



**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

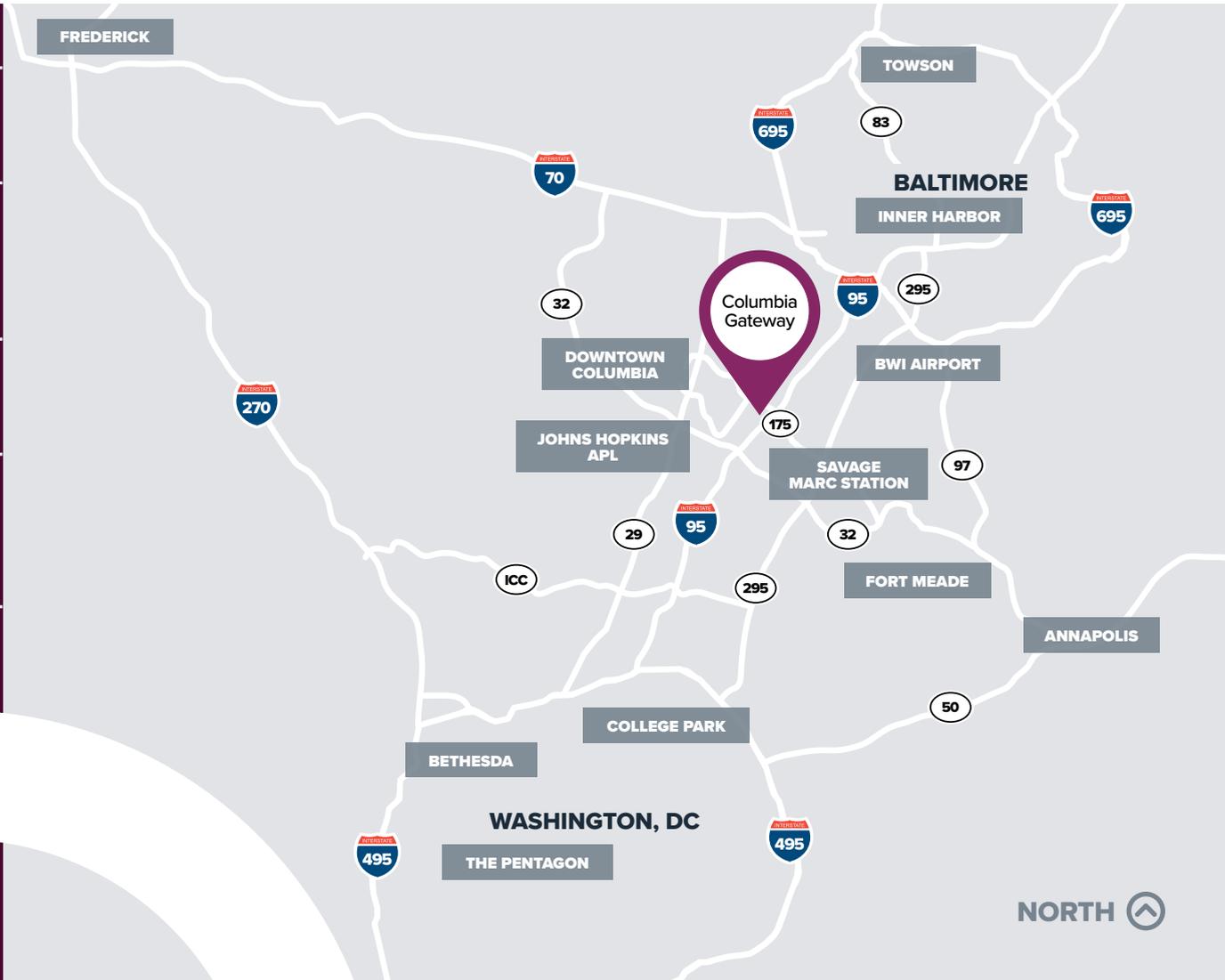
Inner Harbor
16 minutes

**Johns Hopkins
APL**
12 minutes

The Pentagon
40 minutes

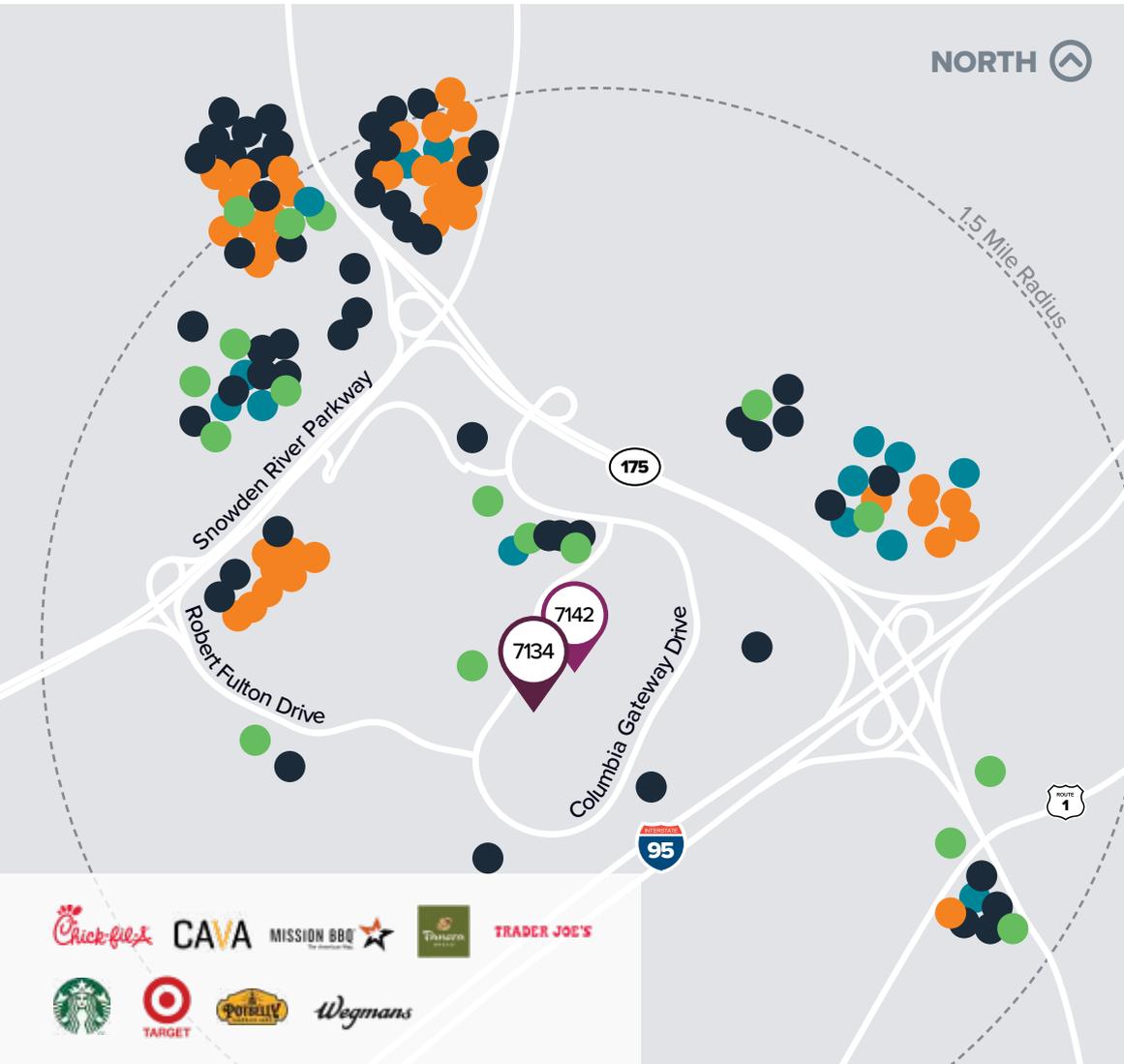
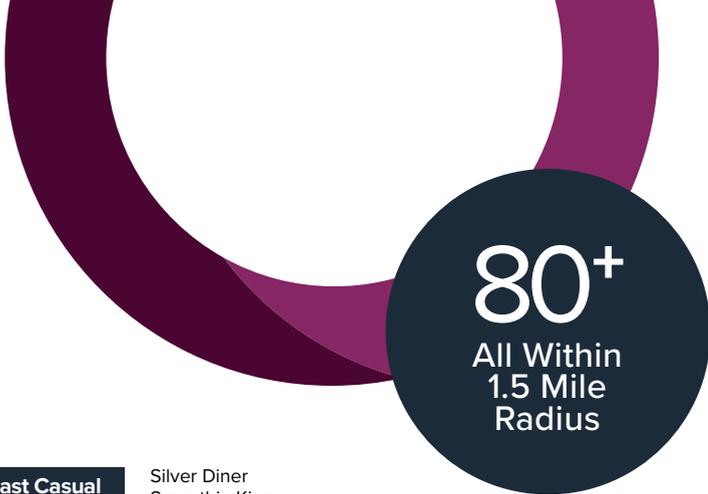
**Savage
MARC Station**
10 minutes

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
- Nalley Fresh
- 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
- Marshalls

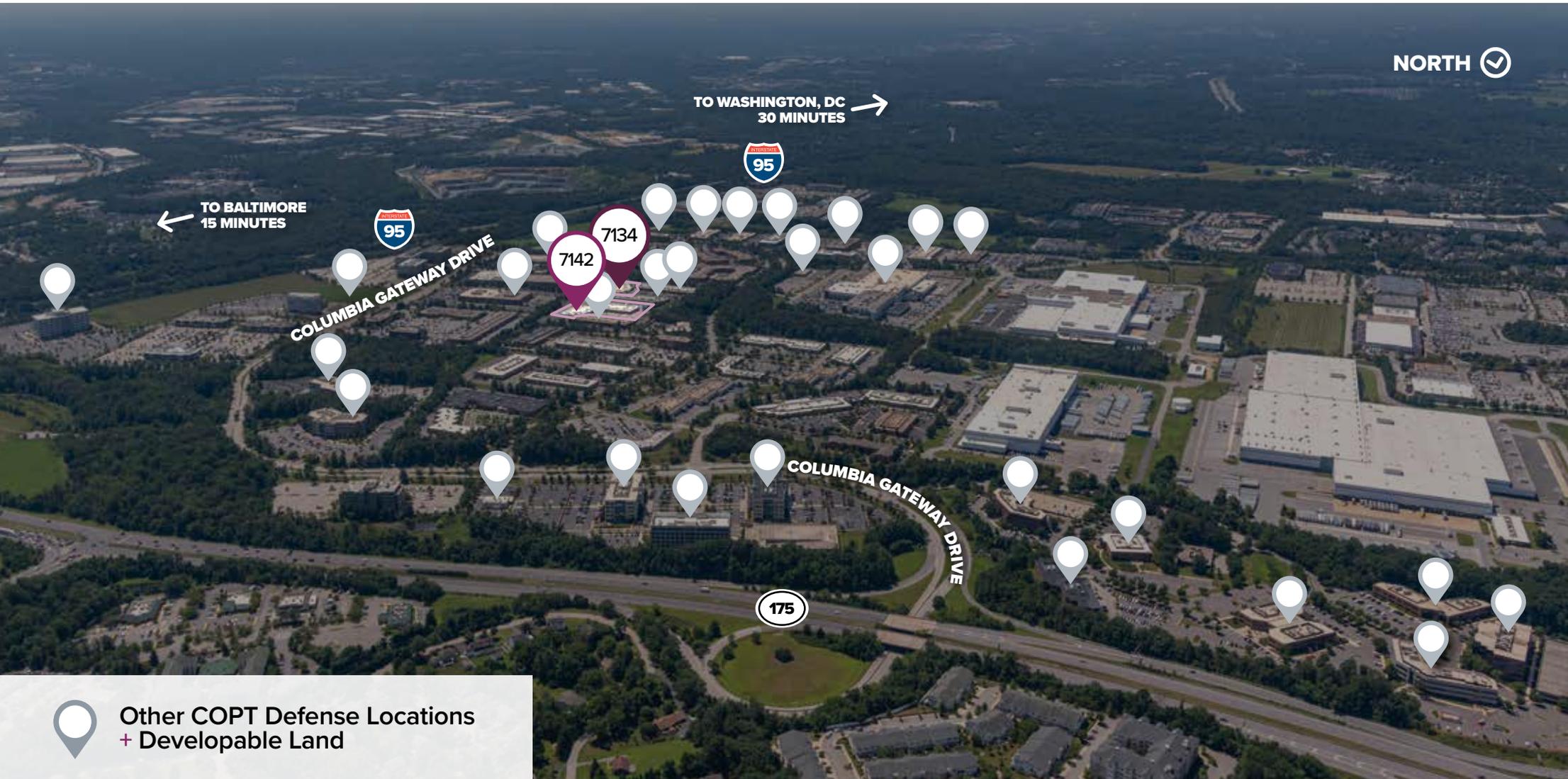
- Michaels
- Nordstrom Rack
- Old Navy
- Ollie's Bargain Outlet
- PETCO
- PetSmart
- REI
- Road Runner Sports
- Ross Dress for Less
- Sally Beauty
- Staples
- Target
- The Vitamin Shoppe
- Ulta
- Verizon
- Walmart

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
- Carter's
- 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)



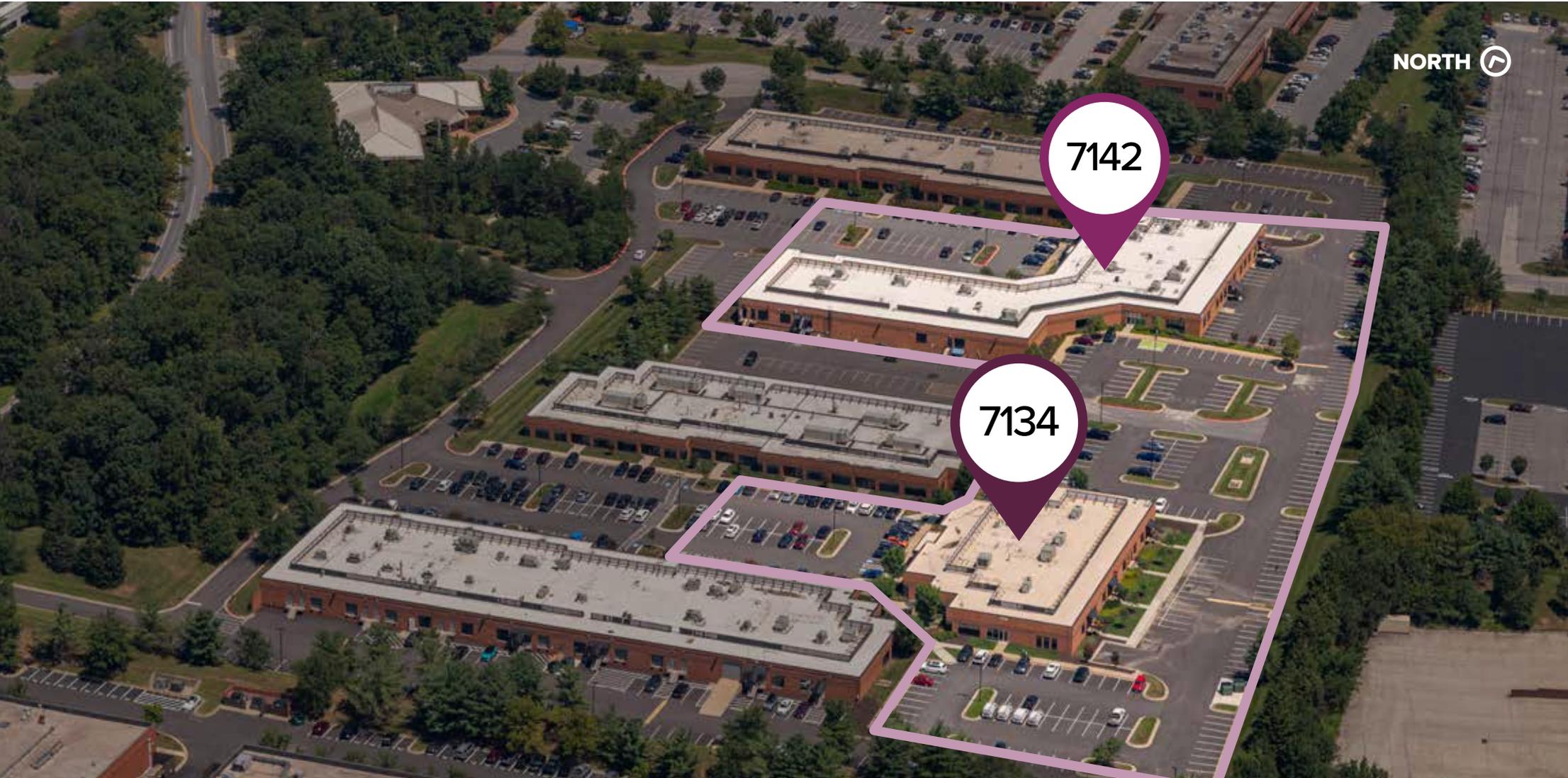
NORTH 



Other COPT Defense Locations
+ Developable Land

CIRQL NEIGHBORHOOD

7134 + 7142 Columbia Gateway Drive



NORTH 

7142

7134



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)



Shared Kitchen



Conference Space



Flexible Leases
(two year average term)



Contemporary Lounges



Nitro Brew Coffee, Kombucha + Hibiscus Tea on Tap



Bike Share Program



Dog-Friendly

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.

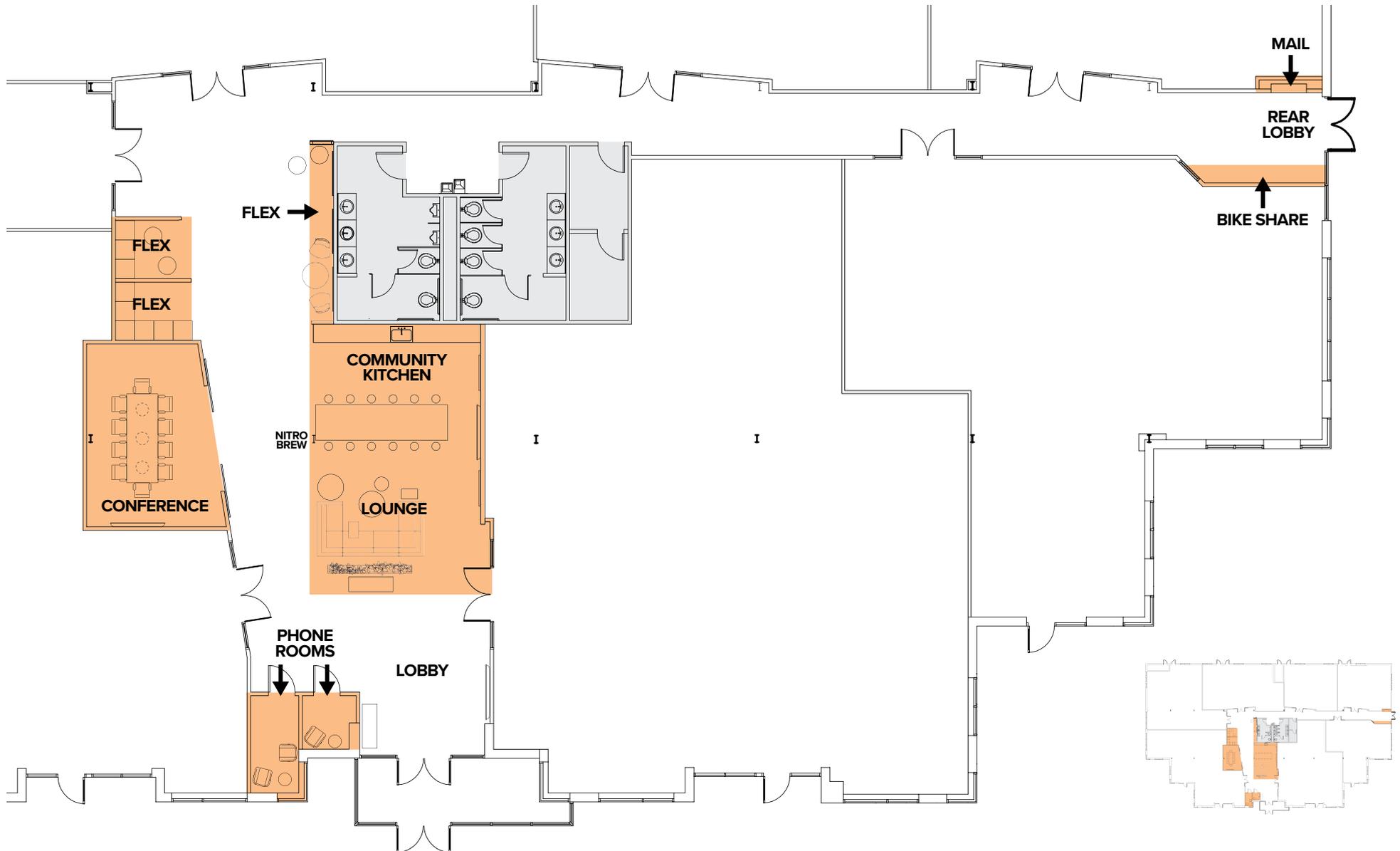


connect

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

7134 COLUMBIA GATEWAY DRIVE

Amenity Plan



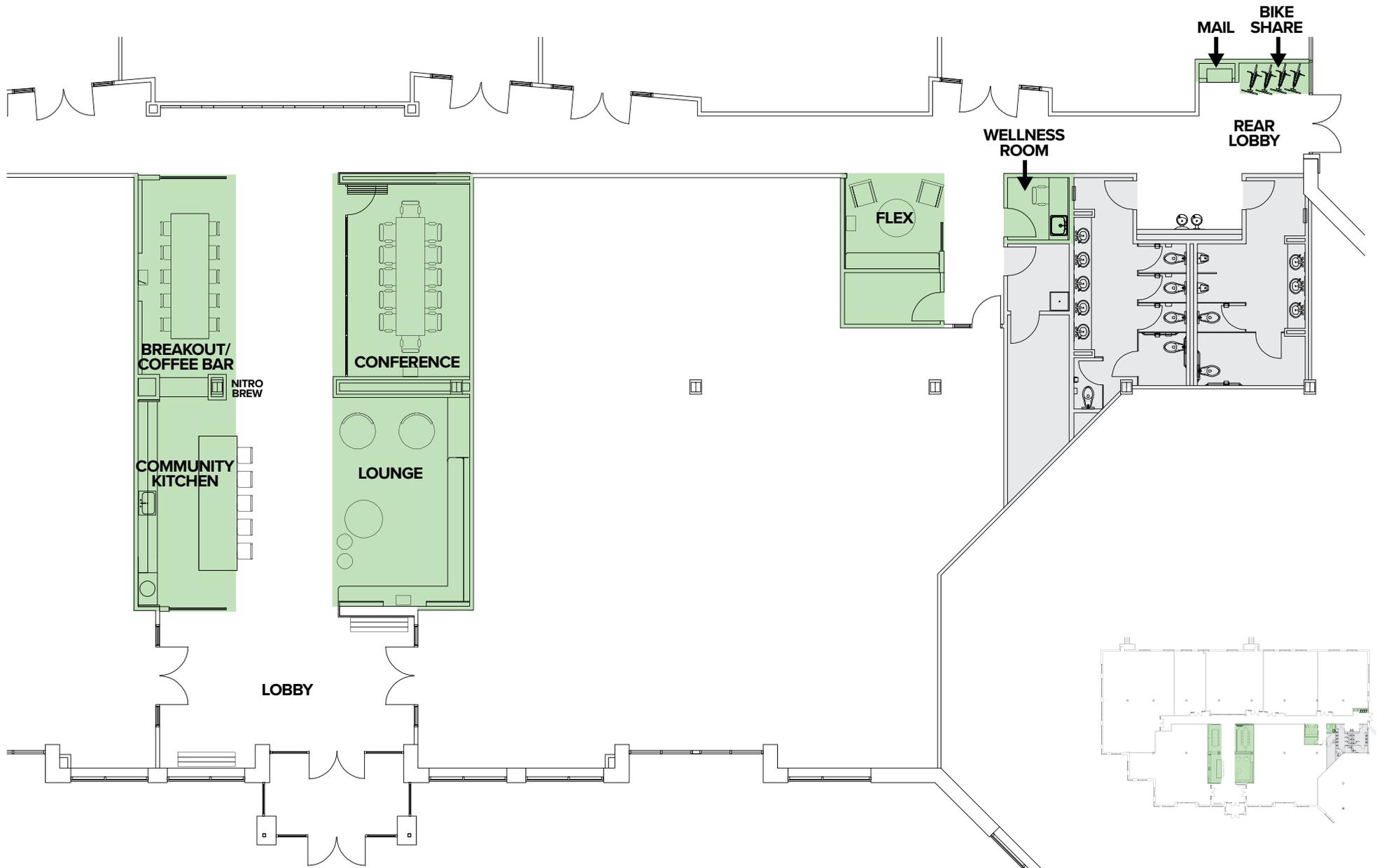
7134 COLUMBIA GATEWAY DRIVE

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





LEASING

Krysta Herring

443.285.5709

krysta.herring@copt.com

John Hermann

443.285.5711

john.hermann@copt.com

