



Opportunity Summary

10300 Little Patuxent Parkway

The Mall in Columbia
Columbia, Maryland



Premier Location

The site is conveniently located off Route 29 and is approximately 15 miles south of Baltimore and 25 miles north of Washington DC. The Columbia market is home to an affluent demographic and is an ideal site for state-of-the-art satellite space outside of both Baltimore and Washington DC.



TOTAL
POPULATION
1,461,298



DAYTIME
POPULATION
1,456,347



LABOR
FORCE
746,446



BACHELOR'S
DEGREE
24.3%



GRADUATE
DEGREE
21.5%

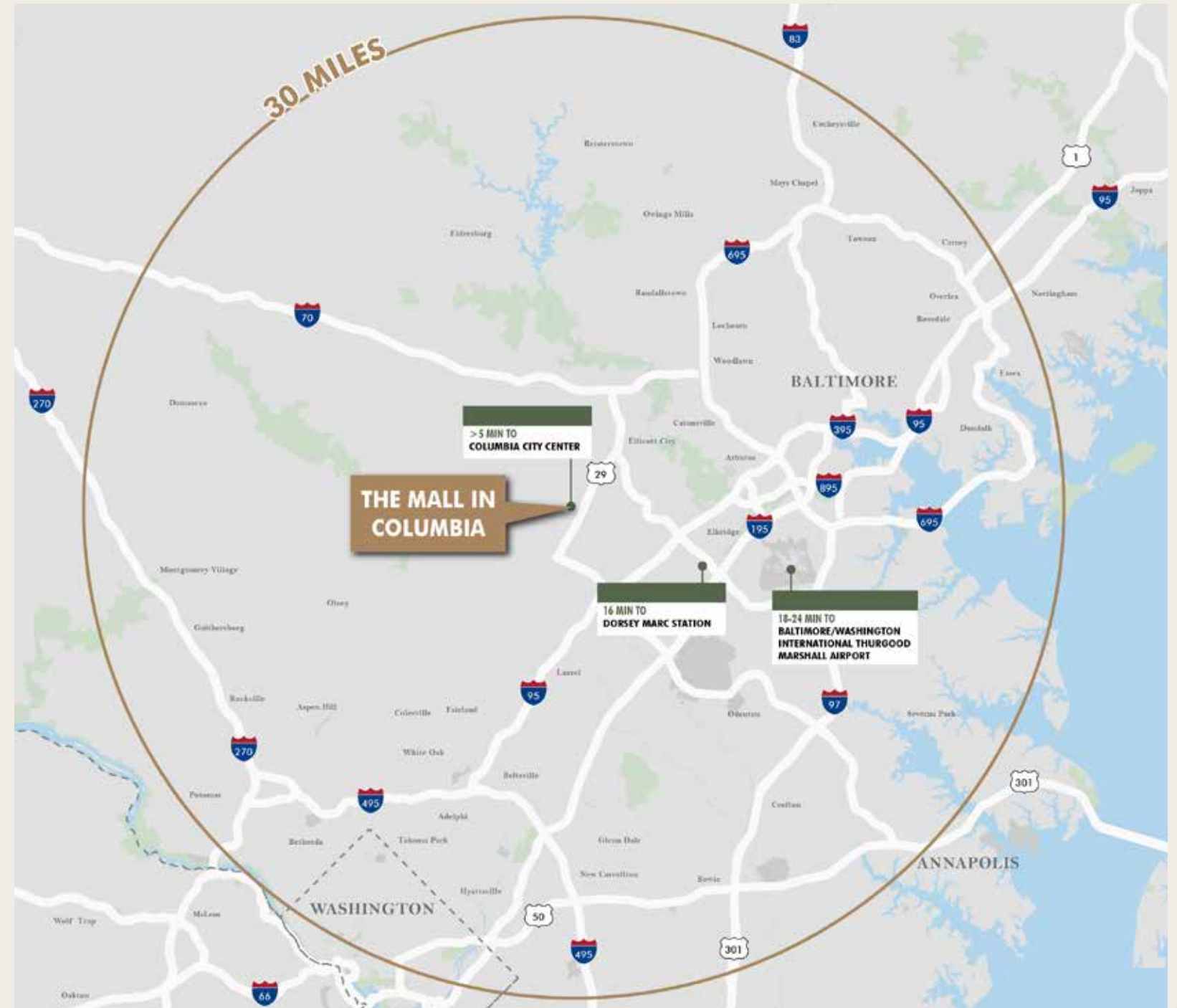


PROJECTED
POPULATION GROWTH
0.6%



MILLENNIALS
AGE 21-34
25.1%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment

The site is an anchor location at The Mall in Columbia, a vibrant mixed-use shopping destination. It is within walking distance to a wealth of 200+ food & beverage, service retail, entertainment and wellness/fitness options.

SERVICES & RETAIL



Apple, AT&T, Bank of America, Brow Art 23, Cartoon Cuts, Cellairis, Color Hairmasters, Custom Tailor of Columbia, Cyberion, The Fix, Health Magic, JCPenney Salon, Johnston & Murphy, Le's Nails and Spa, LensCrafters, Metro by T-Mobile, Nail Trix and Spa, Natural Relaxation Center, Pearle Vision, Phone Repair Lab, Piercing Pagoda, RMLA, T-Mobile

FOOD & BEVERAGE



Auntie Anne's, Bibibop, Bourbon Street Cajun Café, BoxLunch, Nordstrom Café, Charley's Philly Steaks, Cheesecake Factory, Chick-fil-A, Chipotle, Cinnabon, Five Guys, Godiva, Great American Cookies, Grilled Cheese & Co., Healthy Island Smoothies, Jamba Juice, Jennies Smoothies, Kabob Connection, Krispy Kreme, Lolli & Pops, Maggiano's Little Italy, McDonald's, Noodles & Company, P.F. Chang's, Panda Express, Ruby Thai Kitchen, Sarku Japan, Seasons 52, Shake Shack, Ssong's Hotdog, Starbucks, Short Stop Convenience, Subzero Nitrogen Ice Cream, Tutti Frutti, Uncle Julio's, Urban Plates, Walrus Oyster & Ale House, Wasabi Sushi, Wockenfuss Candies

ENTERTAINMENT



AMC Theatres, Barnes & Noble, Books-A-Million, Build A Bear Workshop, GameStop, Icolor Workshop, Main Event Entertainment, Mind Games

THE MALL IN COLUMBIA



- THE MALL IN COLUMBIA**
- Apple, AT&T, BANK OF AMERICA, ATHLETA, CELLAIRIS, JOHNSTON & MURPHY, Pagoda
 - CARTOON CUTS, JCPenney Salon, LENS CRAFTERS
 - Le's Nails & Spa, PEARLE VISION, T-Mobile
 - metro, RMLA, Auntie Anne's, Cheesecake Factory
 - BIBIBOP, CHARLEY'S, FIVE GUYS, GREAT AMERICAN COOKIES
 - Chick-fil-A, CINNABON, Krispy Kreme, Ssong's
 - PF CHANG'S, Starbucks, McDonald's, GODIVA
 - noodles, SUBZERO, SHAKE SHACK, TOLLY FRUIT
 - UNCLE JULIO'S, Sarku Japan, MAGGIANO'S, THAI KITCHEN
 - BAM!, WORKSHOP, GameStop, BARNES & NOBLE
- | | |
|--|--|
| <ul style="list-style-type: none"> CYBERION BROW ART 23 MIND GAMES SHORT STOP CONVENIENCE WASABI SUSHI NATURAL RELAXATION CENTER NAIL TRIX AND SPA NORDSTROM CAFE LOLLI & POPS THE FIX HEALTH MAGIC PHONE REPAIR LAB | <ul style="list-style-type: none"> GRILLED CHEESE & CO BURBON STREET CAJUN CAFE BOX LUNCH ICOLOR WORKSHOP HEALTHY ISLAND SMOOTHIES JENNIE'S SMOOTHIES SSONG'S HOTDOG WOCKENFUSS CANDIES KABOB CONNECTION WALRUS OYSTER & ALE HOUSE CUSTOM TAILOR OF COLUMBIA COLOR HAIRMASTERS |
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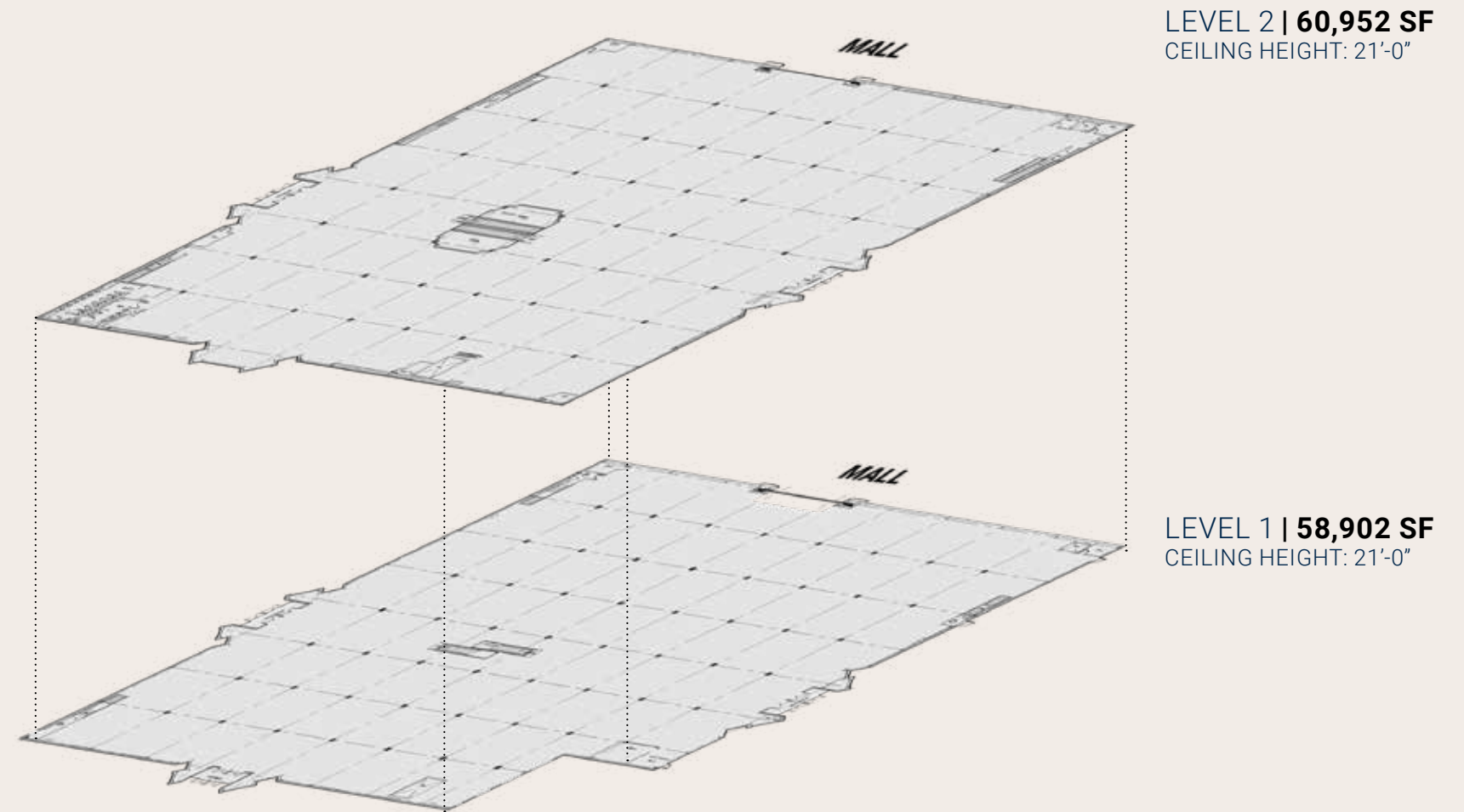
Site Plan



Specifications

PROPERTY INFORMATION



Site Acreage	1.4 Acres
Gross Leasable Area	119,872 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	600 parking spaces within ~500 feet of property entrances
Dedicated Loading	Three existing dedicated loading bays



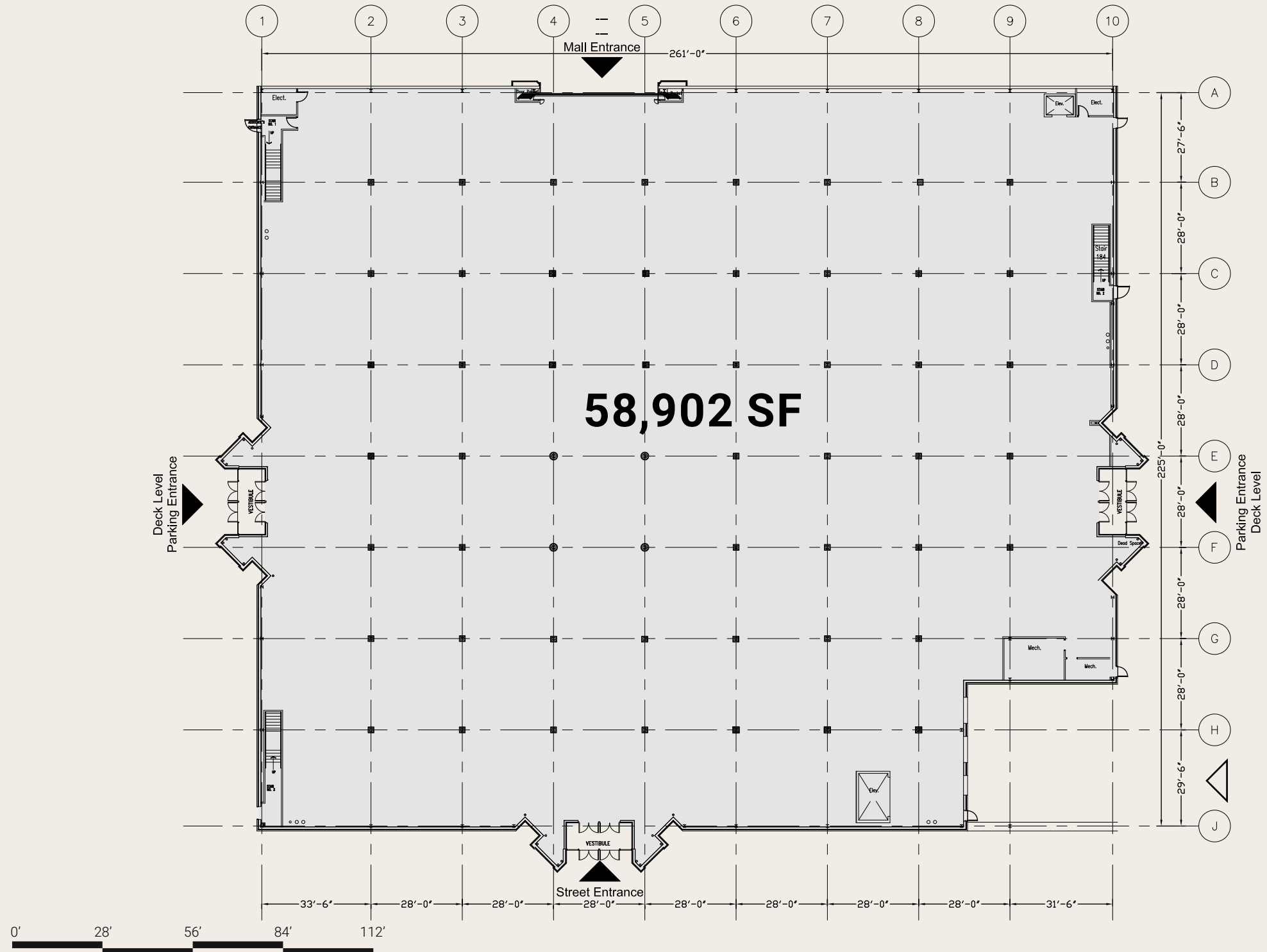
Existing Conditions

LEVEL 1
58,902 SF*

CEILING HEIGHT: 21'-0"
 COLUMN SPANS AVERAGE 30'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



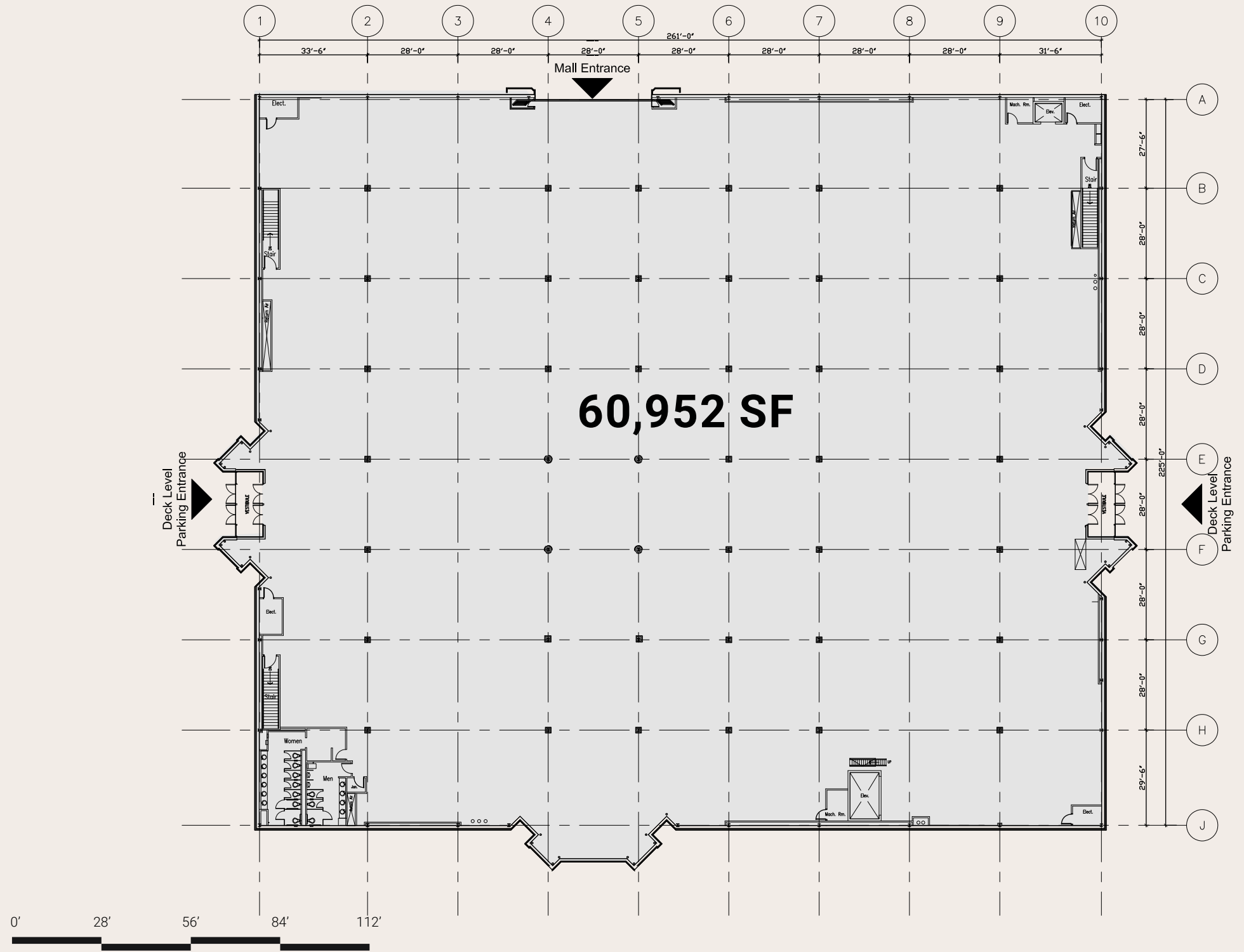
Existing Conditions

LEVEL 2
60,952 SF*

CEILING HEIGHT: 21'-0"
COLUMN SPANS AVERAGE 30'-0"

Key Entrance

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements



Delivery Conditions



Shell Condition

Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.



Exterior Walls/ Windows

New, large 10'x15' energy efficient windows installed along exterior walls.



Loading Dock

Tenants shall have access to common two (2) semi depressed truck wells.



HVAC System

Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.



Electrical System:

120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)



Floor Loading

75-100 psf

Illustrative Rendering





Leasing Contact

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