



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

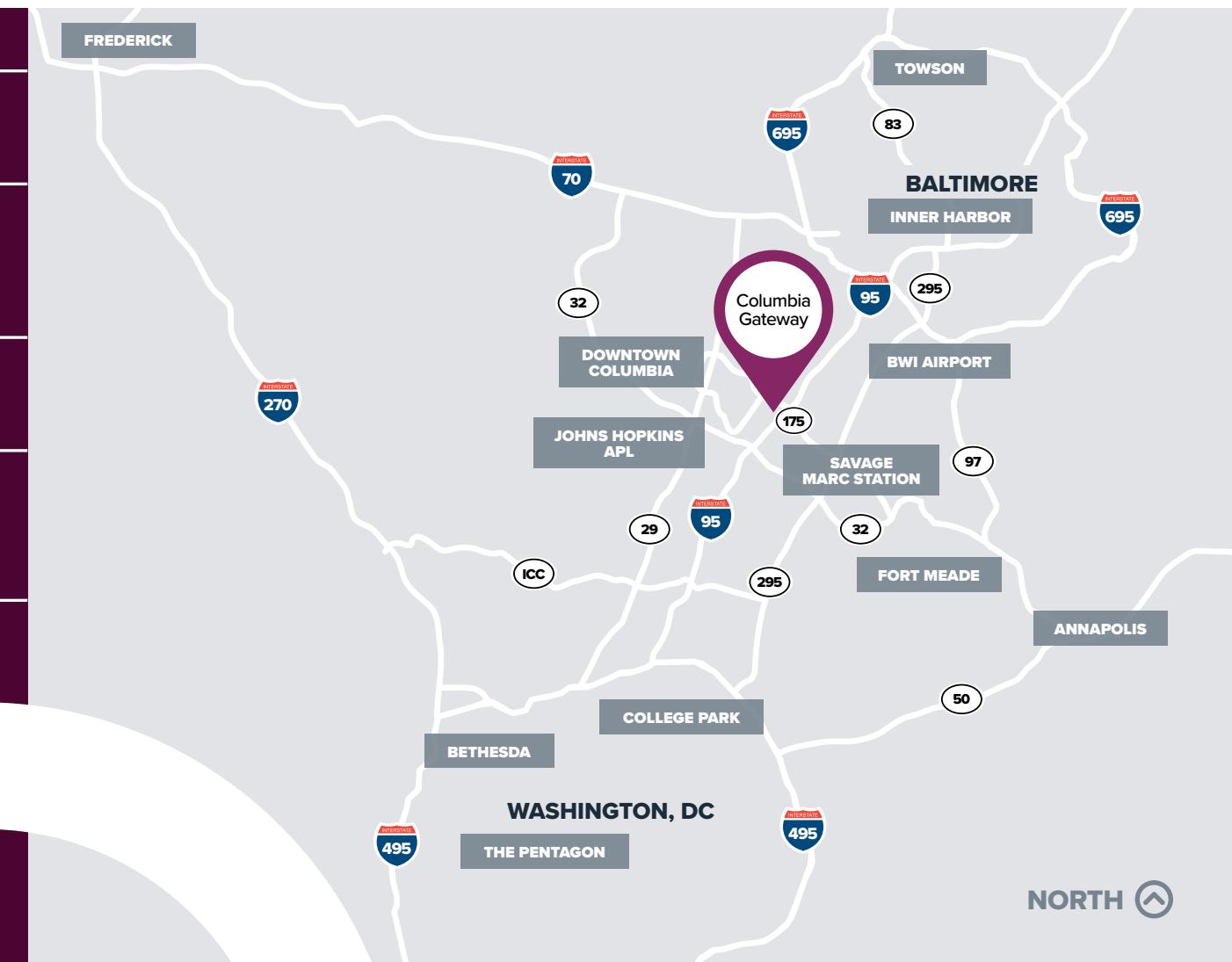
Inner Harbor  
16 minutes

Johns Hopkins  
APL  
12 minutes

The Pentagon  
40 minutes

Savage  
MARC Station  
10 minutes

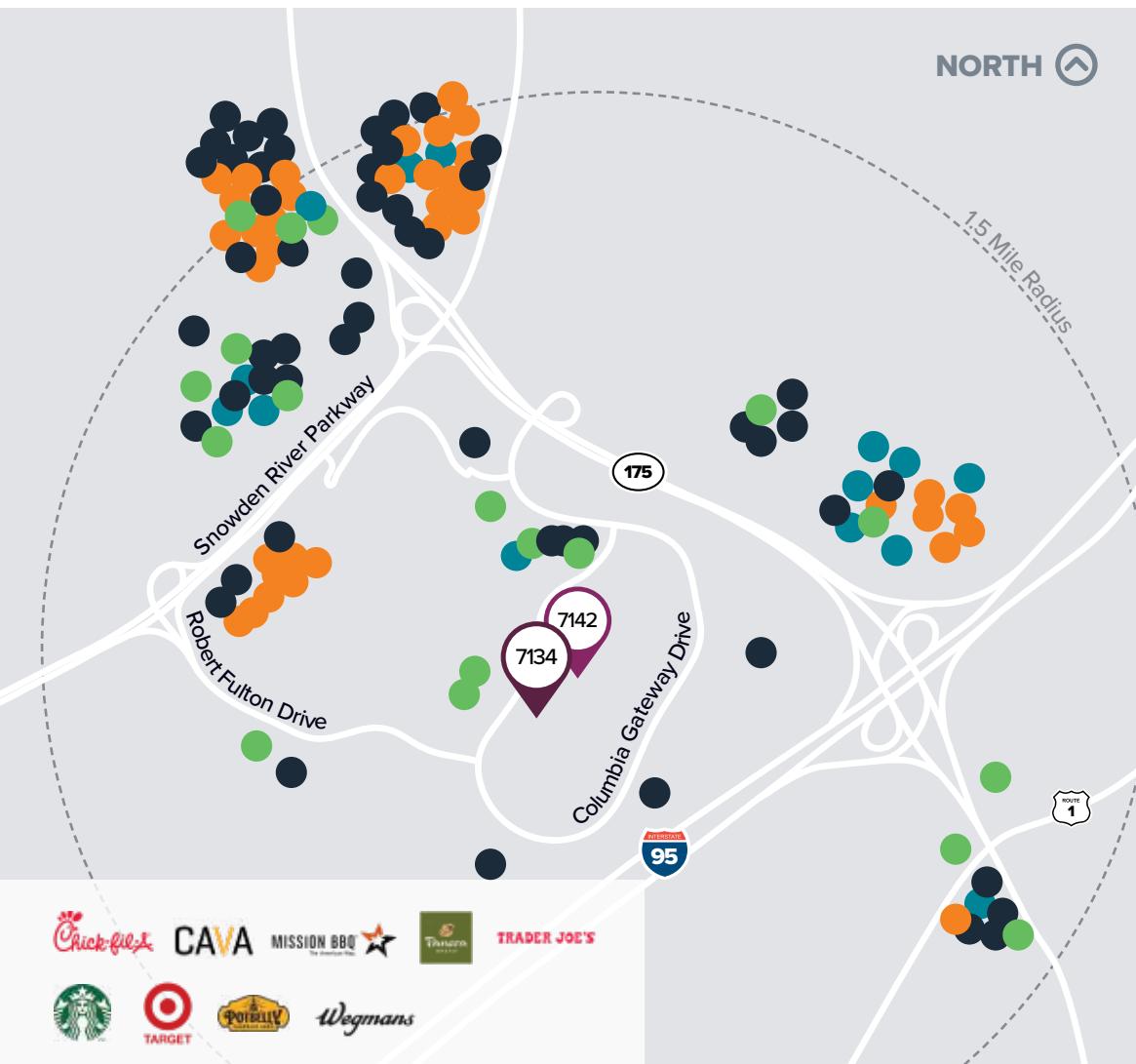
Towson  
35 minutes



# SURROUNDING AMENITIES

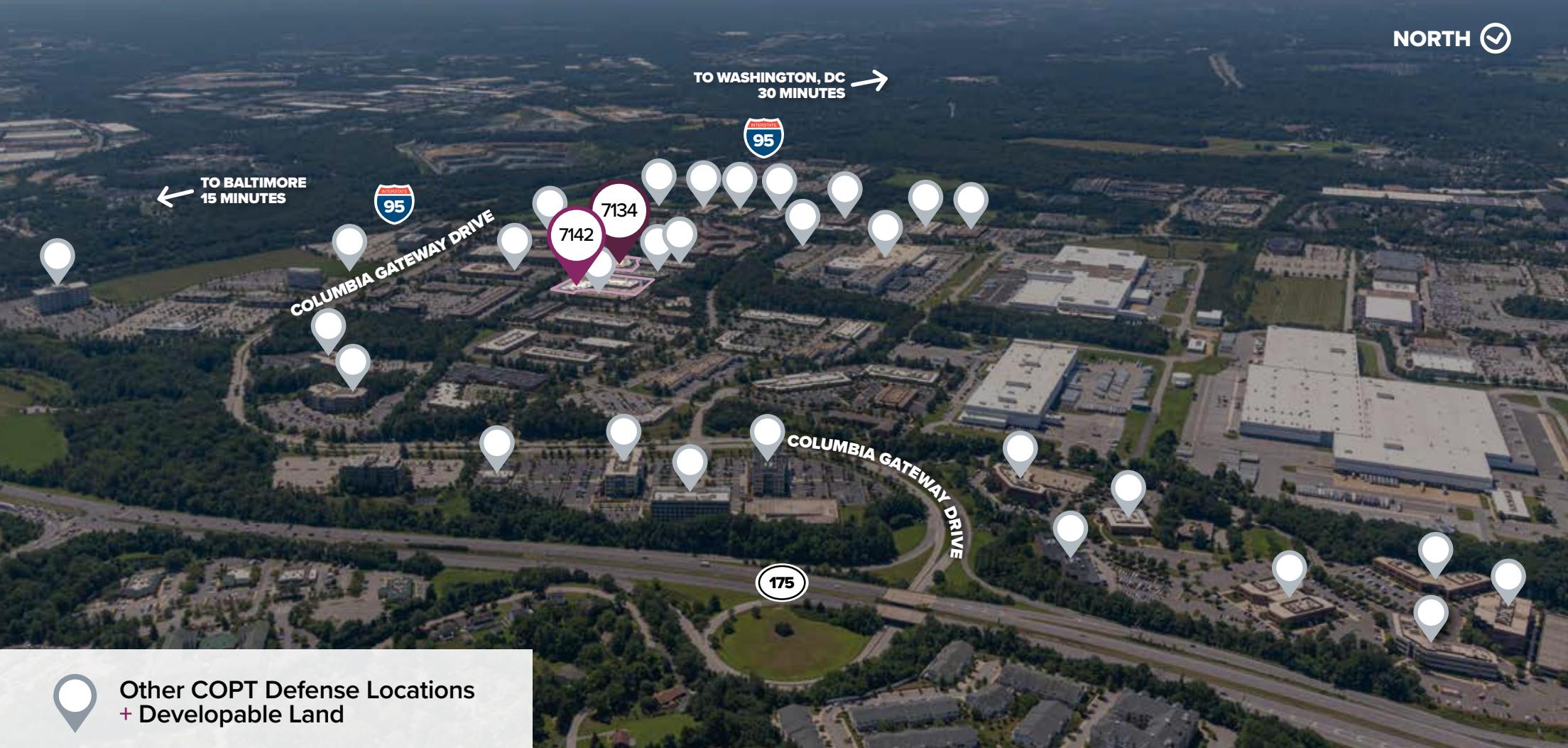
70 Restaurants // 7 Hotels // 1.5 Mile Radius

80+  
All Within  
1.5 Mile  
Radius



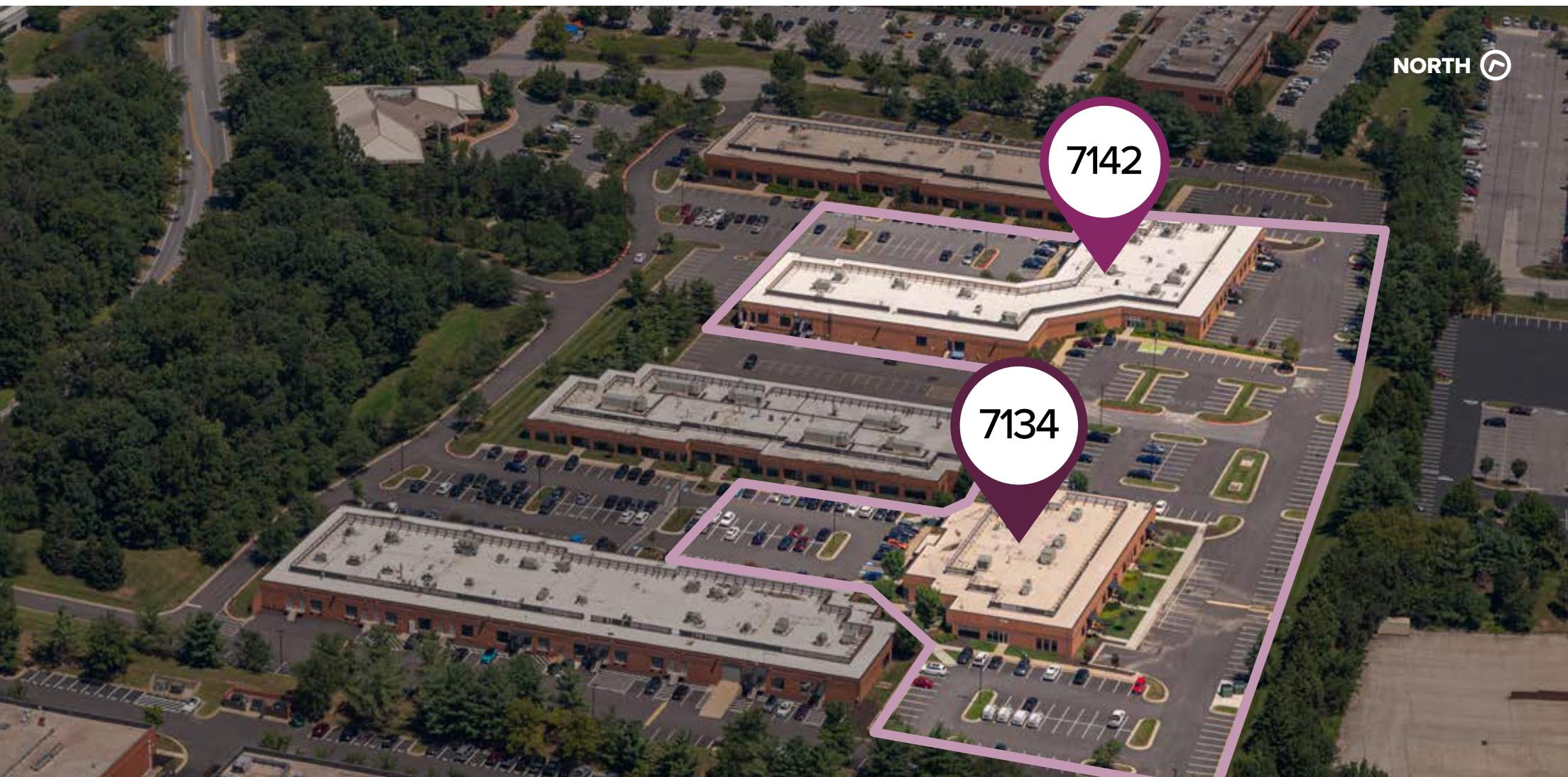
# COLUMBIA GATEWAY AERIAL VIEW

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



# CIRQL NEIGHBORHOOD

7134 + 7142 Columbia Gateway Drive





# 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.

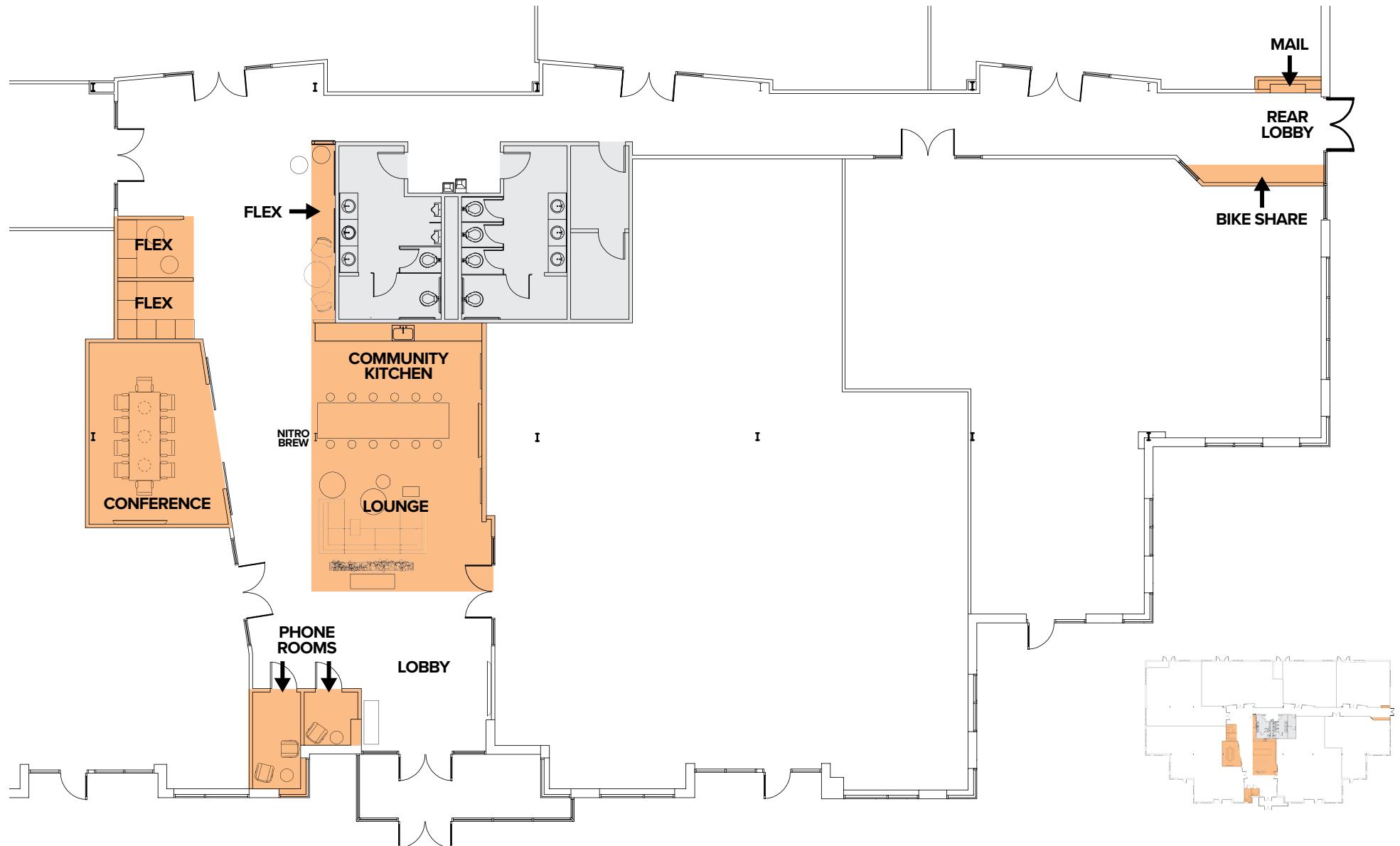


## connect

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

# 7134 COLUMBIA GATEWAY DRIVE

## Amenity Plan



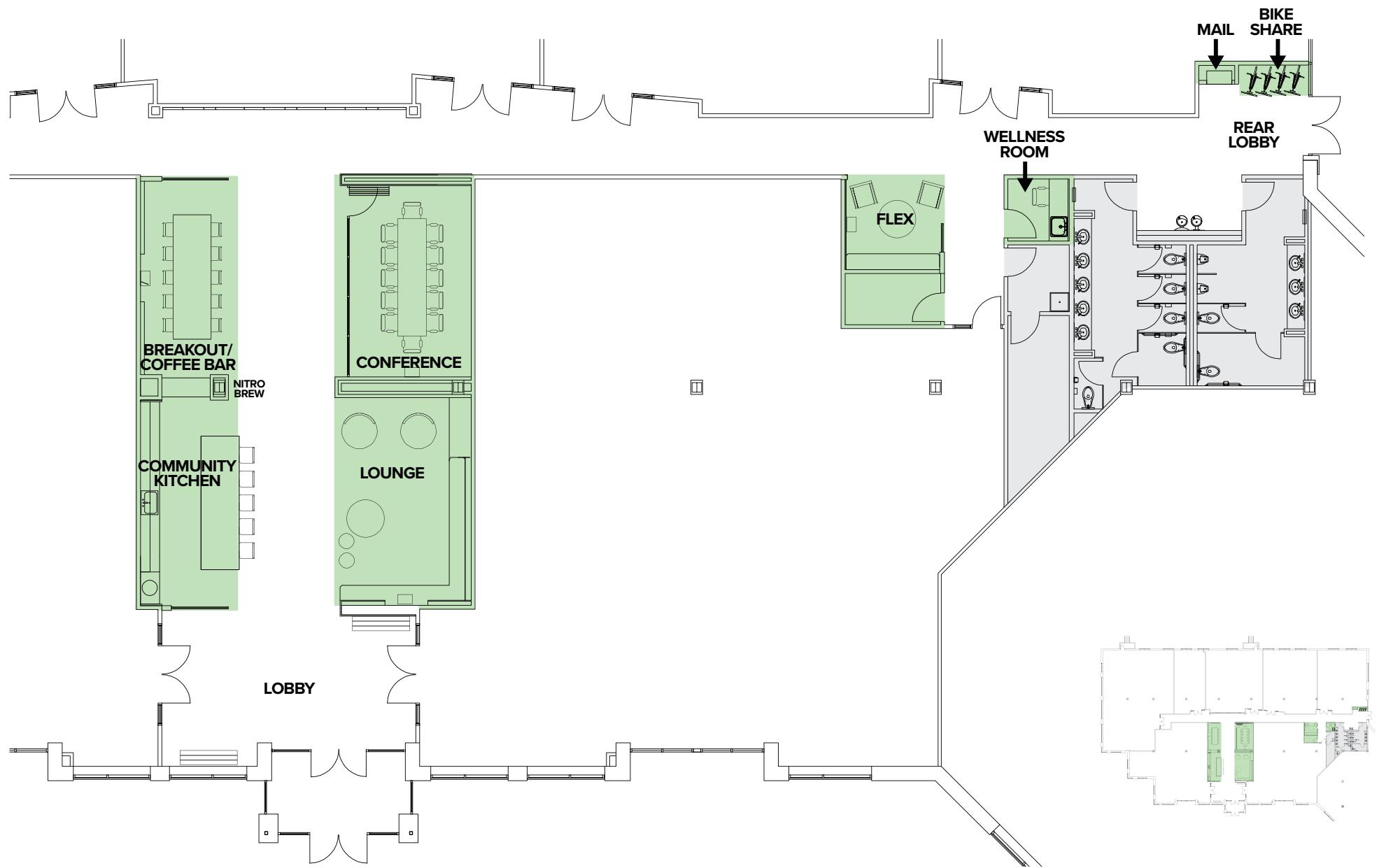
# 7134 COLUMBIA GATEWAY DRIVE

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](mailto:krysta.herring@copt.com)

**John Hermann**

443.285.5711

[john.hermann@copt.com](mailto:john.hermann@copt.com)

