

Century PLAZA

10630 & 10632 LITTLE PATUXENT PARKWAY,
COLUMBIA, MD 21044

EXECUTIVE SUMMARY



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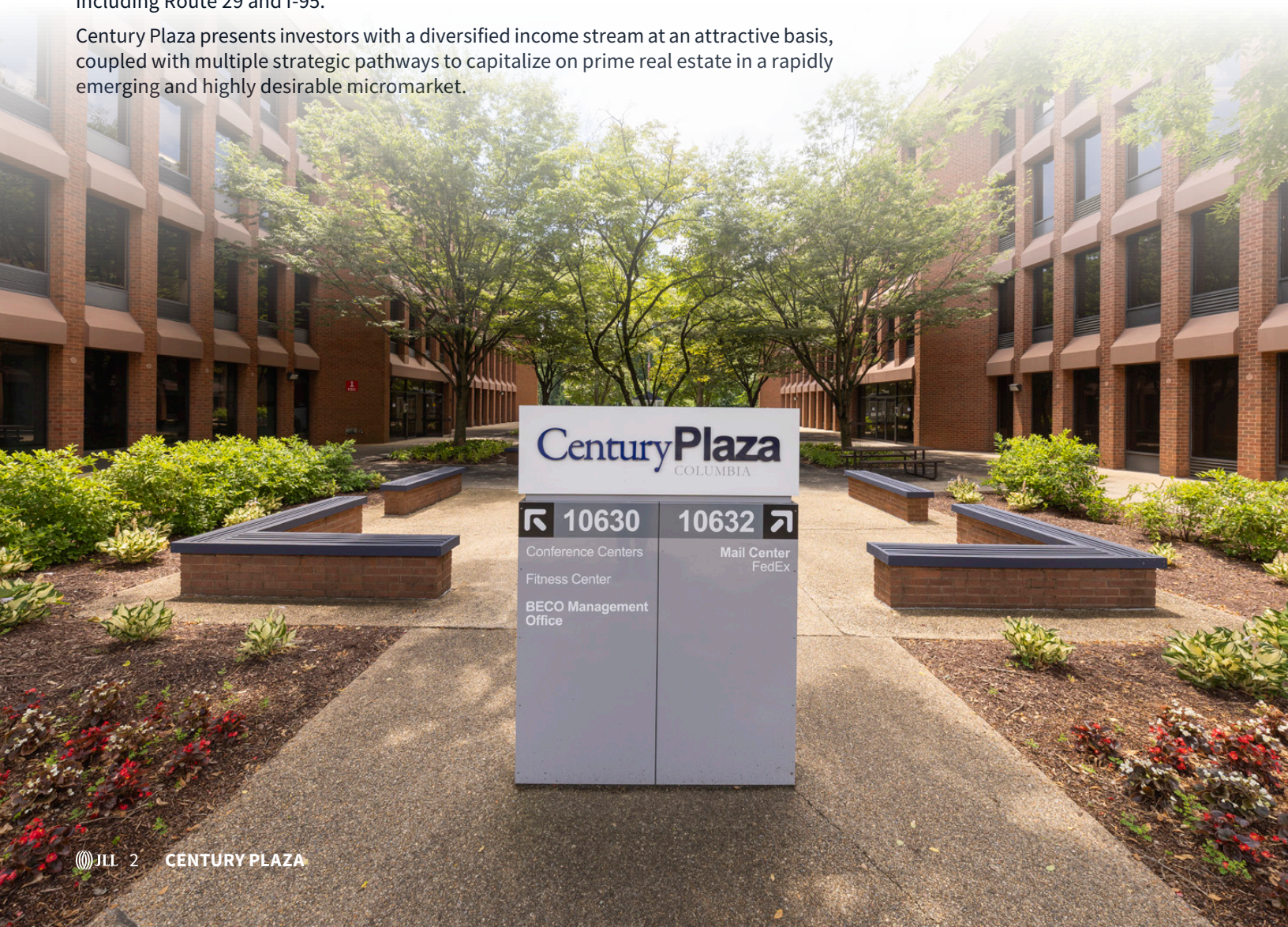
JLL is proud to present Century Plaza (the “Property”), a dynamic two-building office park in Columbia, MD spanning 149,788 square feet with an impressive 80% occupancy across 61 tenants. Strategically positioned within a mile of Johns Hopkins Howard County Hospital (1,800+ employees) and the renowned Merriweather Post Pavilion (19,000-seat outdoor amphitheater), Century Plaza stands at the heart of Downtown Columbia’s transformative revitalization.

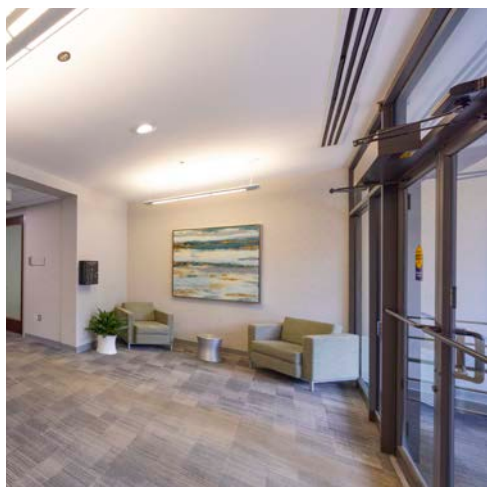
The Property boasts a robust tenant profile with medical tenants comprising over 40% of the leased space. Its diverse roster of 61 independent tenants ensures a stable, well-balanced revenue stream without concentration risk. The strategic implementation of short-term leases has minimized capital expenditures while maintaining a weighted average lease term (“WALT”) of 2.4 years (as of 11/1/2025), creating ideal flexibility for future repositioning opportunities.

Directly across from Century Plaza lies Howard Hughes’ ambitious \$30 billion Mixed-Use Downtown Columbia Master Plan. Currently only 20-25% complete, this transformative 391-acre development promises to substantially enhance surrounding property values in the coming years. The Property benefits from proximity to The Mall in Columbia, a premier regional shopping destination featuring 1.4 million square feet and over 200 retailers, as well as the nationally acclaimed Merriweather Post Pavilion, consistently ranked among America’s finest concert venues.

Furthermore, Century Plaza offers unparalleled regional accessibility, situated within 25 miles of both Baltimore and Washington, DC with convenient access to major arteries including Route 29 and I-95.

Century Plaza presents investors with a diversified income stream at an attractive basis, coupled with multiple strategic pathways to capitalize on prime real estate in a rapidly emerging and highly desirable micromarket.





Strong Diversified Income Stream: The Property's 80% occupancy across 61 tenants generates consistent cash flow without overexposure to any single tenant, providing exceptional stability and risk mitigation.



Outstanding Demographics: Howard County ranks as the 6th wealthiest county in America by median income. Within a 3-mile radius of the Property, households average \$169,226 in annual income, with 65% of residents holding bachelor's degrees or higher. Columbia has earned prestigious designations as America's safest city, best place to find employment, and fifth best place to live.



Amenitized Micromarket: Century Plaza occupies a central position in Downtown Columbia, steps away from the nationally celebrated Merriweather Post Pavilion—a 19,000-seat outdoor amphitheater in Symphony Woods designed by legendary architect Frank Gehry. The property also offers convenient access to The Mall in Columbia (featuring 200 retailers) and Johns Hopkins Howard County Medical Center (225 beds).



Downtown Development: Situated directly across from Howard Hughes Holdings' (NYSE: HHH) Downtown Columbia Master Plan, the Property stands to benefit from this transformative 30-year, \$5 billion mixed-use development. At completion, this 391-acre project will encompass 4.3 million SF of office space, 1.25 million SF of street-level retail, 6,244 multifamily units, and 640 hotel rooms. A 46.9% stake in HHH was recently acquired by Bill Ackman's Pershing Square, which has completed 20-25% of this ambitious plan with continued development projected for years to come.



Regional Connectivity: Century Plaza enjoys an ideal location in the affluent corridor between Washington, D.C. (22 miles) and Baltimore (15 miles), with seamless access to major thoroughfares including Route 32, Route 40, and I-95. The Property also benefits from proximity to significant multifamily developments and established communities.

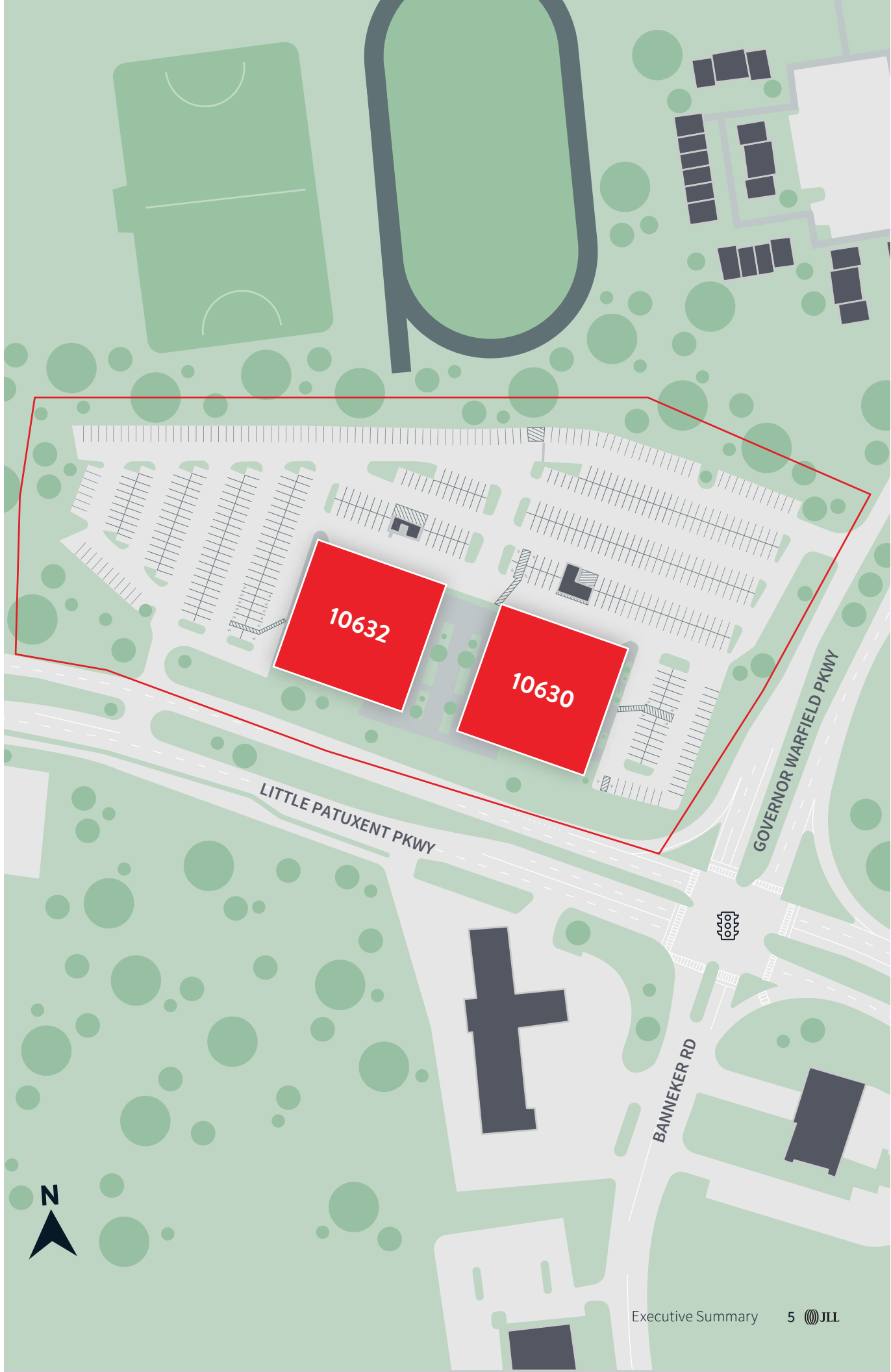


Repositioning Optionality: The Property's 2.4-year WALT allows investors to capture immediate cash flow while developing longer-term strategies. Zoned NT (New Town) District, the site permits a wide range of potential uses. The ongoing neighborhood transformation led by HHH positions the Property as an attractive candidate for various repositioning opportunities to align with diverse investment objectives.



PROPERTY SUMMARY

Address	10630 & 10632 Little Patuxent Parkway, Columbia, MD 21044
Year Built	1973
Major Renovations	1997 / 2009
Zoning	NT (New Town District)
Stories	Four
Building Square Footage	Building One: 92,857 Building Two: 56,931
Total Land Area	8.5 Acres



LITTLE PATUXENT PKWY

GOVERNOR WARFIELD PKWY

BANNEKER RD



LEASING PROFILE:

LOTS OF TENANTS, SMALL SUITES, HIGH OCCUPANCY, SHORT-TERM, AND SIGNIFICANT MEDICAL TENANCY

**2.4 YEARS OF WALT → PROVIDES REPOSITIONING
OPTIONALITY AND ABILITY TO MARK RENTS TO MARKET**

MAJOR TENANTS



**30+ Years
in Occupancy**
Mar-29 LXD

↔
2 LARGEST TENANTS
EACH OCCUPYING
~ 8.5% OF RBA



**30+ Years
in Occupancy**
Dec-28 LXD



HAIRCLUB®



A G O R A

[A-gor-ah]

An eclectic meeting space where
conversations, experiences, ideas,
and collaboration **IGNITE**.
(Or you can just hang out.)

**OVER 40% OF ALL LEASED SPACE IS
OCCUPIED BY MEDICAL TENANTS**



HOWARD HUGHES DEVELOPMENT

A REIMAGINED COLUMBIA SUBMARKET


MedStar Health
HEADQUARTERS


AMC
THEATRES

DOWNTOWN COLUMBIA

Century
PLAZA



3

4

2

5

6

Over 200 Internal
Mall Retailers

 Pearson

CURRENT BUILDOUT

1.6 MM SF of Retail
2.5 MM SF of Office
2,256 MF Units
640 Hotel Rooms

TOTAL BUILDOUT AT COMPLETION

4.3 MM SF of Office
1.25 MM SF of Street Level Retail
(in excess of the Columbia Mall)
6,244 MF Units
640 Hotel Rooms

Juniper

Marlow
Apartments

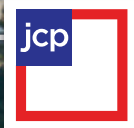
HOWARD HUGHES RECENT DEVELOPMENT KEY

	Name of Property	Property Type	Date Delivered	% Leased	Description
1	Whole Foods	Retail	2014	100.0%	Mixed-Use Whole Foods-Anchored Development
2	The Metropolitan	Multifamily	2015	99.0%	380-Unit Upscale Residential with Ground Floor Retail
3	One Merriweather	Office	2016	93.1%	206,000 SF Class-A Office Building
4	Two Merriweather	Office	2017	92.0%	124,000 SF Class-A Office Building
5	Ten.M	Multifamily	2018	96.0%	170-Unit Upscale Residential with Ground Floor Retail
6	m.Flats	Multifamily	2018	96.0%	267-Unit Upscale Residential with Ground Floor Retail
7	6100 Merriweather	Office	2019	97.6%	326,236 SF Class-A Office Building
8	Juniper	Multifamily	2020	96.0%	382-Unit Upscale Residential with Ground Floor Retail
9	Marlow	Multifamily	2023	86.0%	472-Unit Upscale Residential and Ground Floor Retail
10	South Lake MOB	Medical Office	2025	Pre-leased	85,000 SF Class-A Medical Office Building



NORDSTROM

★ macy's



1

10



MERRIWEATHER
POST PAVILION

7

**Tenable World
Headquarters**

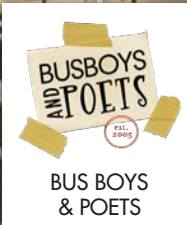
NASDAQ: TENB
(\$5.3BN Market
Cap as of Jan 2025)

8

9

Shared Garage
1,300 Spaces

**Direct
Offramp
from
Route 29**





Baltimore
15 Miles



Little Patuxent Pkwy



Little Patuxent Pkwy





MERRIWEATHER PARK AT SYMPHONY WOODS

CHRYSLIS MERRIWEATHER PARK AT SYMPHONY WOODS

toby's Dinner & Show

BANDITOS MEXICAN & TEQUILA

THE BLACKWALL BARN & LODGE

BUSBOYS & POETS

Charmery

Clove & Cardamom Eat - Binge - Repeat

DOK KHAO THAI EATERY

eggsspectation® restaurant - bar

GAMEON

KYO MATCHA

MEDIUM RARE

Peter Chang

Sakage

smashing grapes KITCHEN - WINE BAR

THE ANGRY JERK

Toastique GOURMET TOAST JUICE & COFFEE

whyhotel

Columbia Pike



Broken Land Pkwy

Washington, DC
22 Miles



CENTURY PLAZA:
IN THE HEART OF A
HIGHLY AMENITIZED
SUBMARKET

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CenturyPlaza
COLUMBIA



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