

7110 Samuel Morse Drive

Columbia, MD 21046

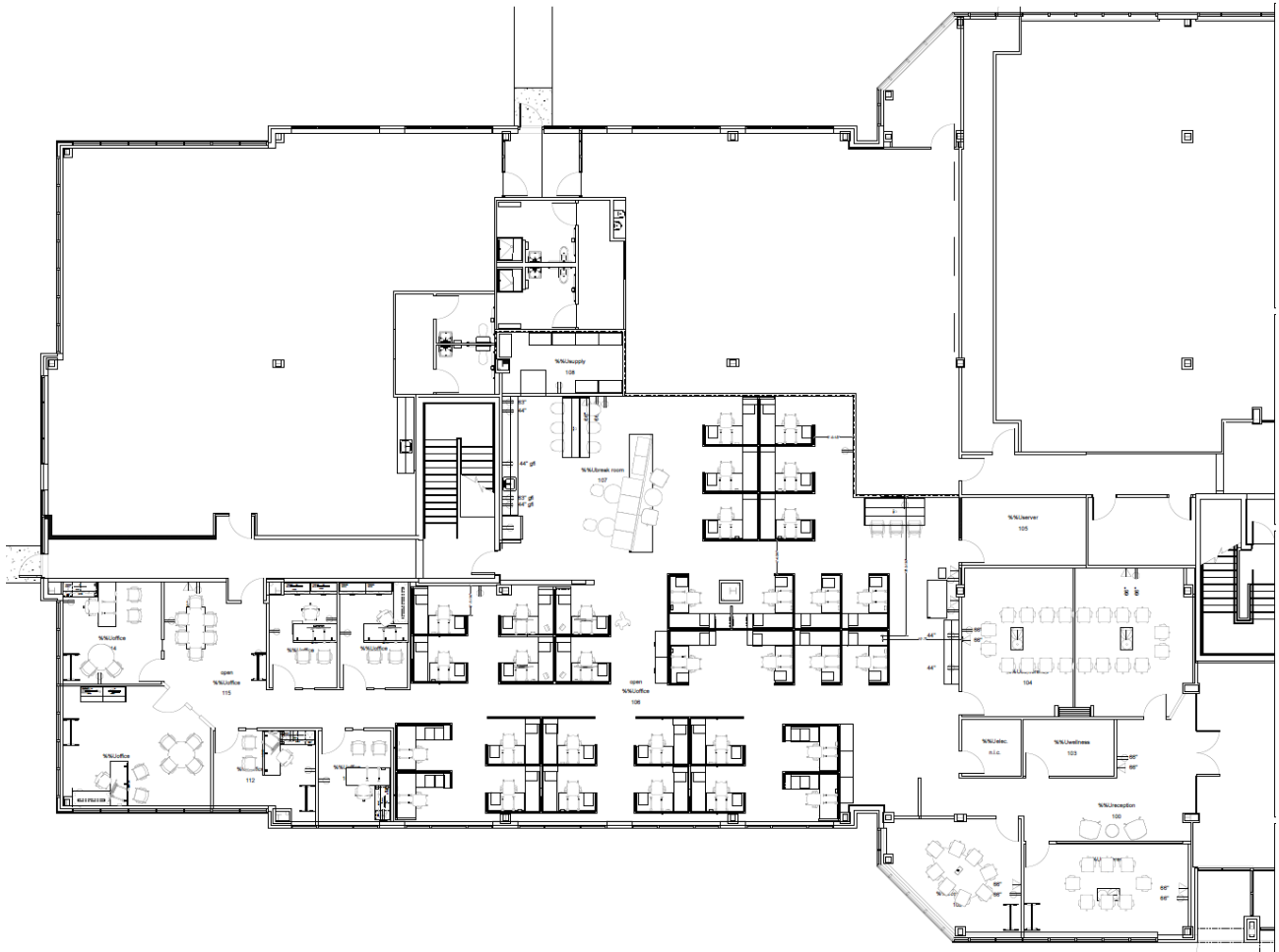
Plug & Play Sublease Opportunity

- Suite 100 - 7,913 RSF
- Premier corporate campus in the Columbia Gateway Business Park
- Training room and gym within building
- Double glass door entry off main lobby
- Conference center that can accomodates up to 50 people in an auditorium style setting
- Ample free parking at 4/1,000 per square feet with free EV charging in lot



Floor plan

Suite 100 | 7,913 SF



Property Highlights



1st Floor - Suite 100
7,913 RSF



Lease expires
9/30/2025



\$20.00/psf
full-service



Fully furnished,
move in ready with
high end finishes

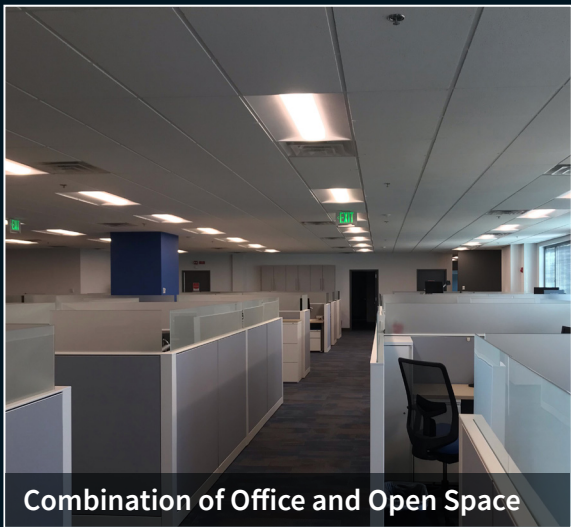


Climate controlled
server room
with halon fire
suppression

Suite Specs

- File/storage room
- Admin huddle room with large screen TV's
- Building conference room for large events
- Sit/Stand desks, wardrobe cabinets, monitor arms, and rolling file seat cabinets
- Three (four with divider wall) conference rooms with large screen TV's
- Copy/supply countertop with storage
- Ethernet cabling throughout space
- CCTV at all three entry/exit doors with security system
- Inviting double glass door entrance off the main lobby with digital signage at front door
- Keycard system for doors integrated with building doors and fitness center
- Mix of private offices and open space with an abundance of upgraded LED lighting throughout space
- 4 per 1,000 parking spaces per square feet (with free EV charging in parking lot)
- Adjacent to I-95 and MD Route 175; and midway between Baltimore and Washington

Suite Photos



Combination of Office and Open Space



Conference Center



Cafe + Kitchen with Seating



Building Fitness Center



Private Executive Offices



Jae's Deli

7110 Samuel Morse Dr

Contacts

Rob Freedman SIOR

+1 410 452 9444

rob.freedman@jll.com

Dominic Digiovannantonio

+1 443 452 1505

dom.digi@jll.com

Gary Applestein SIOR

+1 443 931 3345

gary.applestein@jll.com