



CIRQL

**7134 + 7142
COLUMBIA
GATEWAY DRIVE**

Columbia, Maryland



SMALL SPACES FOR BIG IDEAS

Seamlessly supporting growing businesses and satellite teams, CIRQL offices feature efficient layouts averaging 2,000 SF, complemented by spacious, highly-designed common areas and top-line technology.

COLUMBIA GATEWAY: STRATEGIC LOCATION

Situated Between Baltimore + Washington, DC
Directly Adjacent to I-95 // 7 Miles to Fort Meade

Annapolis
25 minutes

Bethesda
30 minutes

BWI Airport
12 minutes

College Park
25 minutes

Downtown
Columbia
10 minutes

Fort Meade
15 minutes

Frederick
45 minutes

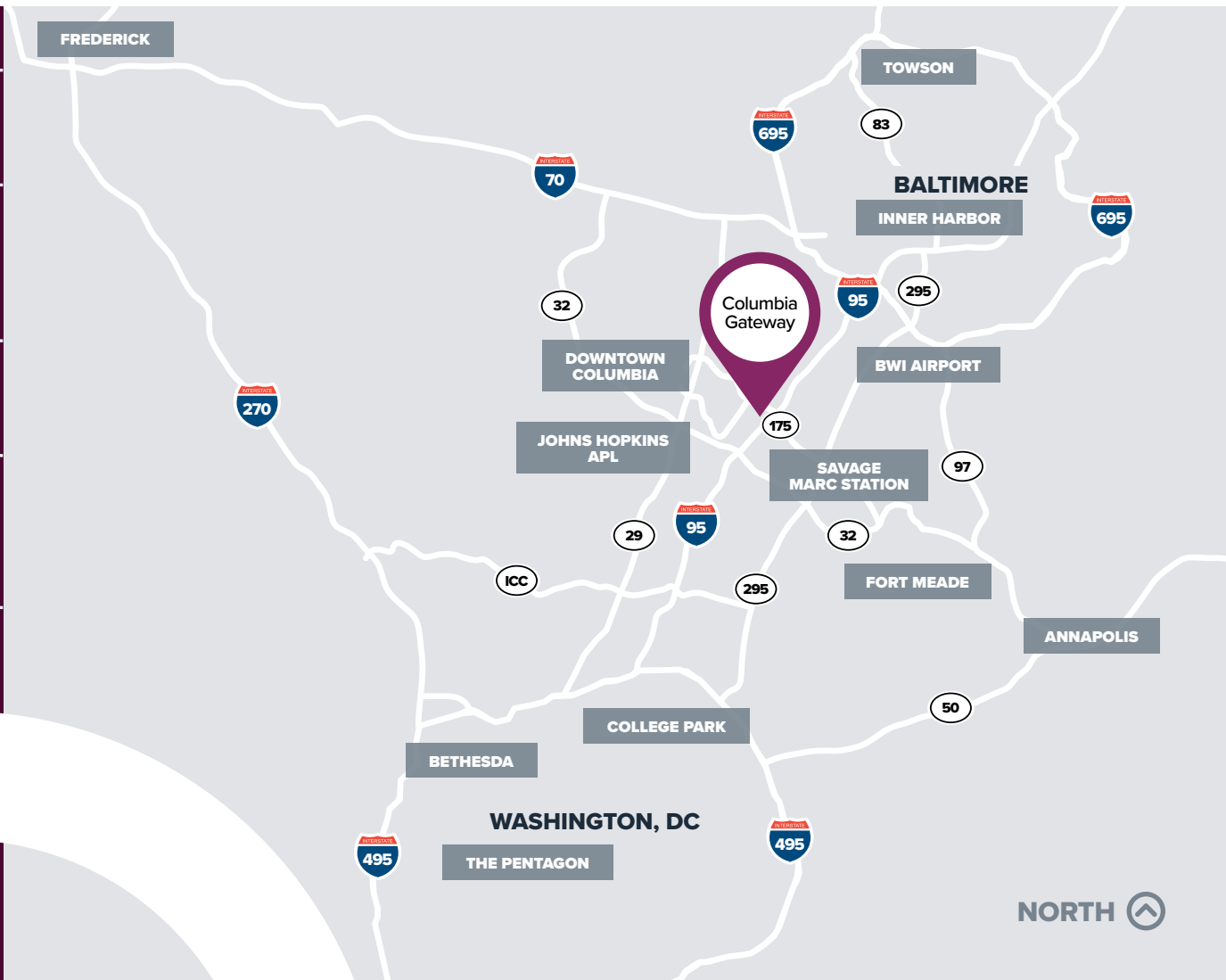
Inner Harbor
16 minutes

Johns Hopkins
APL
12 minutes

The Pentagon
40 minutes

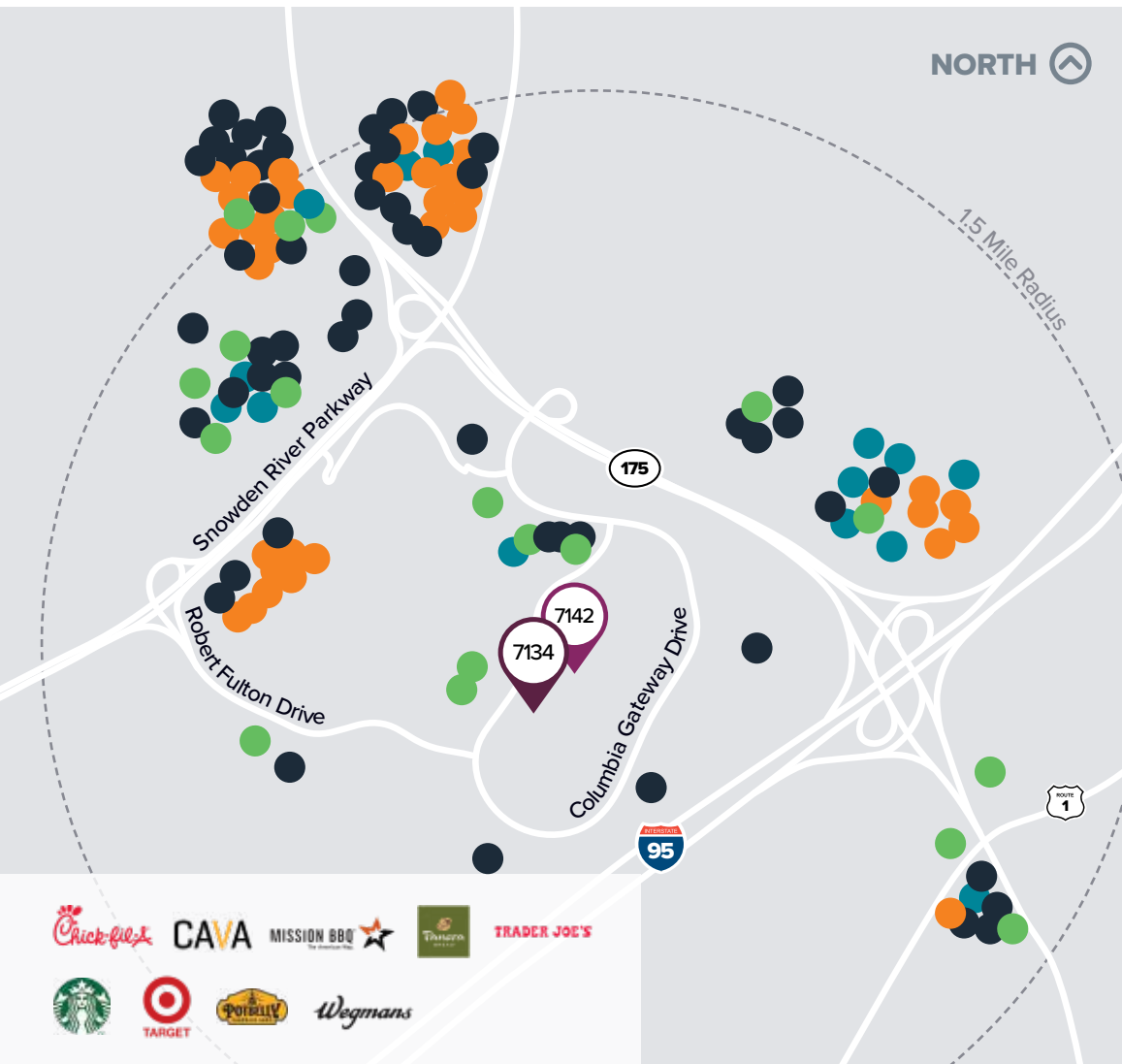
Savage
MARC Station
10 minutes

Towson
35 minutes



SURROUNDING AMENITIES

70 Restaurants // 7 Hotels // 1.5 Mile Radius



Restaurants / Fast Casual

Abby's Gourmet Deli
The Ale House
BGR The Burger Joint
Bibi Cafeteria
BJ's Restaurant & Brewhouse
Bob Evans
Bon Fresco
Buffalo Wild Wings
BurgerFi
California Tortilla
CAVA
Chick-Fil-A
Chipotle
Cinco de Mayo
Columbia Ale House
Dunkin'
Famous Dave's
First Watch Café
Five Guys
Frisco Tap House
Glenwood's
The Greene Turtle
IHOP
Jae's Deli
Jerry's Subs & Pizza
Jersey Mike's
Jimmy John's
La Madeleine Bakery & Café
Ledo Pizza
Long Horn Steakhouse
Maiwand Kabob
Mango Grove
McDonald's
Mission BBQ
Noodles & Co.
Nottingham's Tavern
Olive Garden
Oracle Café
Panda Express
Panera Bread
Potbelly Sandwich
Puregreen Juice Bar
Qdoba
Quickway Hibachi
Red Lobster
Red Robin
Rise Biscuits & Chicken
Roggenart Bakery
Rudy's Mediterranean Grill

Silver Diner
Smoothie King
Starbucks
Subway
Sushi King
Texas Roadhouse
THB Bagerly + Deli
TGI Fridays
Wendys

Grocery + Banks

ALDI
Bank of America
BJ's Wholesale
Capital Bank
Capital One Bank
Chase Bank
Costco
MOM's Organic Market
M&T Bank
PNC Bank
Trader Joe's
Wegmans
Wells Fargo Bank

Shopping

Advance Auto Parts
Ashley Furniture
AT&T
Auto Zone
Best Buy
Big Lots
Bob's Discount Furniture
Carter's
Destination XL
DICK's Sporting Goods
DSW
Ethan Allen
Game Stop
Golf Galaxy
Haverty's
Hobby Lobby
Home Depot
HomeGoods
J. Crew Factory
Jos. A. Bank
Lane Bryant
Lowe's Home Improvement

80+
All Within
1.5 Mile
Radius

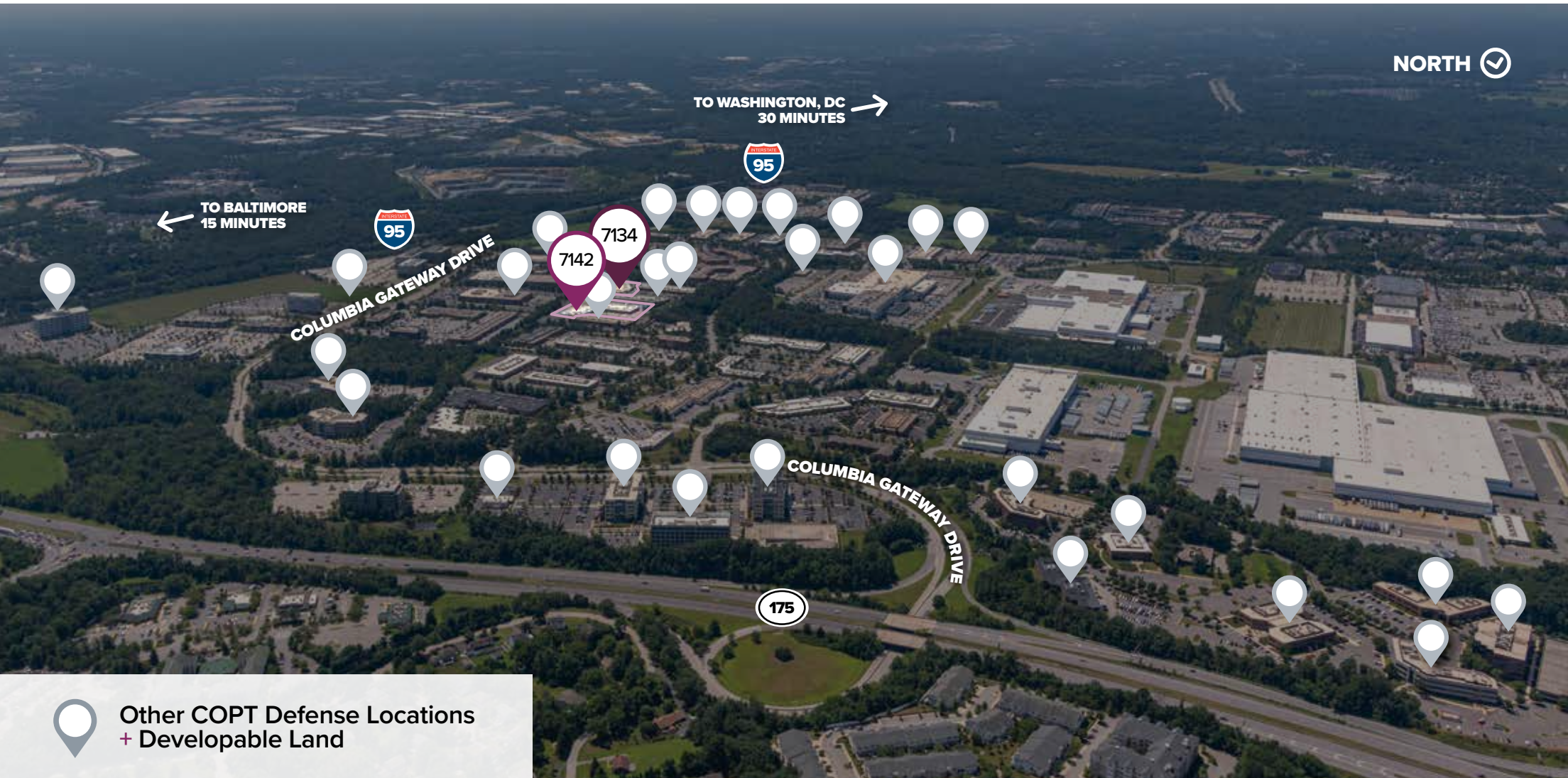
Marshalls
Michaels
Nordstrom Rack
Old Navy
Ollie's Bargain Outlet
PETCO
PetSmart
REI
Road Runner Sports
Ross Dress for Less
Sally Beauty
Staples
Target
The Vitamin Shoppe
Ulta
Verizon
Walmart

Other

Backstage Dance Studio
Comfort Inn & Suites
Enterprise
Extended Stay America
Fedex Office
Hand & Stone Massage
and Facial Spa
Holiday Inn
Homewood Suites
Jiffy Lube
KinderCare
Krav Maga
Life Time Fitness
Maryland MVA Express
Massage Envy
Movement
MyEyeDr
My Gym
Orangetheory Fitness
Planet Fitness
Phoenix Theaters
Sofive
Stumpy's Hatchet House
Top Tier Fitness Center
United Way Family Center
Xfinity

COLUMBIA GATEWAY AERIAL VIEW

2.5M SF // 30 Buildings // 2 Development Sites (290,000+ SF)



NORTH



Other COPT Defense Locations
+ Developable Land

CIRQL NEIGHBORHOOD

7134 + 7142 Columbia Gateway Drive



NORTH 



WELL-ROUNDED WORKSPACE

Stay ahead of the curve at CIRQL—vibrant, modern office space that balances functional footprints with expansive amenities and premier programming.



Functional Footprints
(from 1,500–4,000 SF)



Flexible Leases
(two year average term)



Bike Share Program



Shared Kitchen



Contemporary Lounges



Dog-Friendly



Conference Space



Nitro Brew Coffee, Kombucha + Hibiscus Tea on Tap

EXPERIENCE DRIVEN WORKPLACE

Uniquely designed to provide a vibrant workplace experience, a variety of communal work and social spaces create the ultimate destination to get the job done.



fit

Go for a spin with our complimentary bike share program.



fuel

Fuel up with nitro brew coffee, kombucha + hibiscus tea in the communal kitchen.



work

Meet with ease in a cutting-edge conference room.

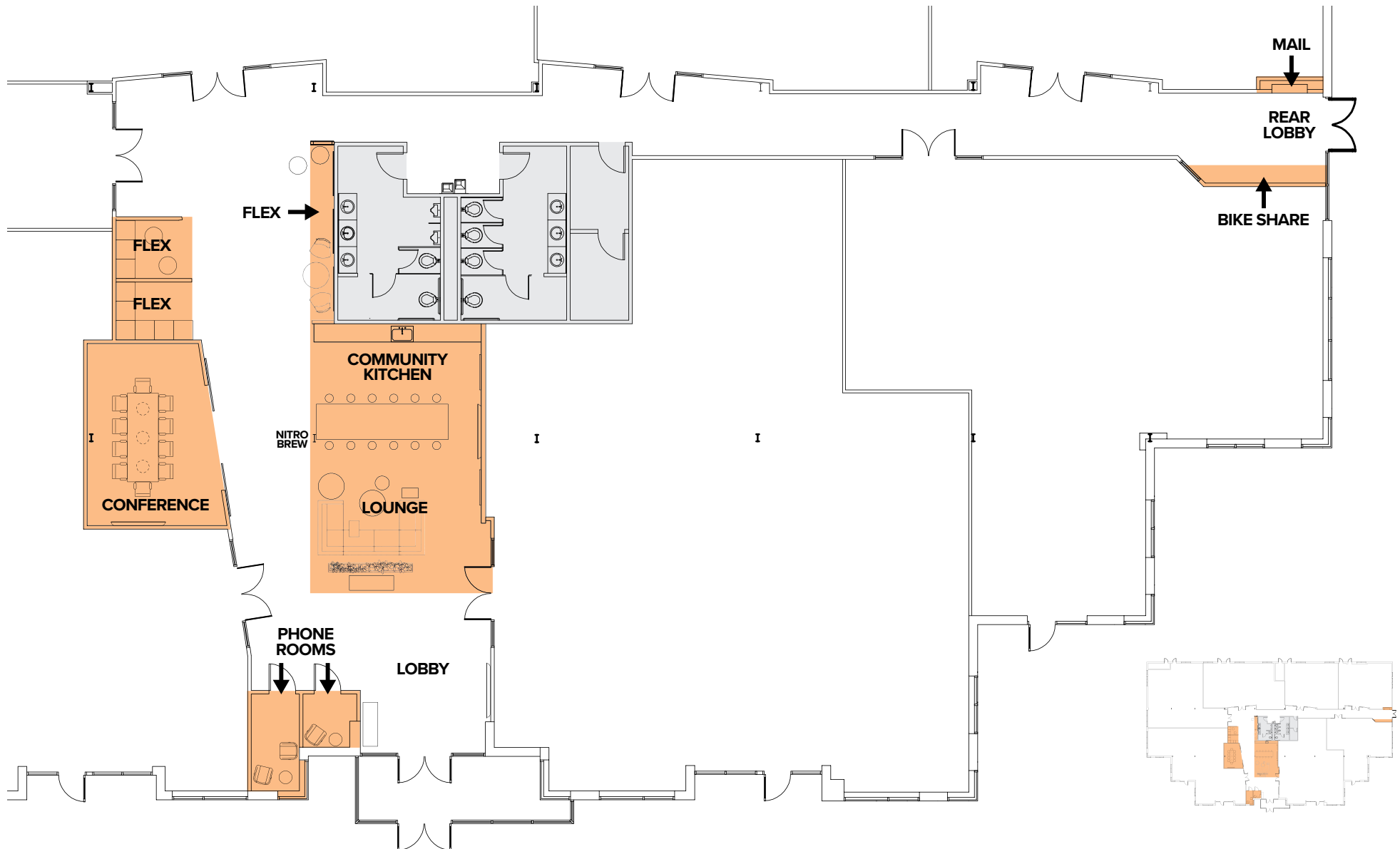


connect

Unwind in our social lounge—perfect for impromptu or casual meetings.

7134 COLUMBIA GATEWAY DRIVE

Amenity Plan



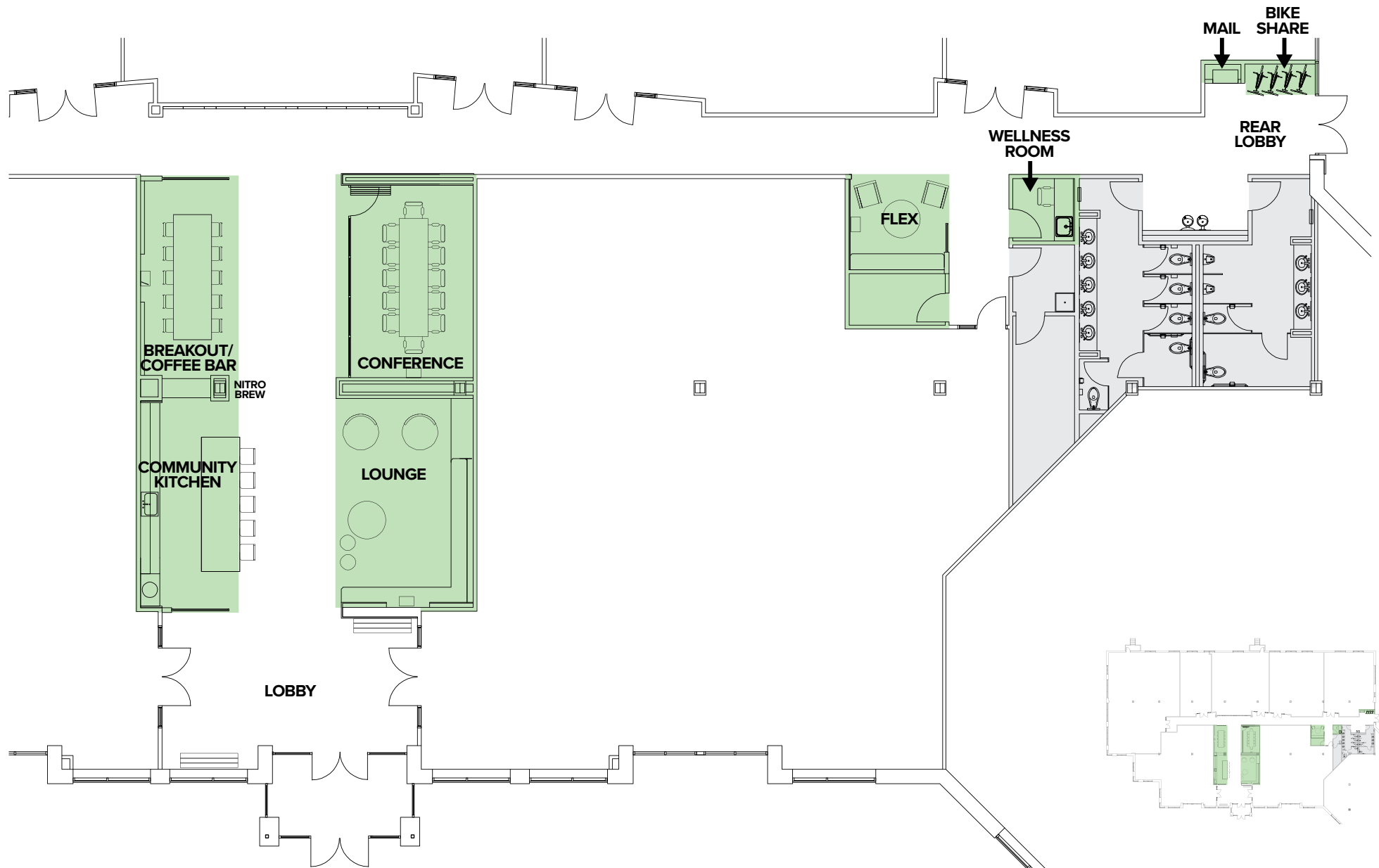
7134 COLUMBIA GATEWAY DRIVE

Lounges // Community Kitchen // Conference Room // Work/Breakout Spaces



7142 COLUMBIA GATEWAY DRIVE

Amenity Plan



7142 COLUMBIA GATEWAY DRIVE

Lounges // Community Kitchen // Conference Room // Work Spaces





CIRQL

LEASING

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