

the offices at  
**DOWNTOWN  
COLUMBIA**

**40** **CORPORATE  
CENTER**  
10480 LITTLE PATUXENT PARKWAY

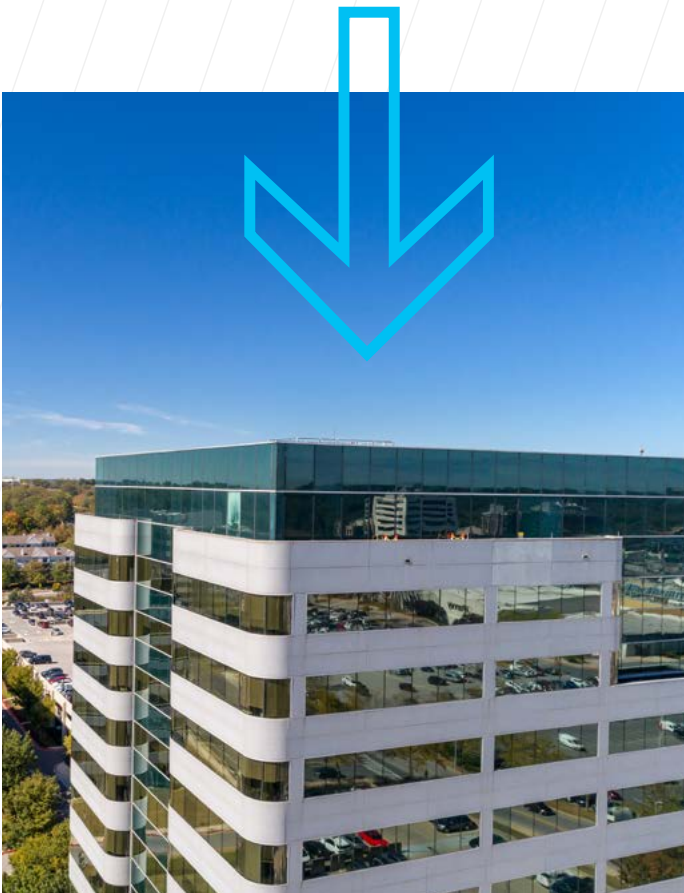
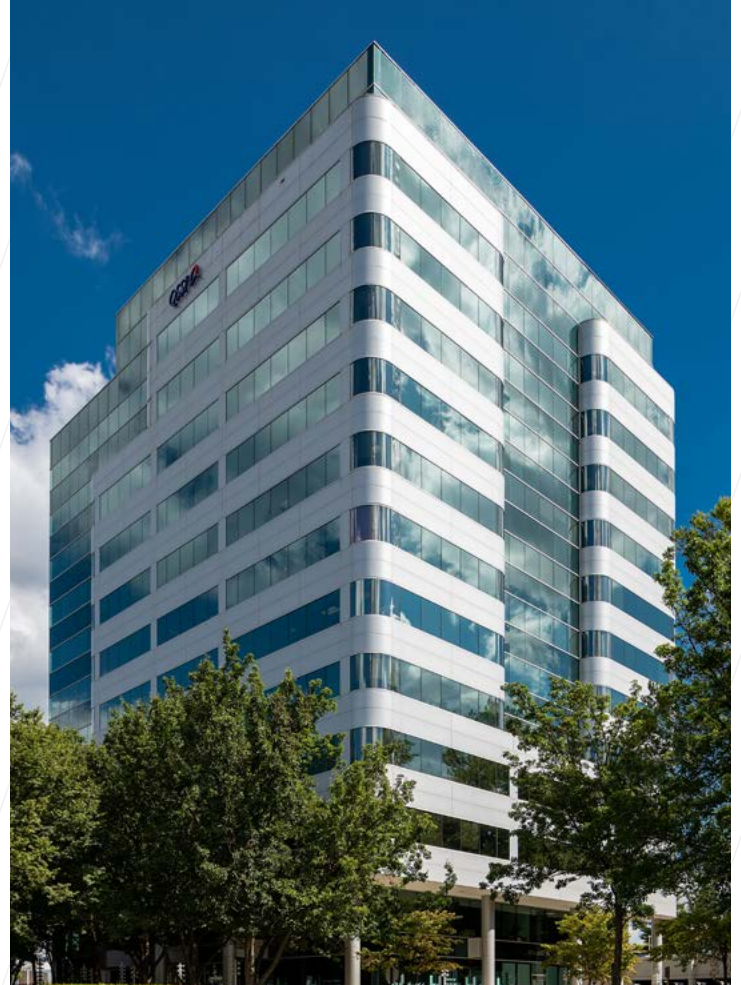


# FEATURES

- 12-STORY, 137,000 SQUARE FOOT BUILDING
- FLEXIBLE FLOOR PLANS AND MOVE-IN READY SUITES
- NEW ELEVATORS
- FUTURE STREET-LEVEL RETAIL INCLUDING THE FOOD MARKET

## ALL TENANTS HAVE ACCESS TO :

- WALKABLE AMENITY-RICH ENVIRONMENT
- COMPLIMENTARY TENANT-SERVICES COORDINATOR
- IN-HOUSE PROPERTY MANAGEMENT AND ENGINEER SERVICES
- 24-HOUR SECURITY
- AMPLE GARAGE AND SURFACE LOT PARKING





## THE PERFECT LOCATION

- CLOSE PROXIMITY TO BALTIMORE, ANNAPOLIS, MONTGOMERY COUNTY AND WASHINGTON, D.C.
- EASY ACCESS TO I-95, ROUTE 29, I-70, ROUTE 100 AND ROUTE 32
- 20-MINUTE DRIVE TO BWI AMTRAK STATION WITH HIGH-SPEED CONNECTIONS TO D.C., PHILADELPHIA AND NEW YORK CITY
- WITHIN 9-MILE RADIUS OF NSA AND FORT MEADE

# LET'S TALK

## FOR LEASING INFORMATION

Alex Hancock - EVP, Transwestern

202.999.8175

[ALEX.HANCOCK@TRANSWESTERN.COM](mailto:ALEX.HANCOCK@TRANSWESTERN.COM)



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*Howard Hughes.*