

7031 Columbia Gateway Drive
Columbia, MD 21046



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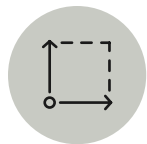
SPACE AVAILABILITY

Floor 2- 52,027 SF

Floor 3- 10,466 SF

Floor 4- 23,021 SF

Floor 5- 50,624 SF



Core factor is 15%



Asking rent
\$24.00/SF FS



Flexible Term



Furniture
available



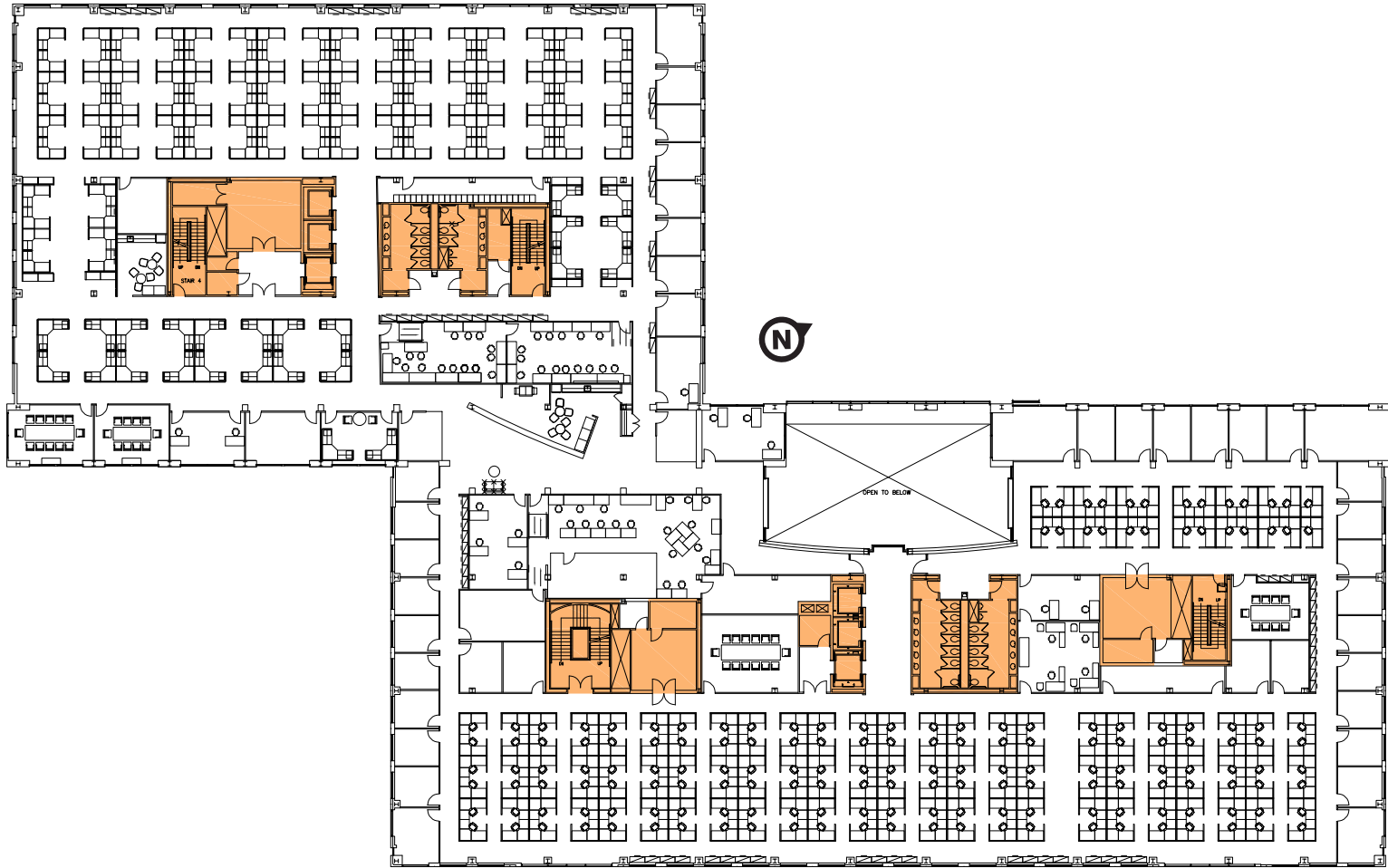
Parking ratio is 4/1000



Tenant Amenities -
Full service café,
meeting rooms and
fitness center on the
ground floor

All SF are approximate and subject to further verification.

FLOOR 2 - 52,027 SF

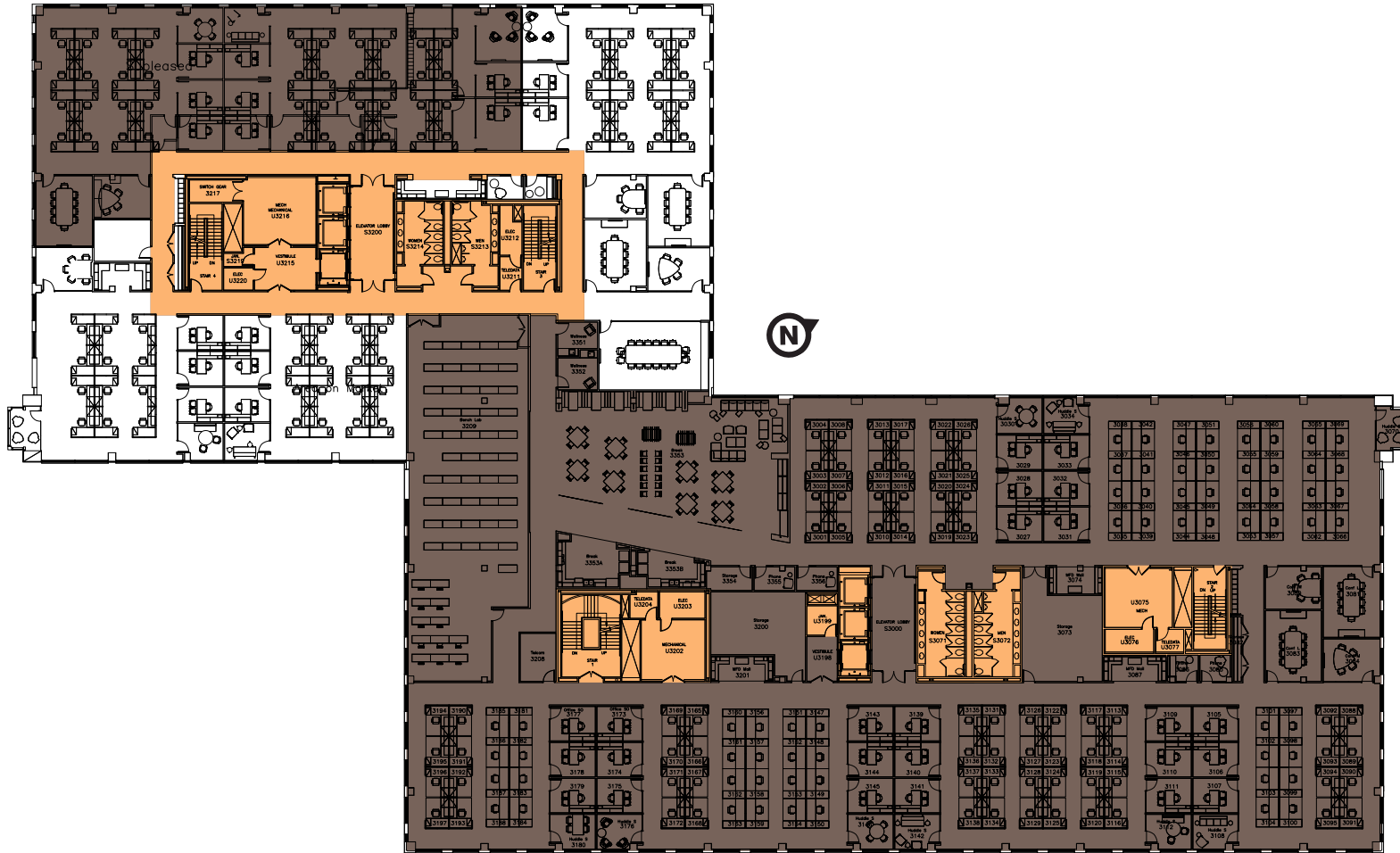


Not to scale



Building
core

FLOOR 3 - 10,466 SF

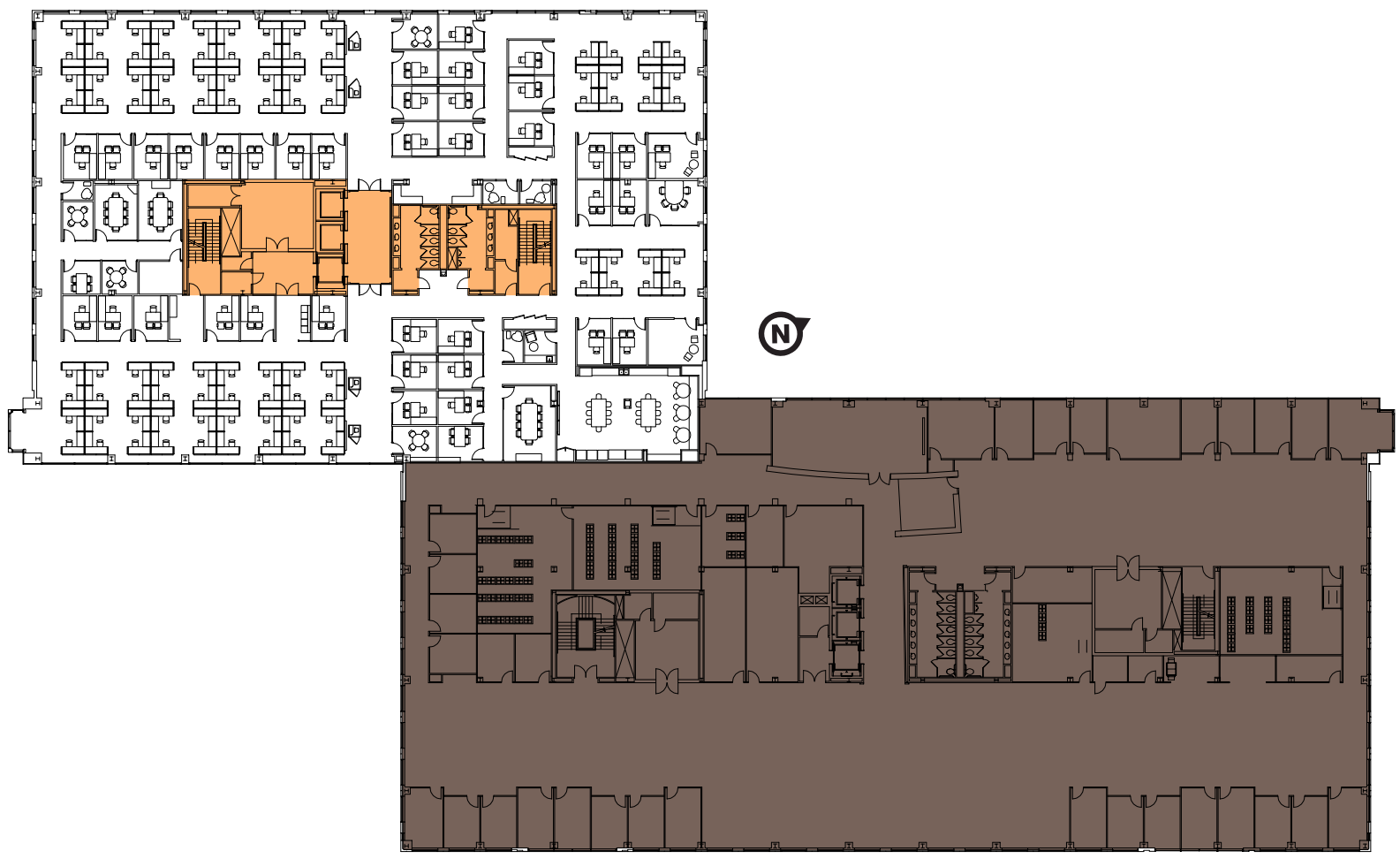


Occupied

Not to scale

All SF are approximate and subject to further verification.

FLOOR 4 - 23,021 SF

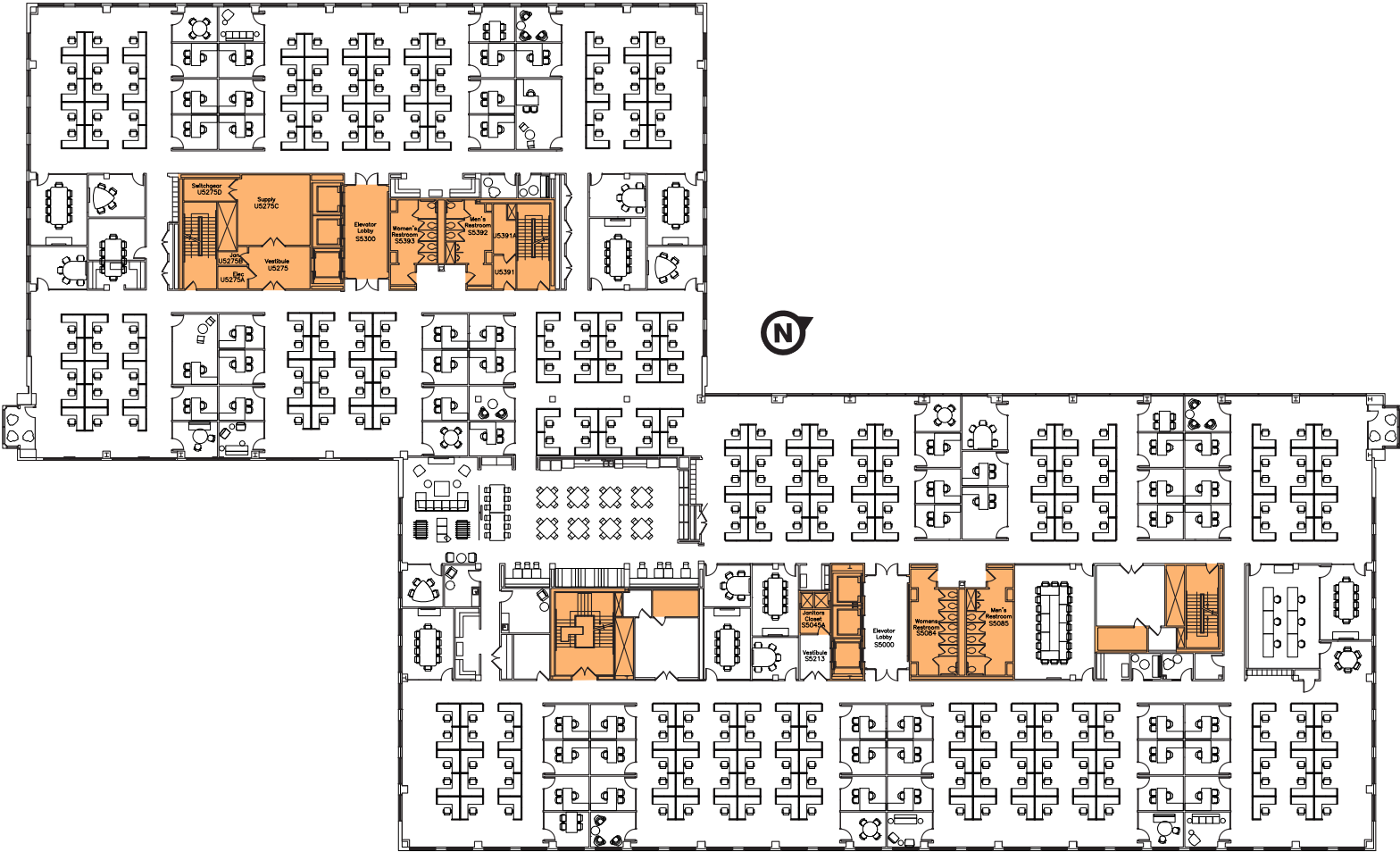


Not to scale




Occupied

FLOOR 5 - 50,624 SF

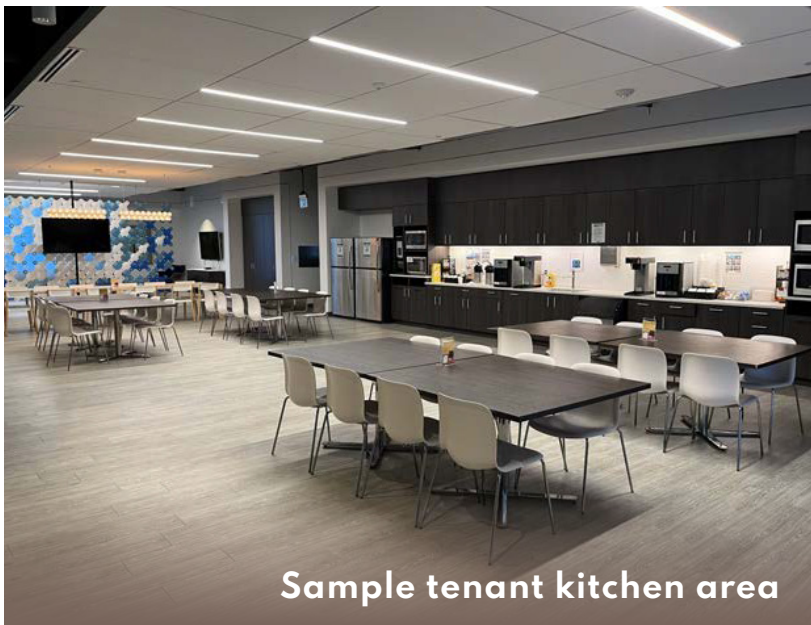



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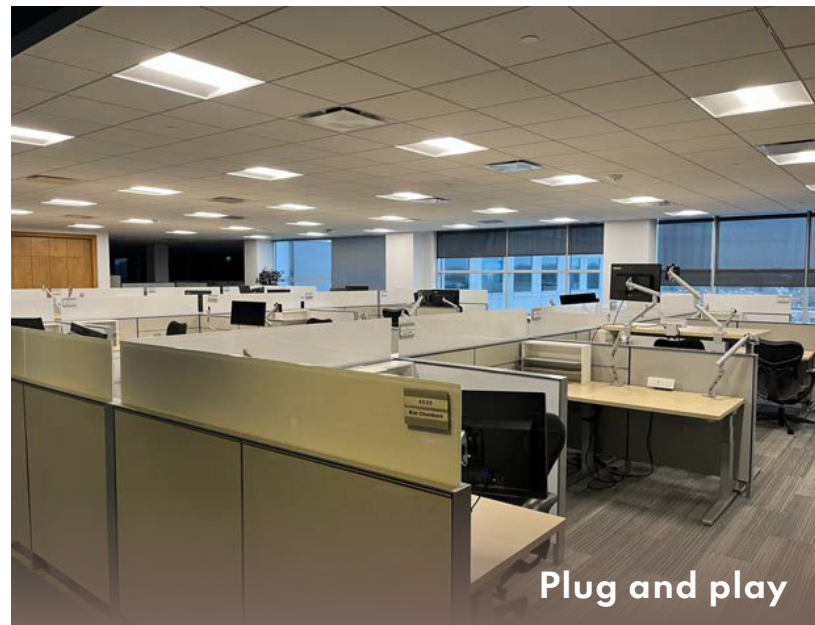
 Building core

All SF are approximate and subject to further verification.

INTERIOR PHOTOS



Sample tenant kitchen area



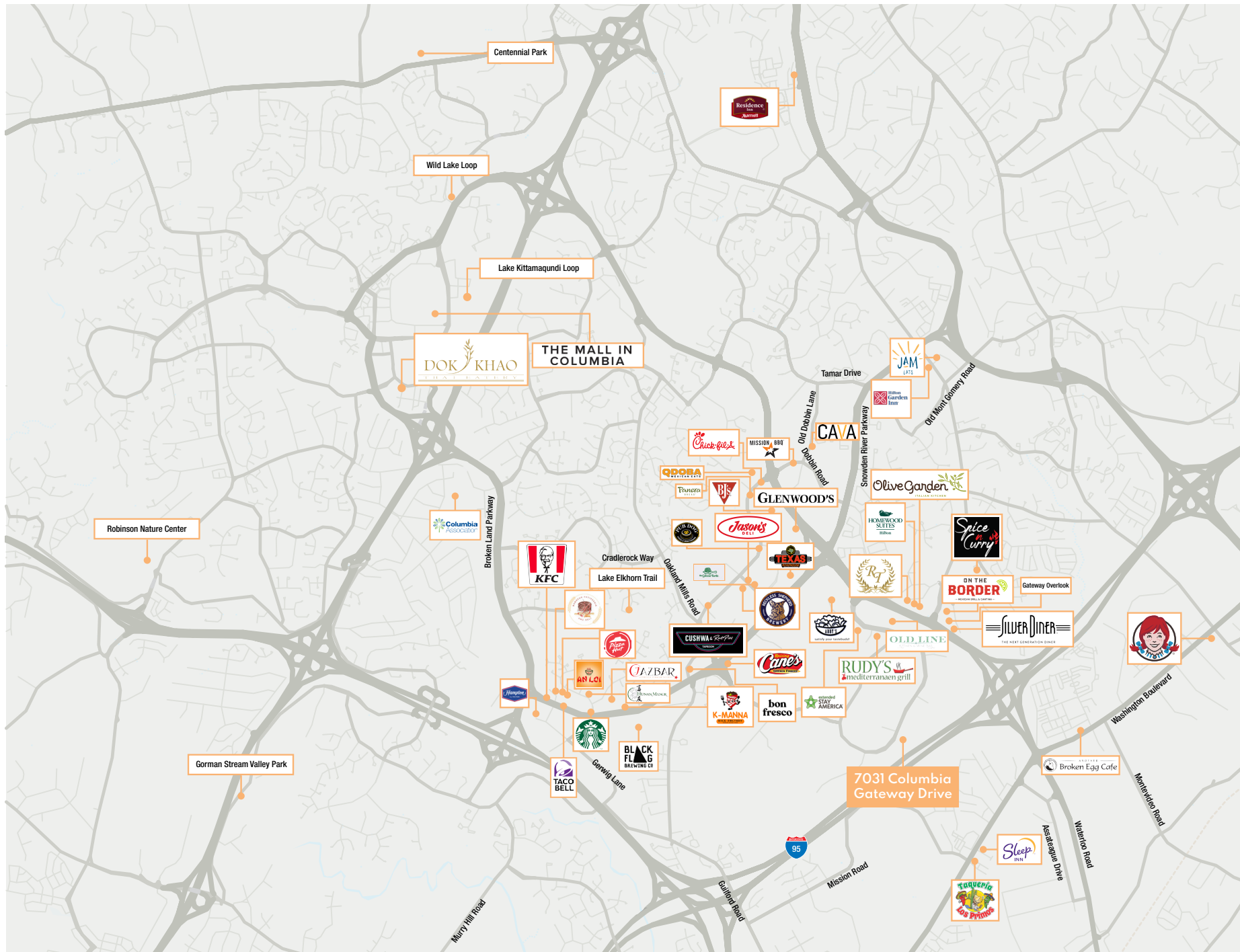
Plug and play



Cafe



Collaborative space



All SF are approximate and subject to further verification.



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