

FRANKLIN

6841 Benjamin Franklin Drive
Columbia, Maryland





Workspace That Leads The Charge

PLUG INTO A COMMUNITY OF INNOVATORS AT FRANKLIN –

Flagship office space with I-95 visibility and proximity to Fort Meade. Chart a new path for growth in Columbia Gateway's tallest building, powered by an extensive network of premier amenities. Franklin is the ultimate foray into the workplace of the future.

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

BWI Airport
25 minutes

**Downtown
Columbia**
10 minutes

Fort Meade
10 minutes

Frederick
45 minutes

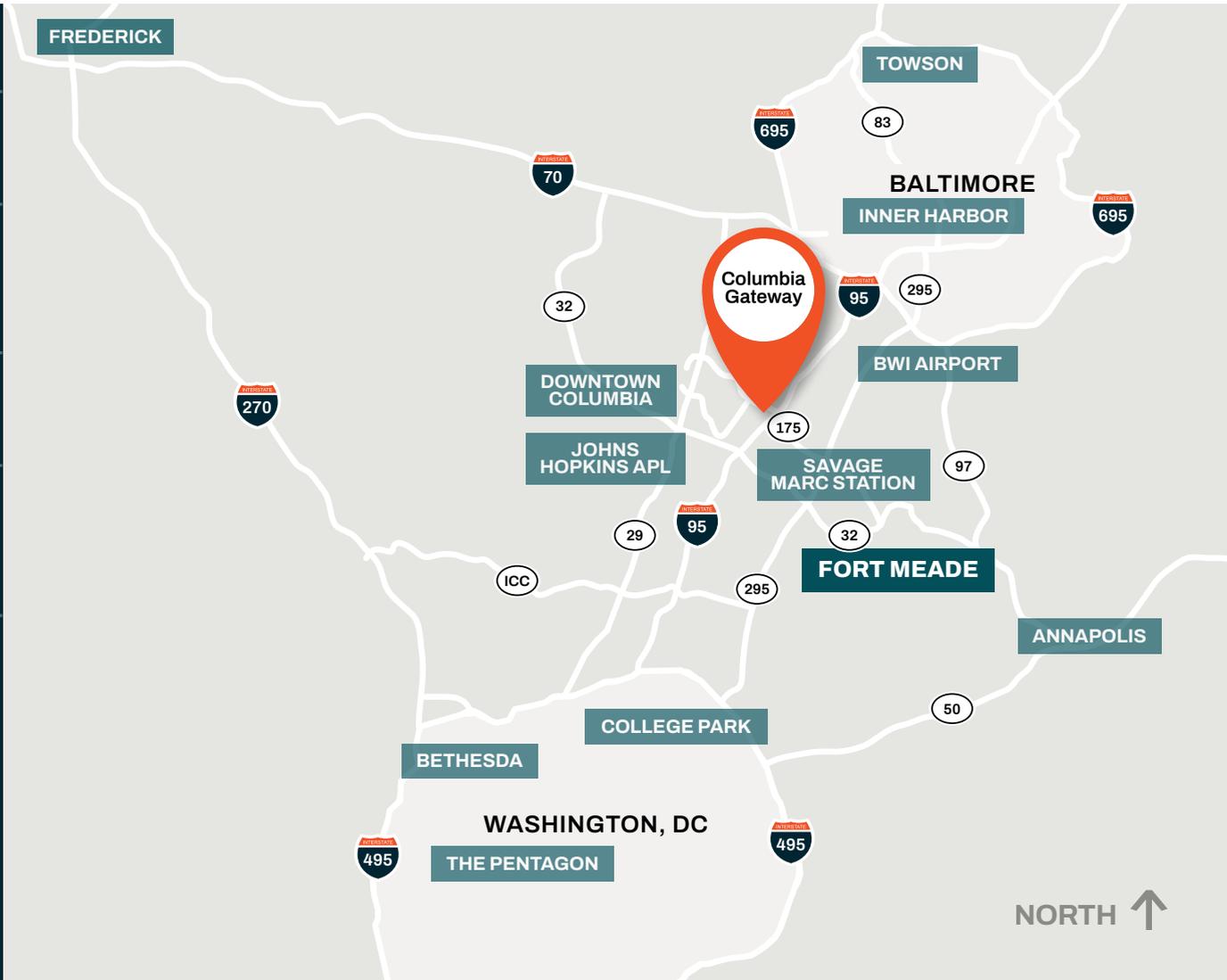
Inner Harbor
16 minutes

**Johns Hopkins
APL**
12 minutes

The Pentagon
40 minutes

**Savage
MARC Station**
10 minutes

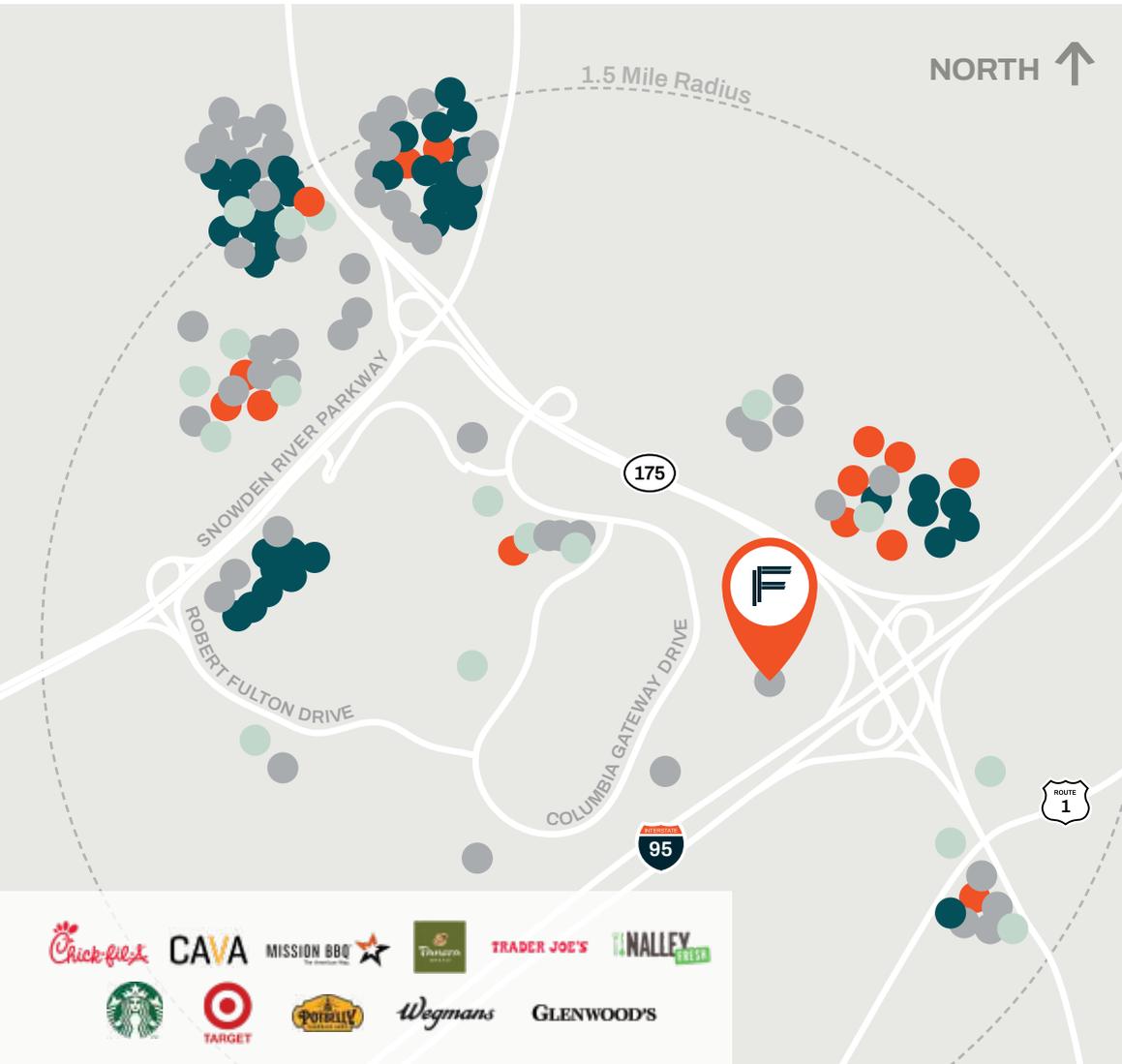
Towson
35 minutes



Surrounding Amenities

70 Restaurants | 7 Hotels | 1.5 Mile Radius

80+
All Within
1.5 Mile
Radius



RESTAURANTS / FAST CASUAL

- Abby's Gourmet Deli
- The Ale House
- 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 Bar & Restaurant
- 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
- Nalley Fresh
- Noodles & Co.
- Nottinghams Tavern
- Old Line Kitchen & Wine Bar
- Olive Garden
- Oracle Café
- Panda Express
- Panera Bread
- Potbelly Sandwich
- 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

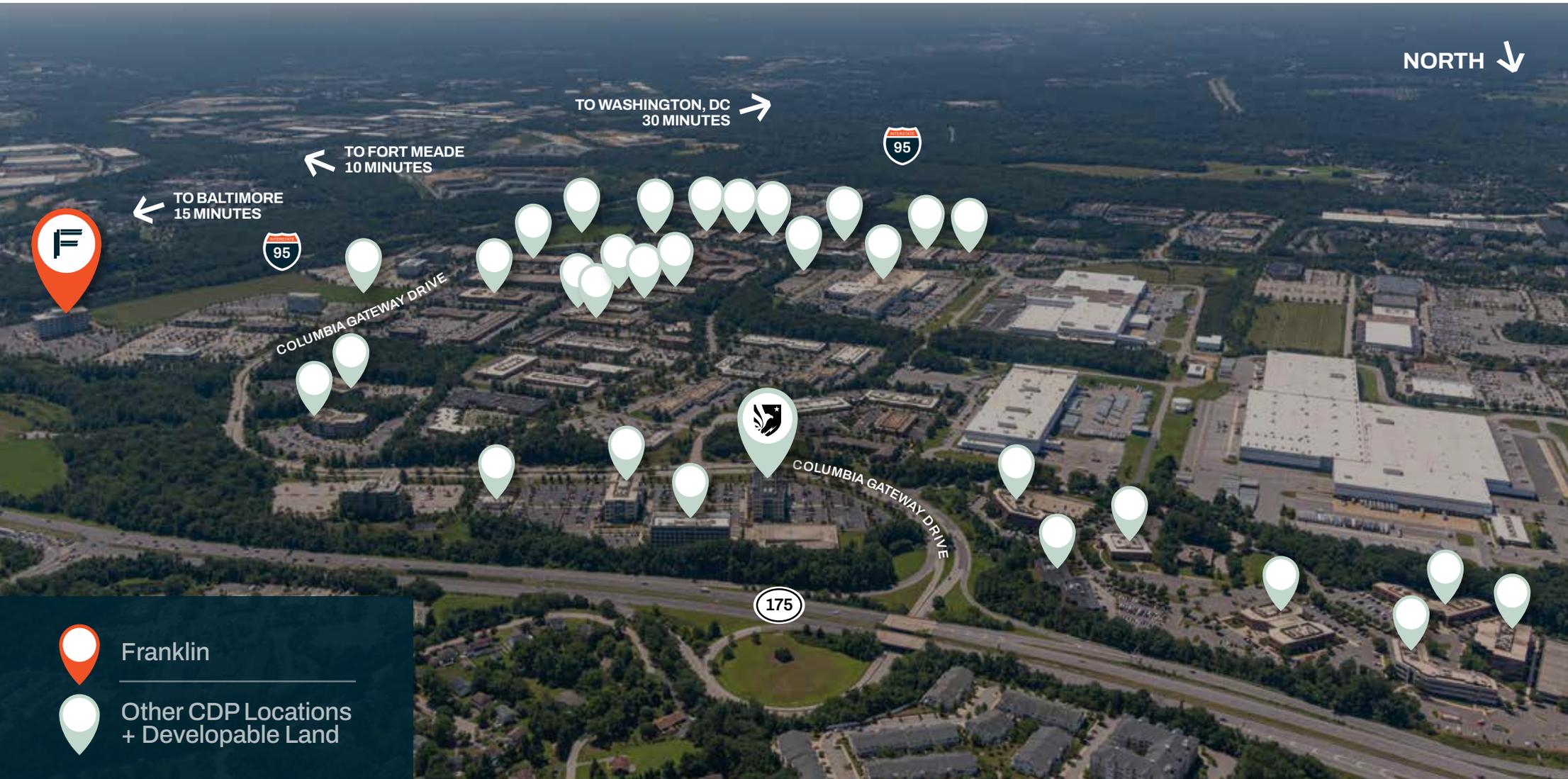
- Jos. A. Bank
- Lane Bryant
- Lowe's Home Improvement
- Marshalls
- Michaels
- Nordstrom Rack
- Old Navy
- Ollie's Bargain Outlet
- PETCO
- PetSmart
- REI
- Road Runner Sports
- Ross Dress for Less
- Sally Beauty
- Staples
- Target
- The Vitamin Shoppe
- Ulta
- Verizon
- Walmart

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
- Xfinity

Columbia Gateway Aerial View

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



NORTH ↓



← TO BALTIMORE
15 MINUTES



← TO FORT MEADE
10 MINUTES

TO WASHINGTON, DC
30 MINUTES →



COLUMBIA GATEWAY DRIVE



COLUMBIA GATEWAY DRIVE



Franklin



Other CDP Locations
+ Developable Land

Community Amenities



7 COMMUNITY LOUNGES

Enjoy wifi, games, on-tap coffee, social events and more.

4 CONFERENCE CENTERS

Flexible private conference rooms built for video conferencing and in-person collaboration.

5 FITNESS CENTERS

Spa-quality fitness centers featuring virtual workouts that fit into your schedule.

WAYLINE

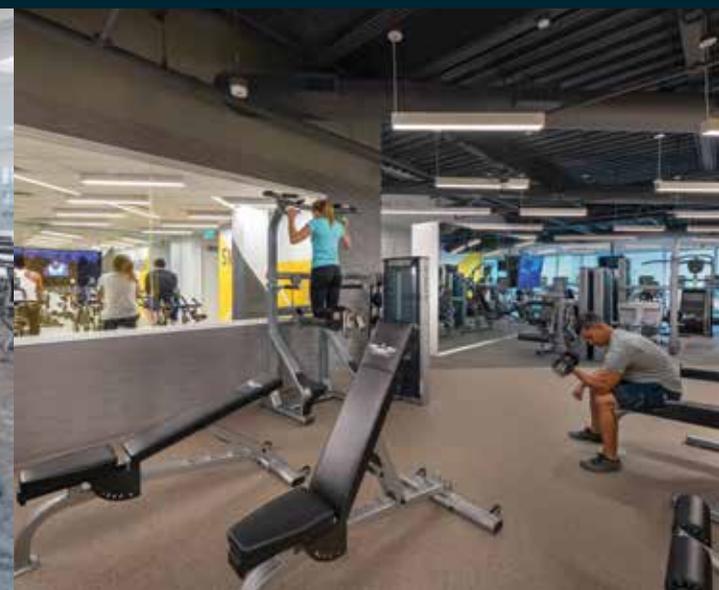
SOUNDTRACK

THE STADE

CIRQL

THE BELL

FRANKLIN



Amp Up The Workday

From a light-filled fitness center to outdoor seating with fire pits and onsite cafe, Franklin offers workspace keyed into your needs.

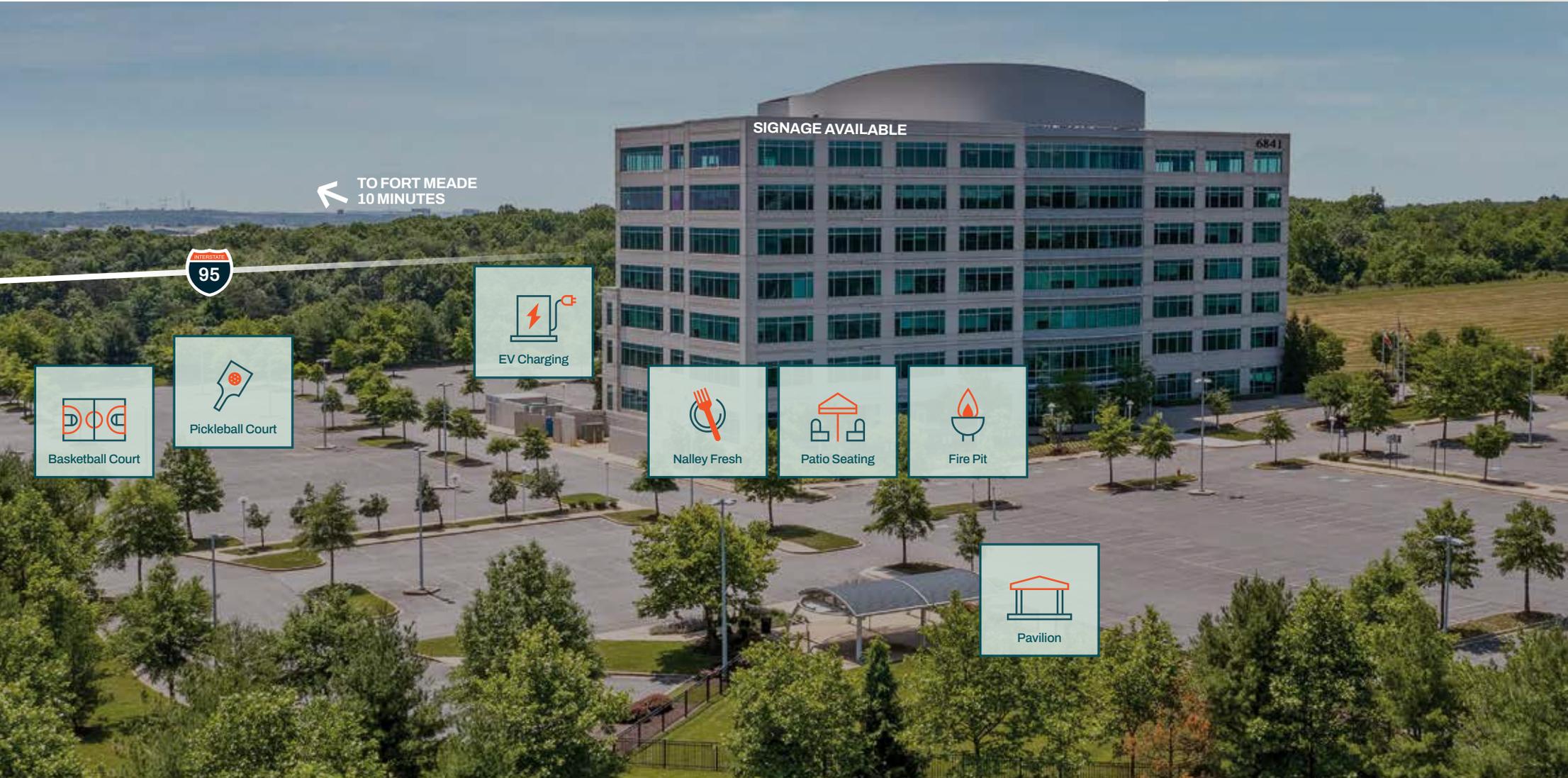


 Fitness Center	 Nalley Fresh	 Grab-&-Go Market	 On-Tap Coffee
 Plug-&-Play Seating	 Patio Seating	 Fire Pit	 Basketball Court
 Pickleball Court	 Pavilion	 EV Charging	

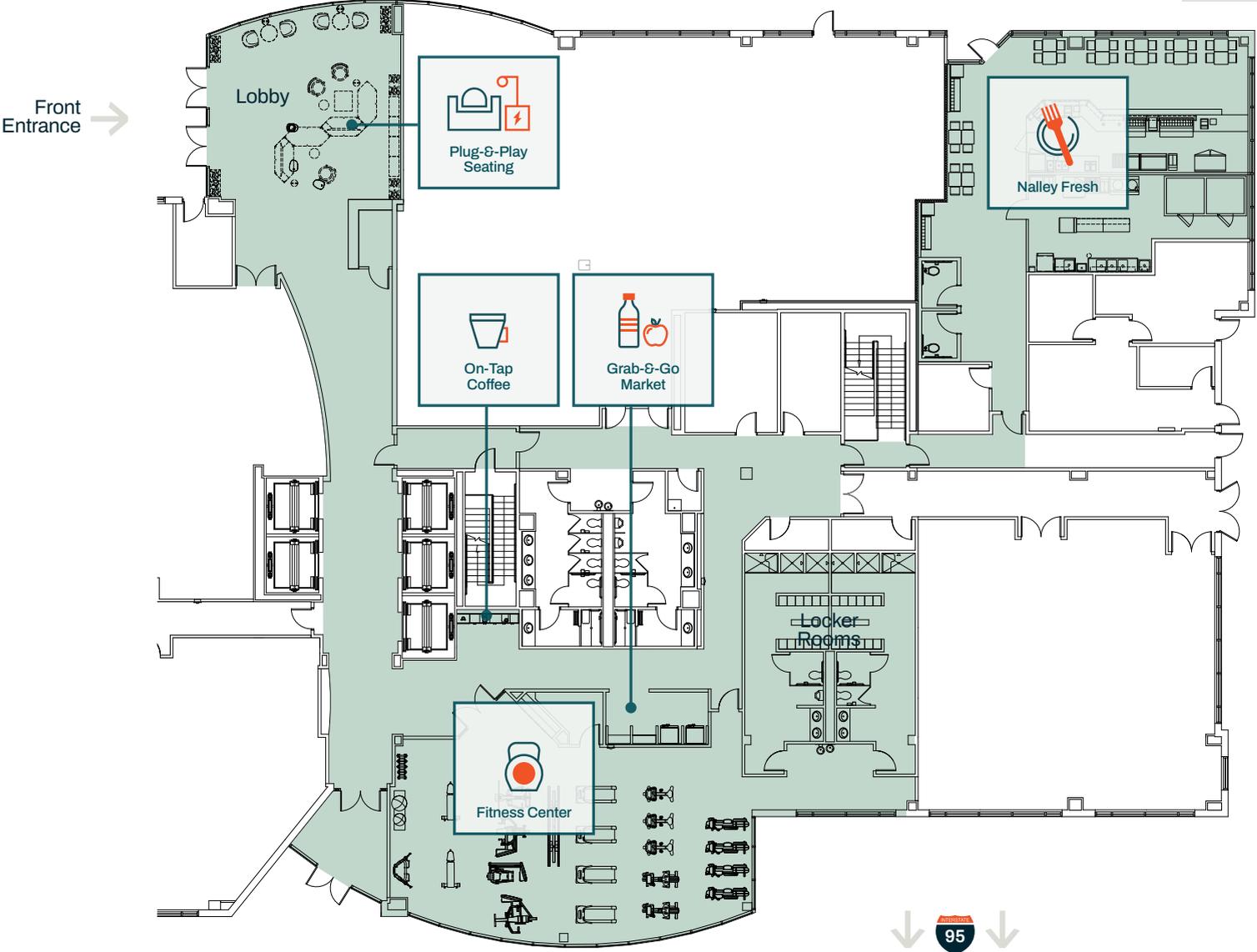


Franklin

200,603 SF | Class A Office



Amenity Plan



Leasing

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NEWMARK