

6940 + 6950
Columbia Gateway Drive
Columbia, Maryland

SOUNDTRACK



Connect to a New Rhythm

Welcome to Soundtrack—
A dynamic venue for companies
who desire a different #worklifestyle

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

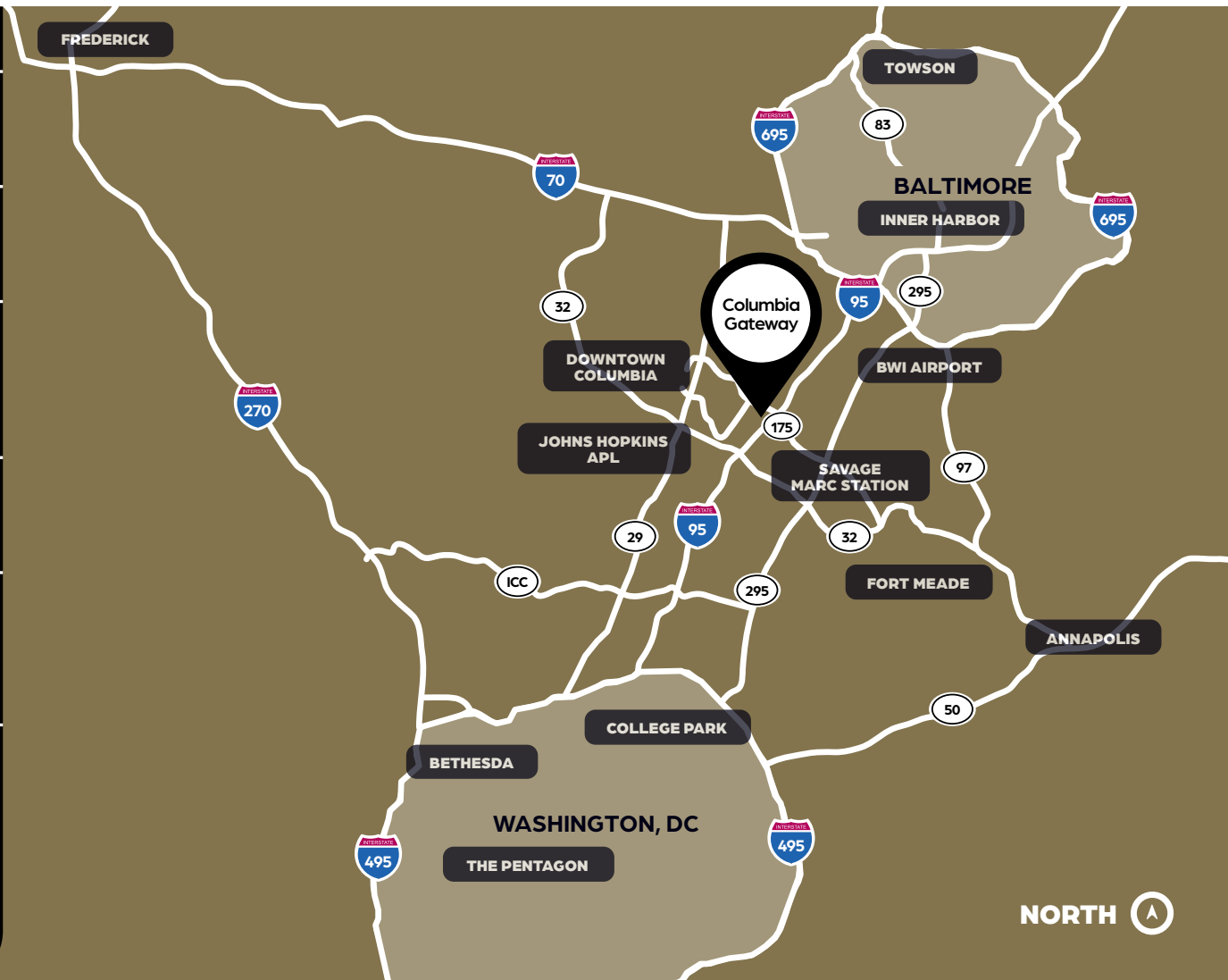
Inner Harbor
16 minutes

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

80+
All Within
1.5 Mile
Radius



Restaurants / Fast Casual

Abby's Gourmet Deli
BGR The Burger Joint
Bibi Cafeteria
BJ's Restaurant & Brewhouse
Bob Evans
Bon Fresco
Buffalo Wild Wings
BurgerFi
Cafe Gateway
California Tortilla
CAVA
Chick-Fil-A
Chipotle
Cinco de Mayo
Columbia Ale House
Dave's Hot Chicken
Dunkin'
Famous Dave's
First Watch Café
Five Guys
Frisco Tap House
Glenwood's
Honeygrow
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
Old Line Kitchen & Wine Bar
Olive Garden
Oracle Café
Panda Express
Panera Bread
Potbelly Sandwich
Puregreen Juice Bar
Qdoba
Quickway Hibachi
Raising Cane's
Reckless Shepard Brewery
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
Fulton Bank
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
Homesense
J.Crew Factory
Jos. A. Bank
Lane Bryant
Lowe's Home Improvement
Marshalls

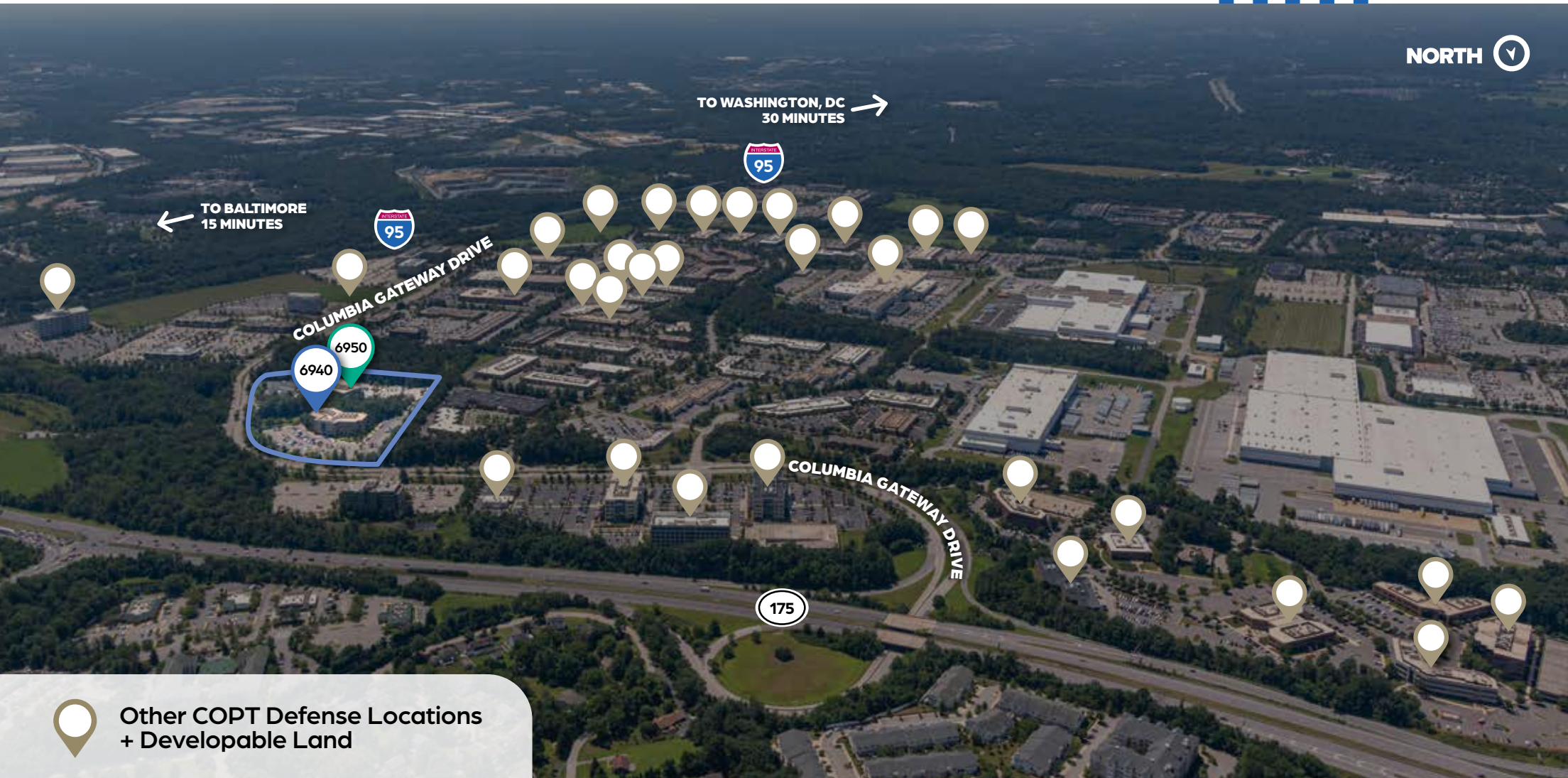
Michaels
Nordstrom Rack
Old Navy
Ollie's Bargain Outlet
Party City
PETCO
PetSmart
REI
Road Runner Sports
Ross Dress for Less
Sally Beauty
Staples
Target
The Vitamin Shoppe
Ulta
Verizon
Walmart

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
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)



Other COPT Defense Locations
+ Developable Land

Soundtrack Neighborhood

6940 + 6950 Columbia Gateway Drive



Soundtrack Amenities

6940 Columbia Gateway Drive



**On-Tap
Coffee**



**Golf
Simulator**



Lounge



**Community
Kitchen**



Billiards



**Outdoor
Patio**

6950 Columbia Gateway Drive



**On-Tap
Coffee**



**Fitness
Center**



**Spin
Studio**



Lounge



**Community
Kitchen**



**Scalable
Conference**



Shuffleboard



**Ping
Pong**



**Outdoor
Patio**



Beehive

Turn Up Your Weekday

Explore a serenade of diverse common spaces

+ neighborhood amenities to support the way you work best

Fit

In 'You' Time

Find your harmony with a state-of-the art performance fitness center and Peloton spin studio equipped with private showers, lockers and towel service.

Fuel

Your Day

Start your morning with nitro cold brew and grab lunch from a featured weekly food truck or order from Sweetgreen.

Work

To The Beat

Adapt with scalable conference rooms built for video conferencing and in-person collaboration.

Connect

To A New Rhythm

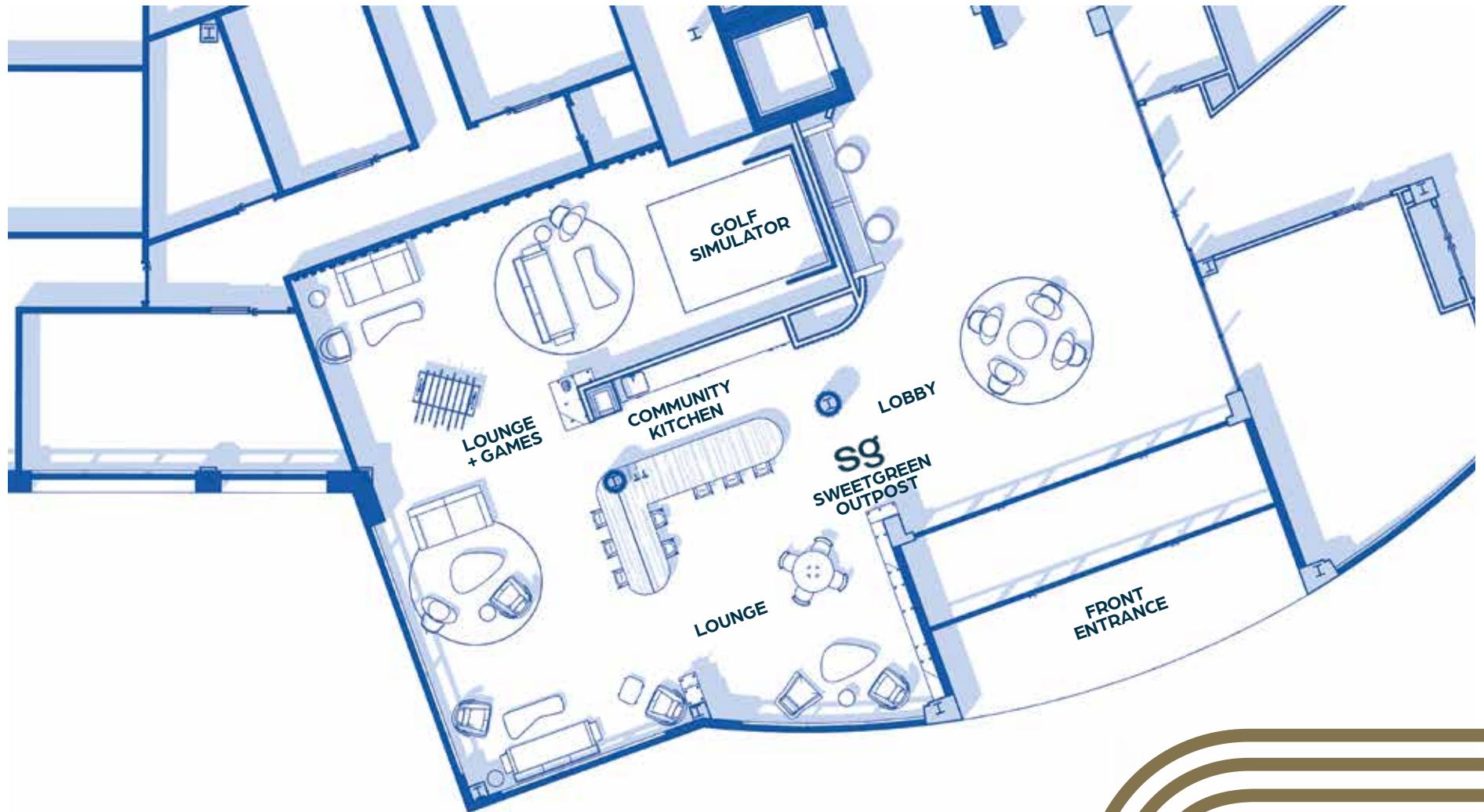
Split up your workday flow with a few holes at the golf simulator or a round of pool—giving you the break you needed.

Boogie Over to Cassette

6940 Columbia Gateway Drive

Cassette: Amenity Plan

6940 Columbia Gateway Drive



Cassette: Community Kitchen

6940 Columbia Gateway Drive



Cassette: Lounge + Community Kitchen

6940 Columbia Gateway Drive



Cassette: Games + Lounge

6940 Columbia Gateway Drive



Cassette: Golf Simulator

6940 Columbia Gateway Drive



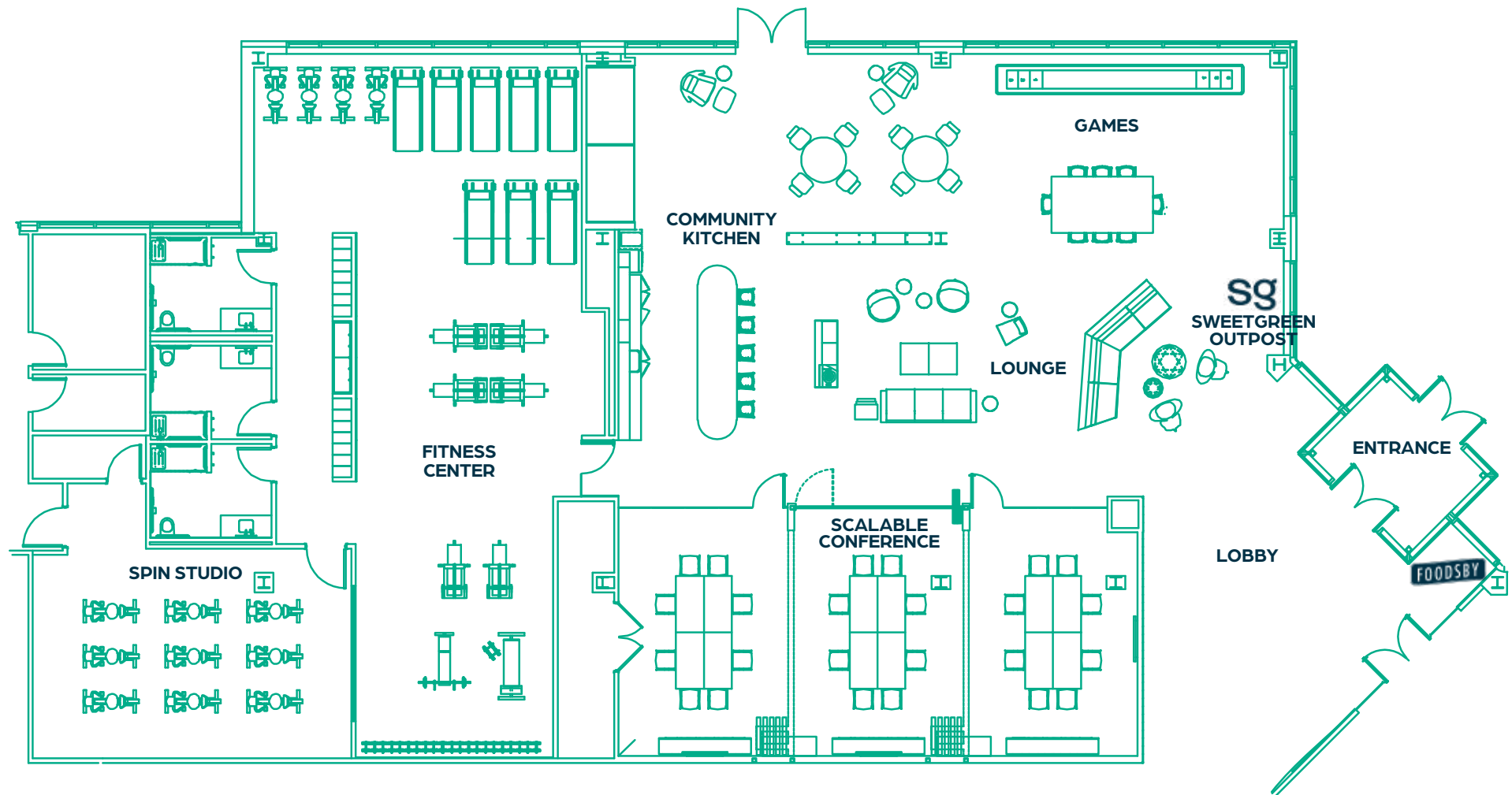
Swing on Into Record Room

6950 Columbia Gateway Drive



Record Room: Amenity Plan

6950 Columbia Gateway Drive



Record Room: Lounge + Community Kitchen

6950 Columbia Gateway Drive



Record Room: Scalable Conference Space

6950 Columbia Gateway Drive

1–3 Rooms,
50–Person
Capacity, Video
Conferencing



Record Room: Performance Fitness Center

6950 Columbia Gateway Drive

Peloton Spin
Studio, Private
Showers, Lockers
+ Towel Service



Leasing

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COPT DEFENSE
PROPERTIES

SOUNDTRACK