

# FOR LEASE

AVAILABLE NOW

**DONOHUE**

*Integrity and Vision Since 1884*

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



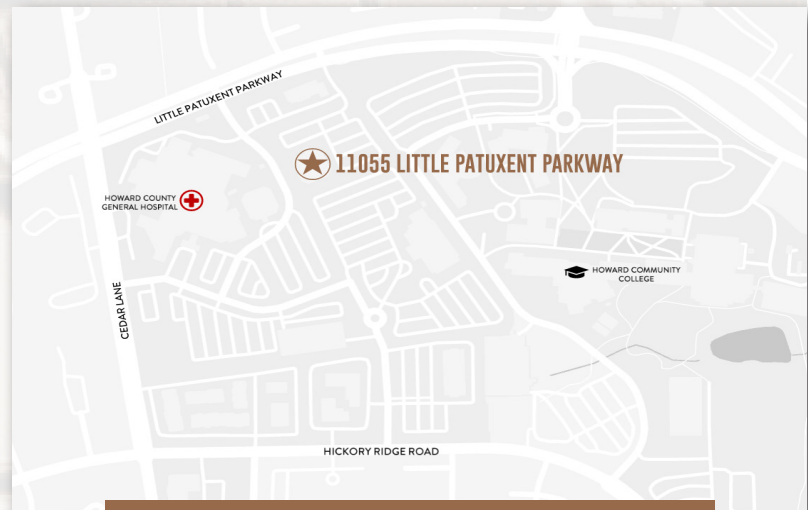
## LOCATION

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



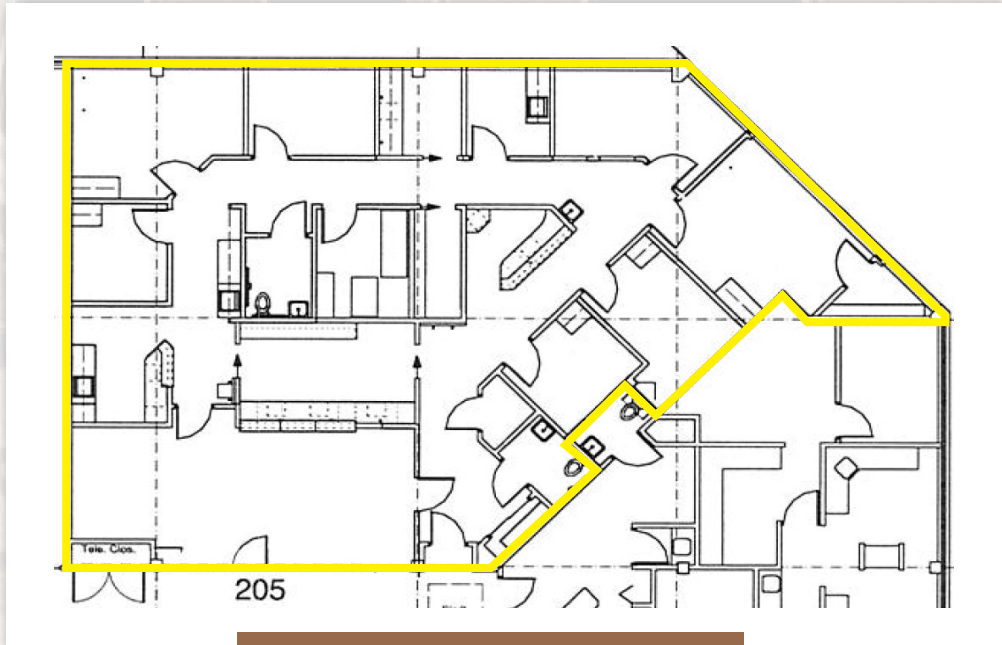
# NEWLY FINISHED COMMON AREA RENOVATIONS





# FLOOR PLANS

## SUITE 205 2,872 SF



## SUITE 107 1,261 SF

