

10480

> 10480 Little Patuxent Parkway  
Columbia, MD 21044



**m**  
MERRIWEATHER DISTRICT

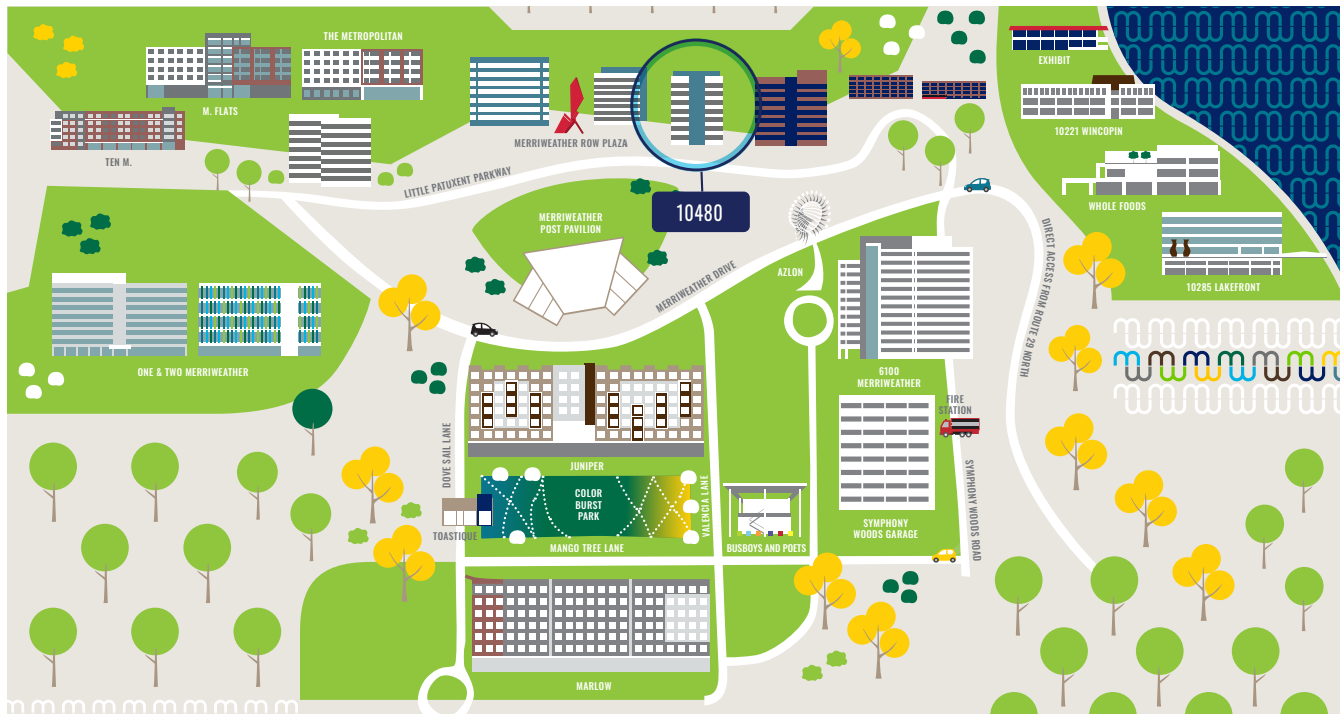
*Howard Hughes*  
COMMUNITIES

# 10480

## FEATURES

Steps from popular spots like The Food Market and Vacation & Chill, 10480 seamlessly blends office space with walkable lifestyle perks, including outdoor plazas with weekly programming just outside the door. Enjoy access to Merriweather District's fitness, dining, and wellness amenities all within walking distance.

TOTAL BUILDING SIZE: 137,653 SF  
NUMBER OF FLOORS: 12  
AVERAGE FLOOR PLATE: 12,618 SF  
YEAR BUILT/RENOVATED: 1986/2022  
PARKING RATIO: 4 Spaces per 1,000 SF free surface & garage covered  
AMENITIES: The Food Market, Vacation, The Food Market Cafe, 18-Person Conference Room, Modern Lobby  
INTERNET PROVIDERS: Verizon, AT&T, Century Link, Comcast



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