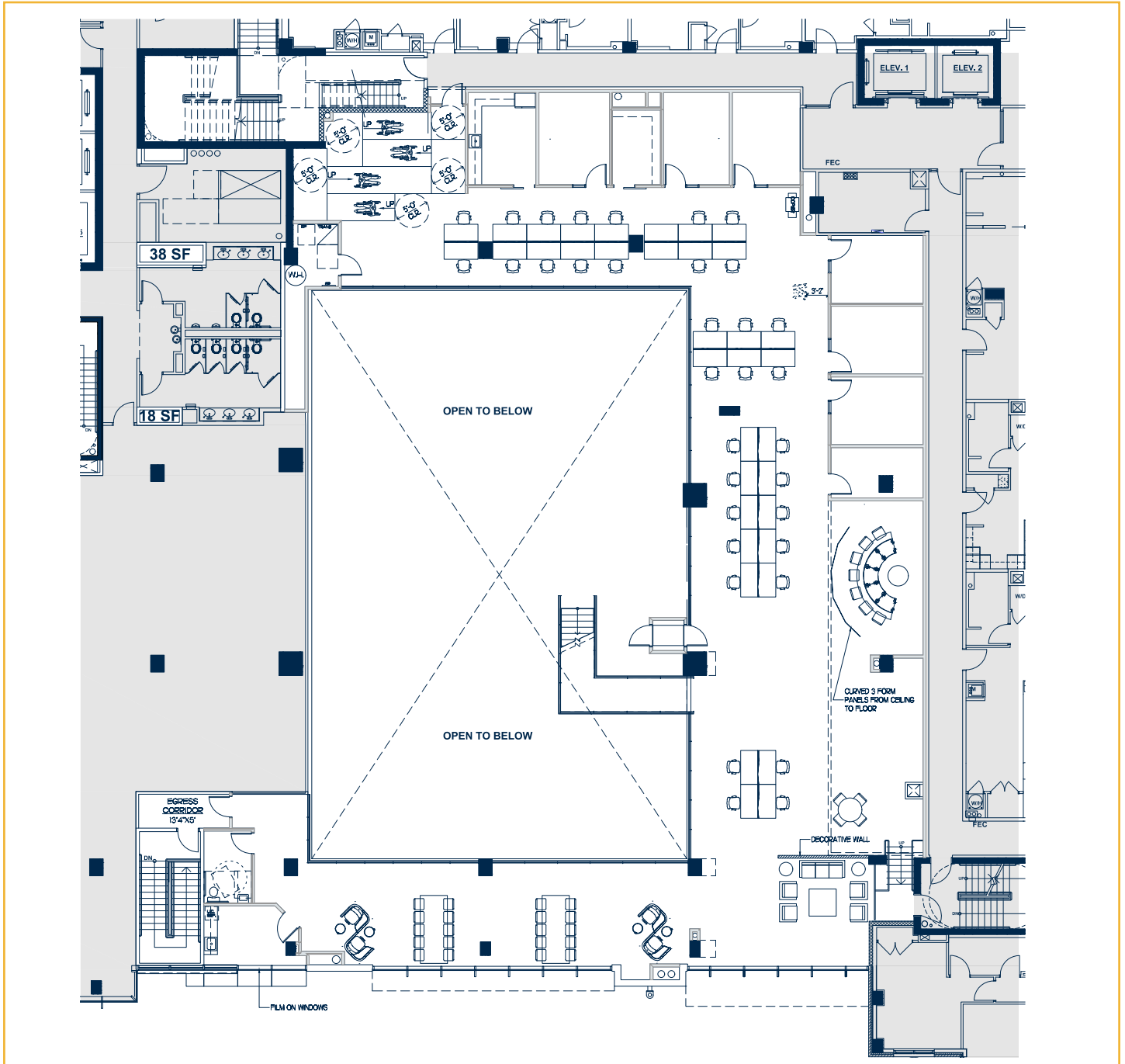
# FLOOR PLAN

## GROUND FLOOR



# FLOOR PLAN

## MEZZANINE







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