FOR LEASE



AVAILABLE NOW

11055 LITTLE PATUXENT PKWY COLUMBIA, MD 21044

Suite 107 - 1,261 SF Suite 203 - 1,974 SF Suite L6 - 3,127 SF Suite 205 - 2,872 SF Suite 209 - 2,802 SF

1,261 - 3,127 SF MEDICAL OFFICE SPACE

RATE: \$37.00/SF - Net Electric

Ready-to-go medical suites available

3-story building totaling 49,253 SF

Full height atrium lobby

Renovations planned for building common areas to improve tenant and patient experience

Free surface parking

On-site specialties: Surgery Center, MRI Center, Optician, Pharmacy

COLUMBIA MEDICAL CENTER

LOCATION

Immediately adjacent to Howard County General Hospital

Easily accessible off Little Patuxent Parkway and Cedar Lane

Easy access to Route 29, Route 32, and Interstate 95

Minutes to downtown Columbia, shopping, and dining



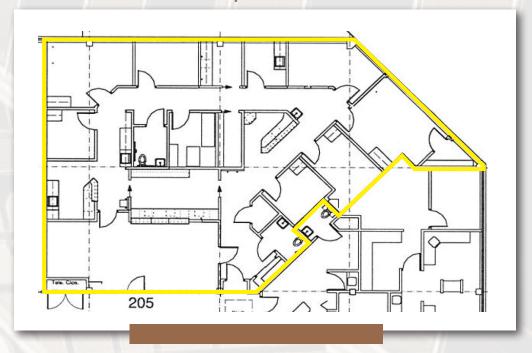
NEWLY FINISHED COMMON AREA RENOVATIONS



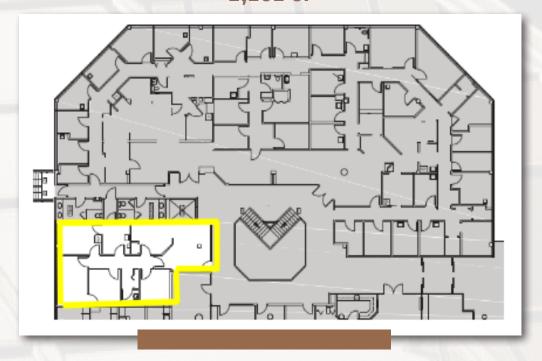


FLOOR PLANS

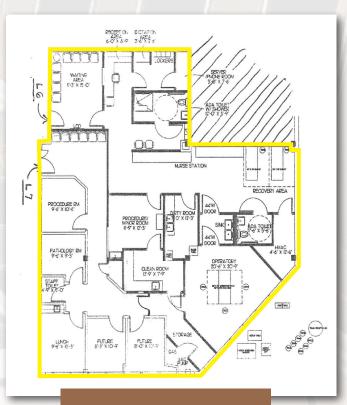
SUITE 205 2,872 SF



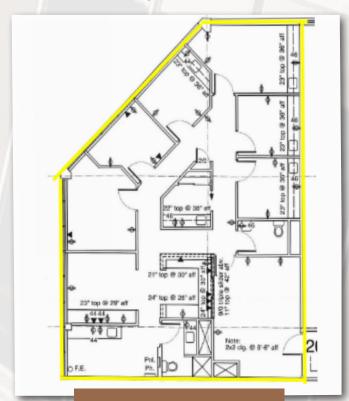
SUITE 107 1,261 SF



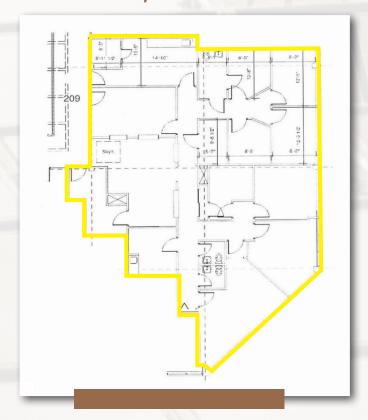
SUITE L6 (FORMER AMBULATORY SURGERY CENTER) 3,127 SF



SUITE 203 1,974 SF



SUITE 209 2,802 SF



FOR MORE INFORMATION PLEASE CONTACT:

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