

7160 COL Gate



7160 COLUMBIA GATEWAY DRIVE, COLUMBIA, MD

 **PLANO|COUDON**
CONSTRUCTION

 **JLL**



PRIME COLUMBIA BUSINESS PARK ADDRESS

7160 Columbia Gateway Drive enjoys an exceptional location within Columbia Gateway, Columbia, Maryland's premier business park. The property benefits from immediate proximity to multiple major shopping centers offering diverse dining, retail, convenience, and entertainment options for tenants and visitors. Additionally, the location provides unparalleled access to major highways and only minutes to I-95. This strategic positioning combines the professional environment of a top-tier business park with the convenience and amenities that today's businesses and employees value most.

LEASING HIGHLIGHTS

- Local onsite ownership
- Flexible lease terms starting at 6 months
- \$24 PSF, FS rent

Terms of this brochure expire 12/31/26

BUILDING DETAILS



NEW LOCAL
Ownership



3
Stories



2,383-4,706 SF
Available



SUITE AVAILABLE
with Balcony



42,000 SF
Building

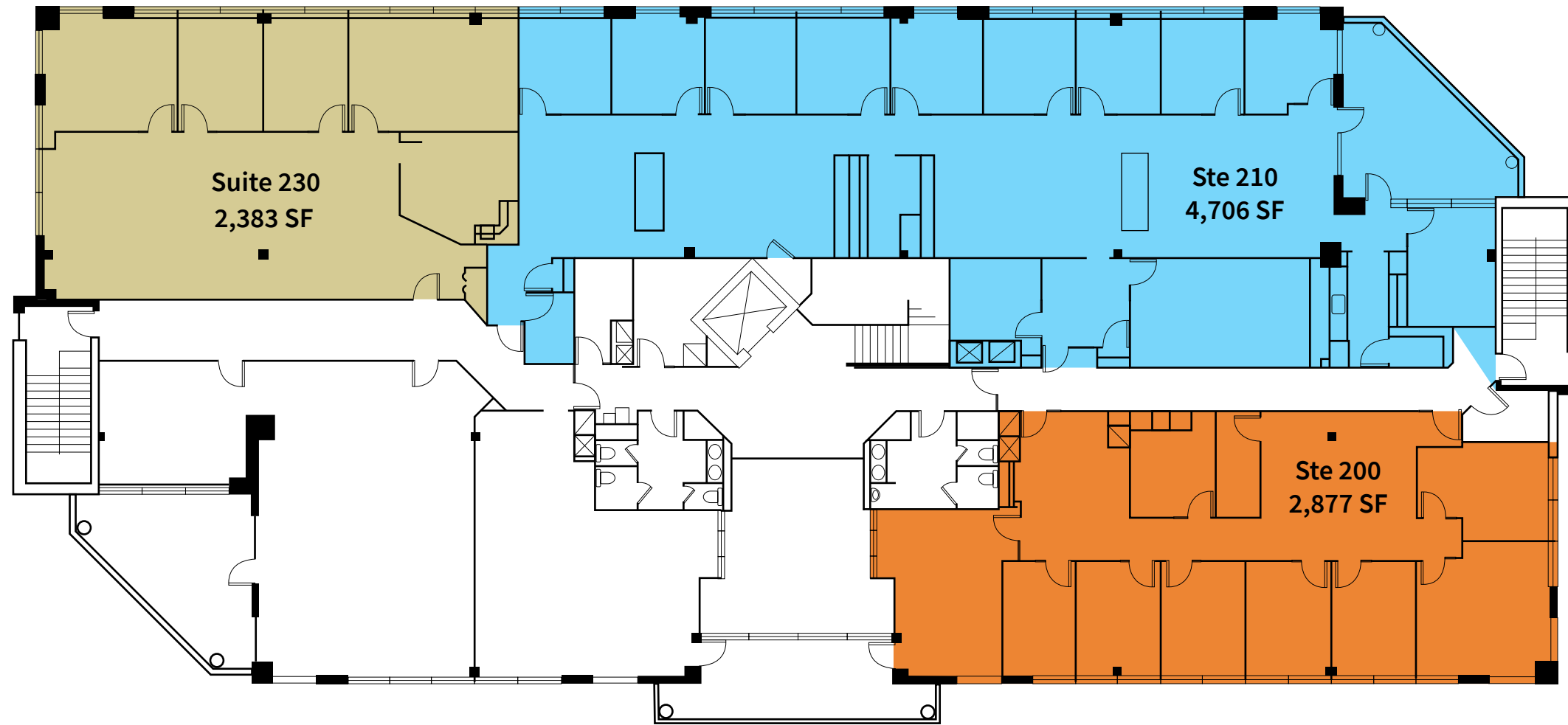


4/1,000 SF
Free Surface Parking



SIGNAGE
Opportunity

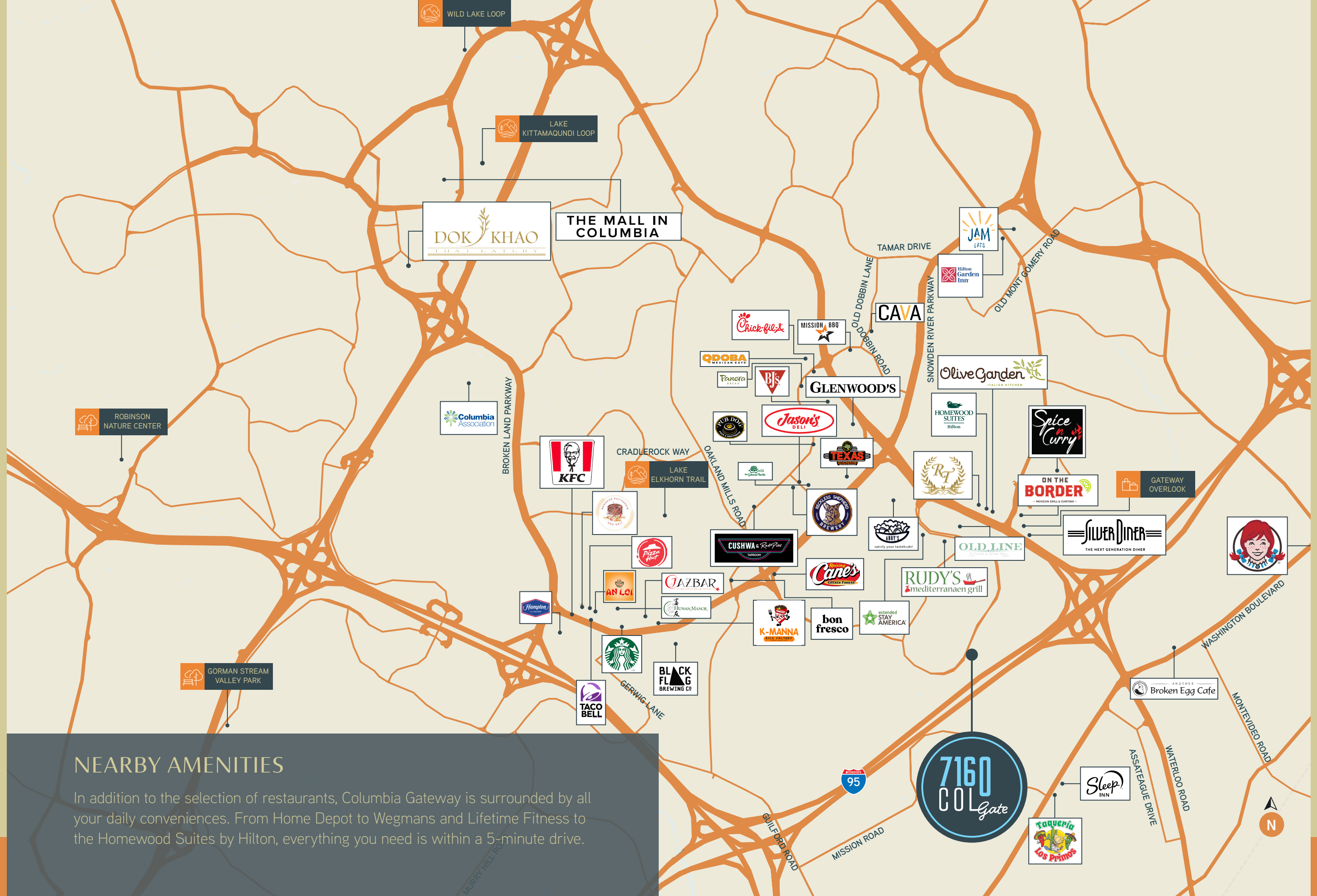
2ND FLOOR PLAN



TWO-STORY LOBBY

NEARBY AMENITIES

In addition to the selection of restaurants, Columbia Gateway is surrounded by all your daily conveniences. From Home Depot to Wegmans and Lifetime Fitness to the Homewood Suites by Hilton, everything you need is within a 5-minute drive.



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