



# COLUMBIA GATEWAY



# Howard County's Innovation District

As a central hub for business ideation, growth, and development, Columbia Gateway attracts an elite, diverse group of businesses ranging from defense and cybersecurity to life sciences, hospitality, and more.





# WHERE BUSINESSES GO TO GROW

## Welcome to Columbia Gateway

Columbia Gateway is Maryland's premiere business hub for big-picture thinking and dynamic growth. We offer a wide variety of customizable spaces across multiple, amenity-packed neighborhoods to best support your team.

From custom-built campuses to suites of all sizes, we've got the right space to help you create a place where your team can thrive.

*COPT Defense Properties (NYSE: CDP) ("COPT Defense") is a real estate investment trust (REIT) that owns, manages, leases, develops, and acquires mission critical properties. COPT Defense is the preeminent provider of real estate services to the U.S. Government and Defense/IT contractors, with buildings and developable land adjacent/proximate to hi-tech and cybersecurity-oriented USG defense installations executing priority missions. For more information, please visit [copt.com](http://copt.com).*

# A CAN'T BEAT LOCATION

Enjoy close proximity to 10+ major markets—  
Centrally located between Baltimore and Washington, DC,  
and minutes from I-95 and Fort Meade

Annapolis

25 minutes

Bethesda

30 minutes

BWI Airport

12 minutes

College Park

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

FREDERICK





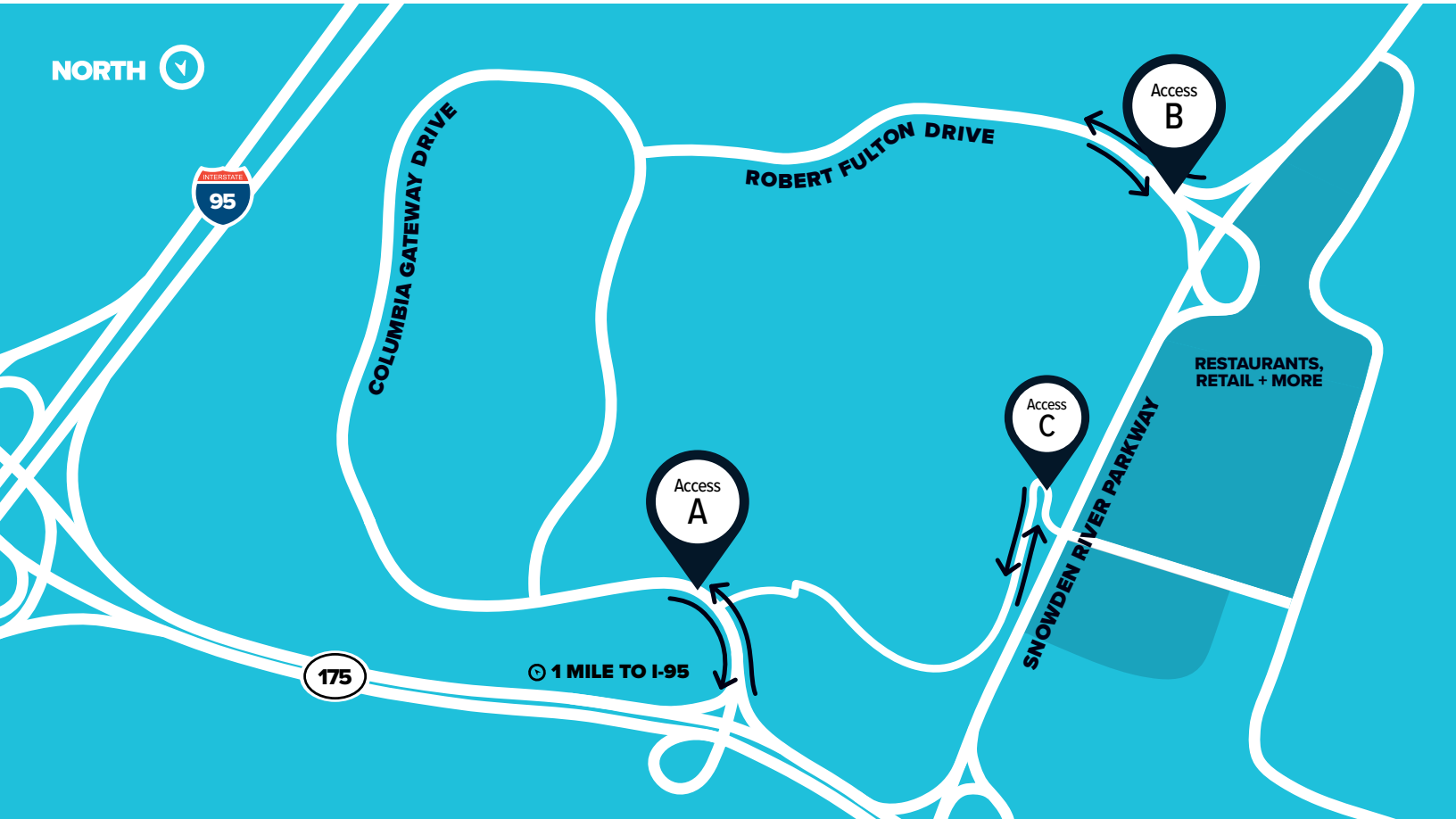
# Custom-Built Spaces

From tailored interiors to personalized exterior signage, our team ensures your space will suit your needs and exceed your expectations.



# EASY ACCESS

1-Minute Drive to I-95

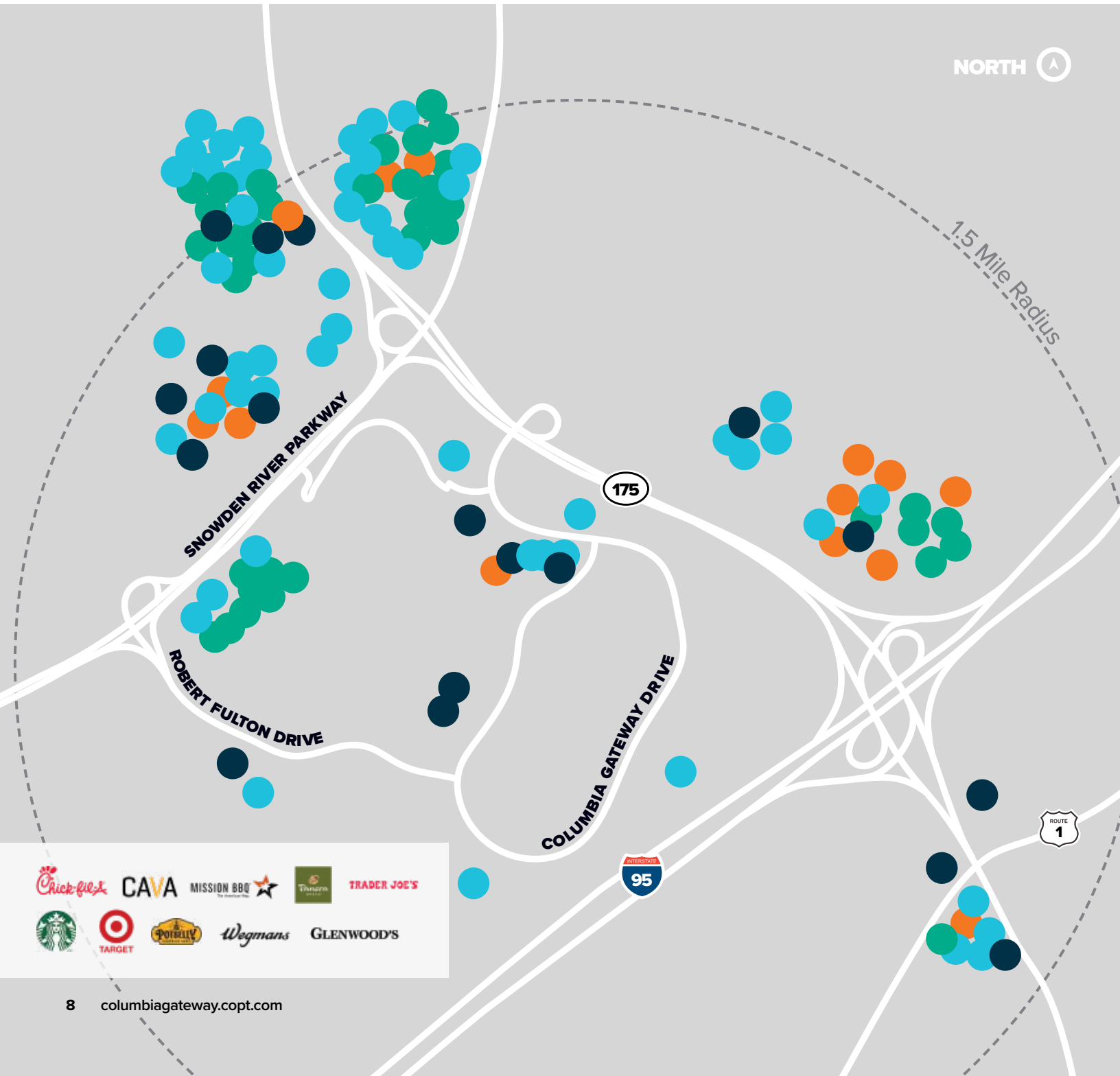


## A Focus on Work-Life Balance

Easy access, easy parking, and ample amenities make for fewer frustrations and more productive days.

# SURROUNDING AMENITIES

80+ All Within A 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.  
Nottinghams 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  
Wendy's

## 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

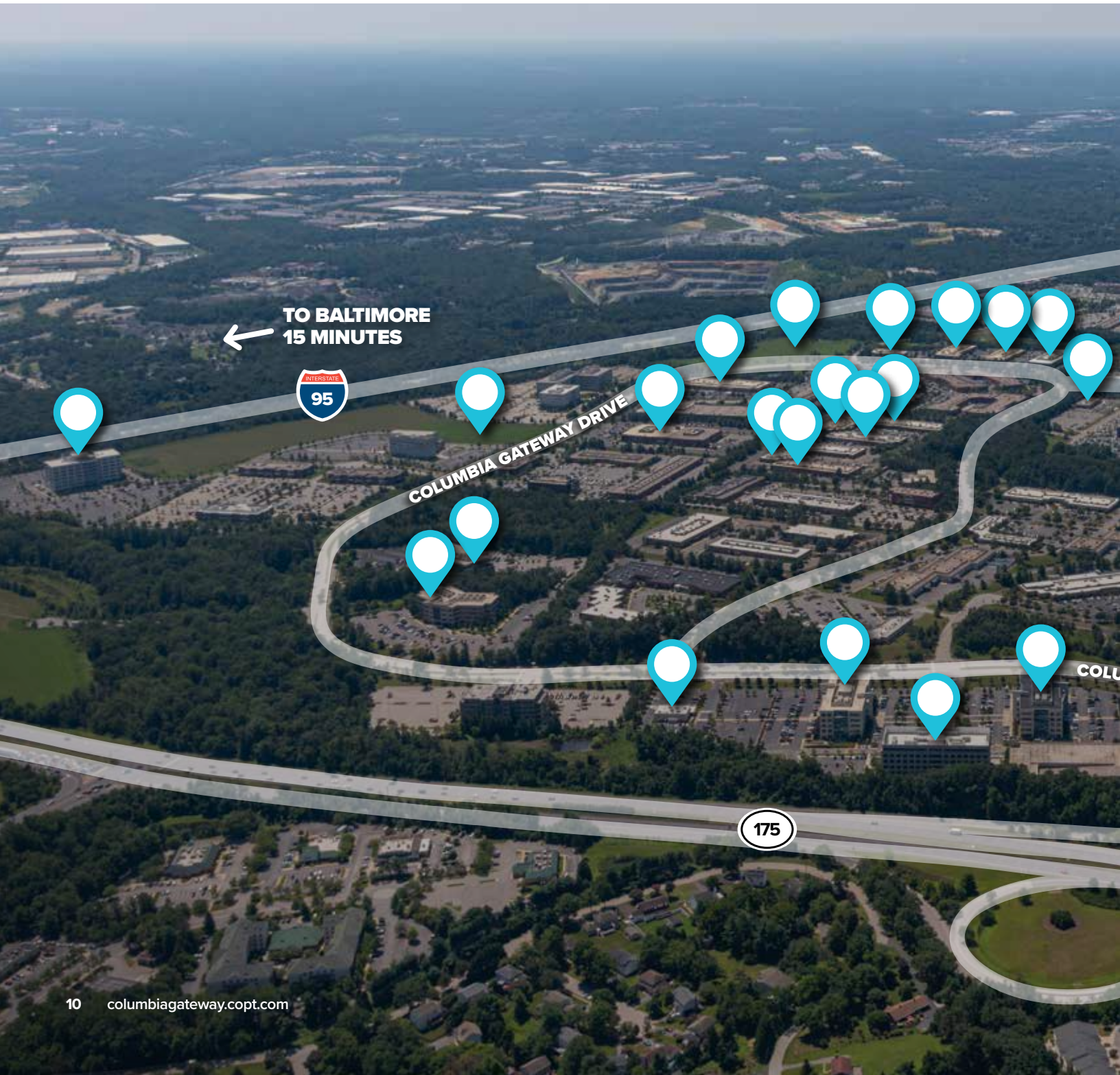
## Other

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  
Phoenix Theaters  
Pure Fitness  
Sofive  
Stumpy's Hatchet House  
Top Tier Fitness Center  
UnitedUnited Way Family Center  
Xfinity

# PROPERTIES + DEVELOPMENT LAND

2.5M SF // 30 Buildings

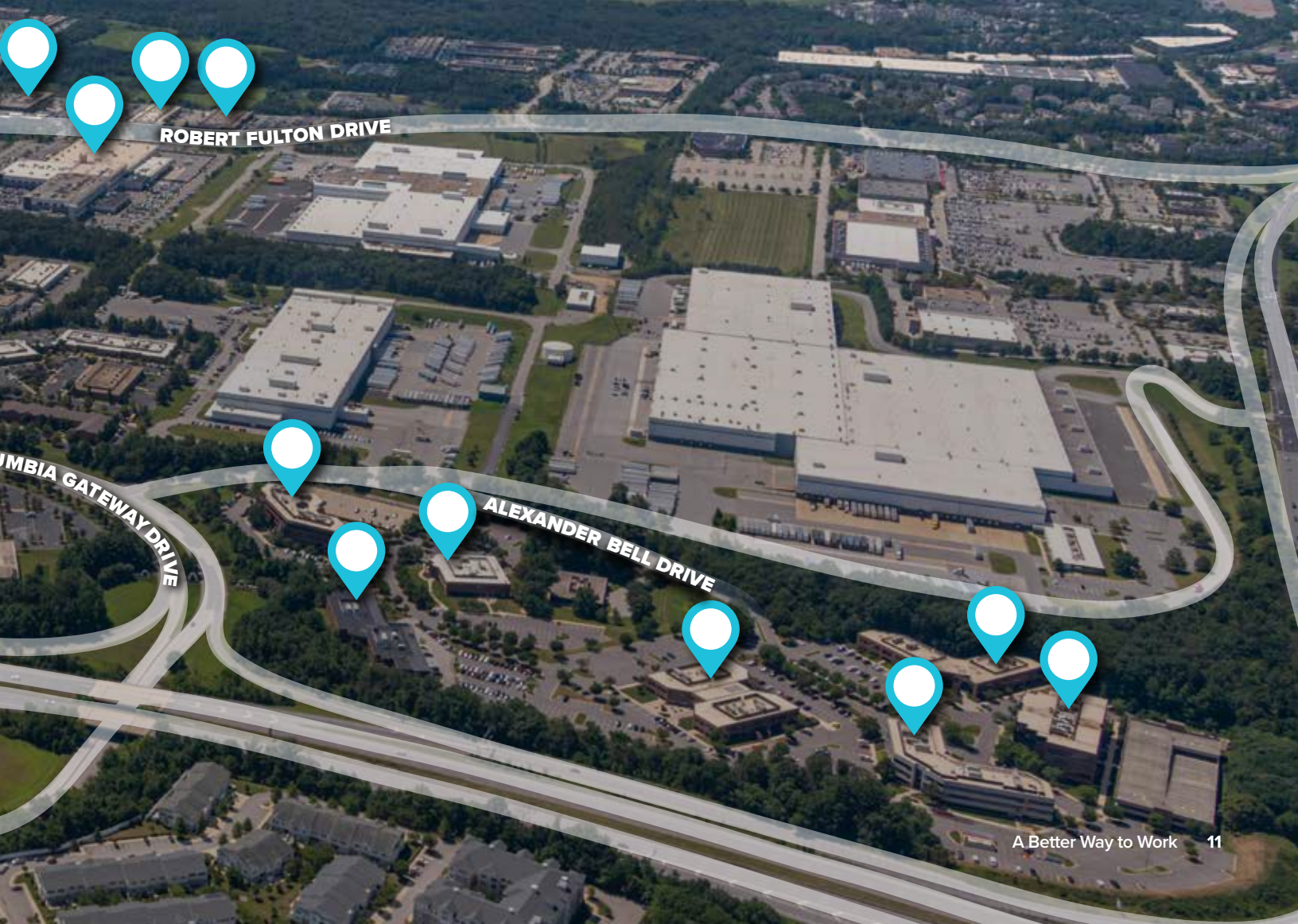
2 Development Sites (290,000 SF)







TO WASHINGTON, DC  
30 MINUTES 





# FIND YOUR SPACE

Explore our amenity-packed neighborhoods—  
As your business grows, we have the space to grow with you!







7 Community Lounges



4 Conference Centers



5 Fitness Centers

NORTH

TO WASHINGTON, DC  
30 MINUTES

The  
Stade



ROBERT FULTON DRIVE

COLUMBIA GATEWAY DRIVE

ALEXANDER BELL DRIVE



The  
Bell







## WAYLINE

Meet your all-inclusive workday destination. WAYLINE features modern bohemian design details and a lush lineup of amenities—from flexible conference space and a sweetgreen Outpost, to a yoga lawn and sun drenched terrace.



## Soundtrack

A dynamic venue for companies who desire a different #worklifestyle. Soundtrack features a serenade of diverse common spaces and neighborhood amenities to support the way you work best.



## CIRQL

Small spaces for big ideas. Seamlessly supporting growing businesses and satellite teams, CIRQL features efficient layouts complemented by spacious, highly-designed common areas.





## The Stade

A platform for fostering a stronger culture and community at work. The Stade features common spaces and amenities that inspire and elevate our workday.



## The Bell

Inspired by the ingenuity and impact of inventor Alexander Graham Bell, The Bell speaks to creators and innovators craving a flexible workspace that aligns with evolving office needs.



## Franklin

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.



# WORKPLACE EXPERIENCE

As part of our community, you'll enjoy a number of exclusive events and added perks.

Seasonal Events



Ice Cream Socials



Onsite Bee Program





Food Trucks



Lunch Delivery





# UNLIMITED ACCESS

## 40,000+ SF of Amenities

Experience the most upscale amenities in Columbia Gateway coupled with world-class customer service. We focus on making each day as easy as possible for you and your team.

### Community Lounges

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

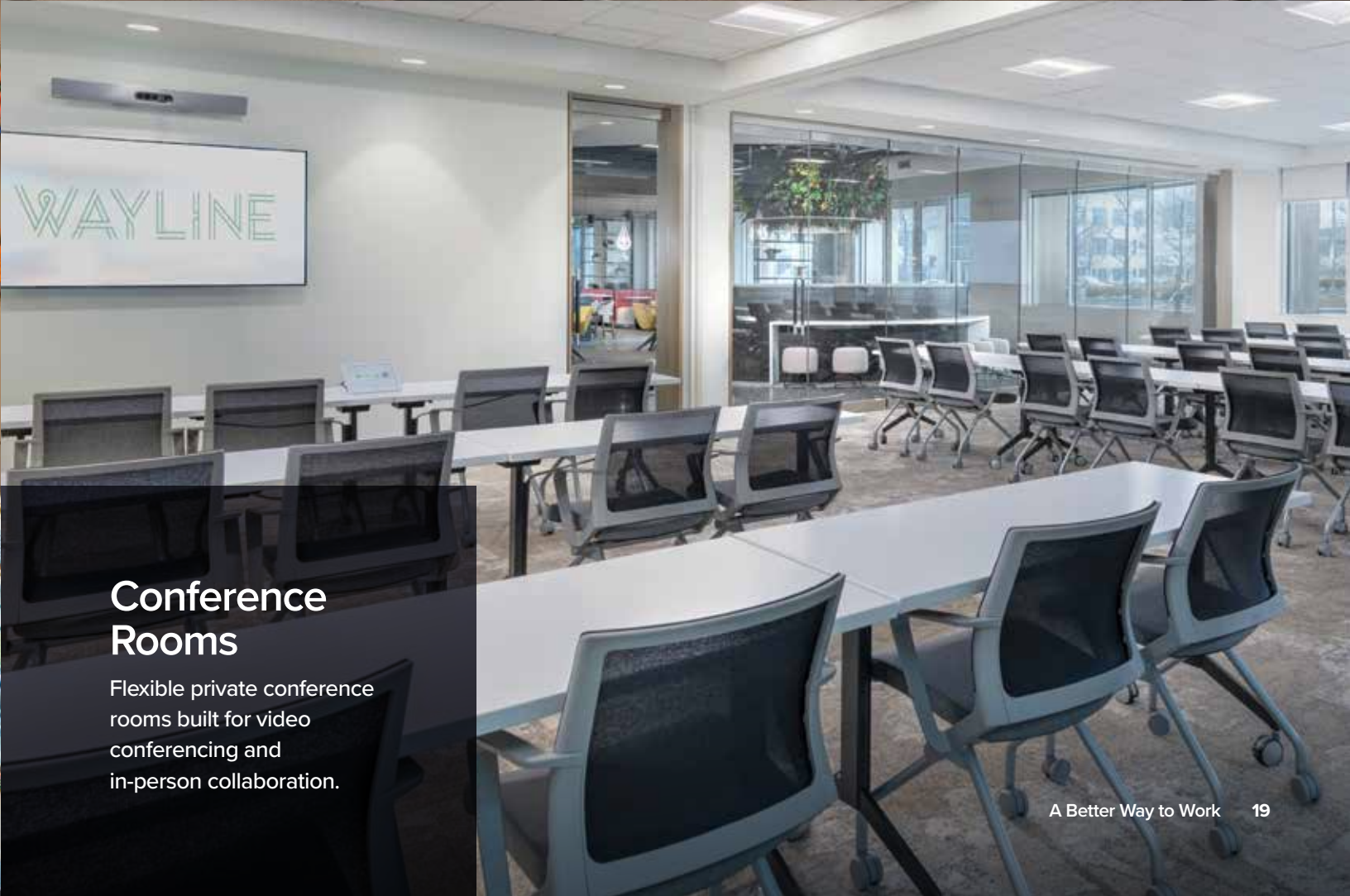






## Fitness Centers

Spa-quality fitness centers featuring virtual workouts that fit into your schedule. Perfect for group or individual classes.



## Conference Rooms

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





# LEASING

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**COPT DEFENSE**  
PROPERTIES