



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

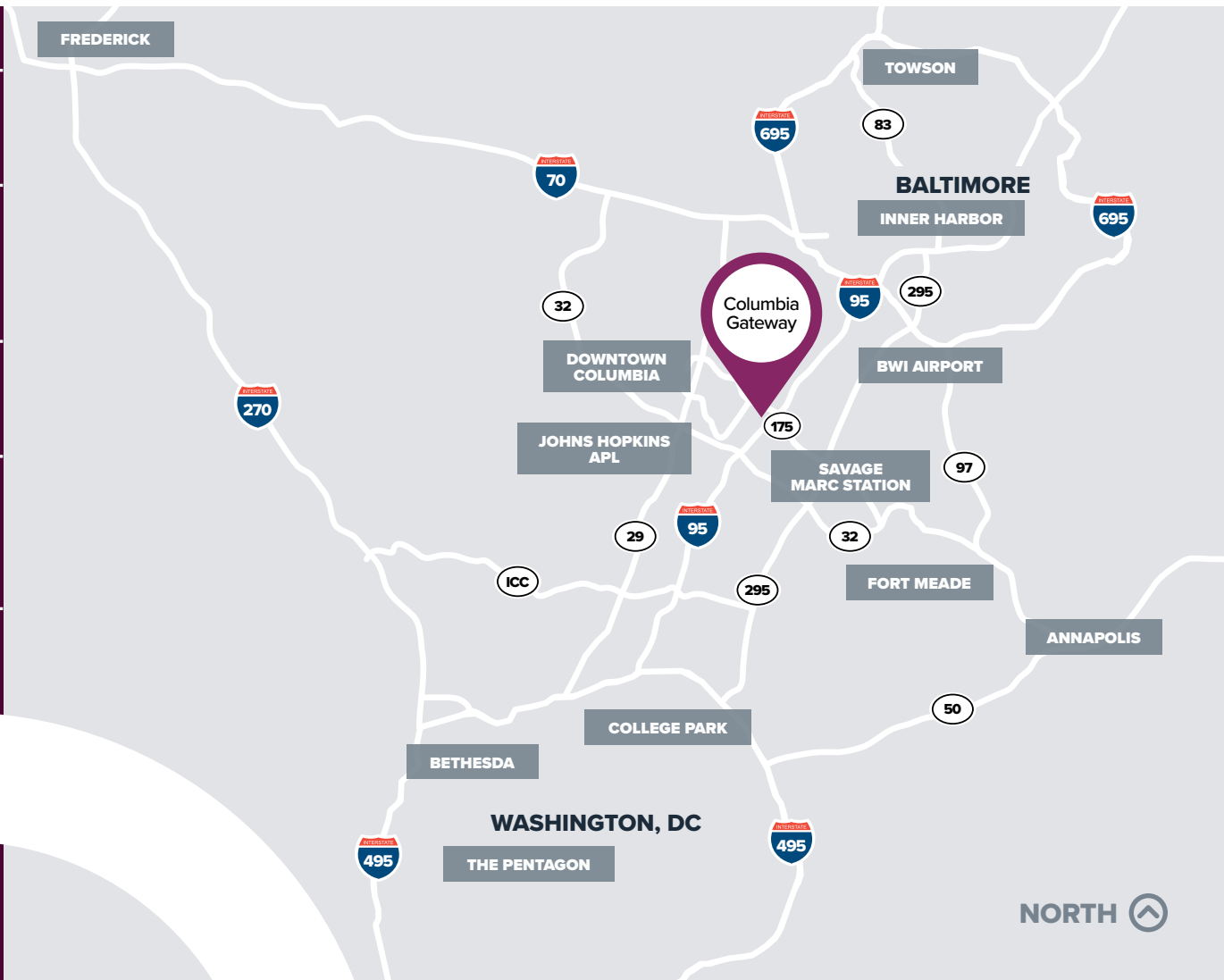
Inner Harbor  
16 minutes

Johns Hopkins  
APL  
12 minutes

The Pentagon  
40 minutes

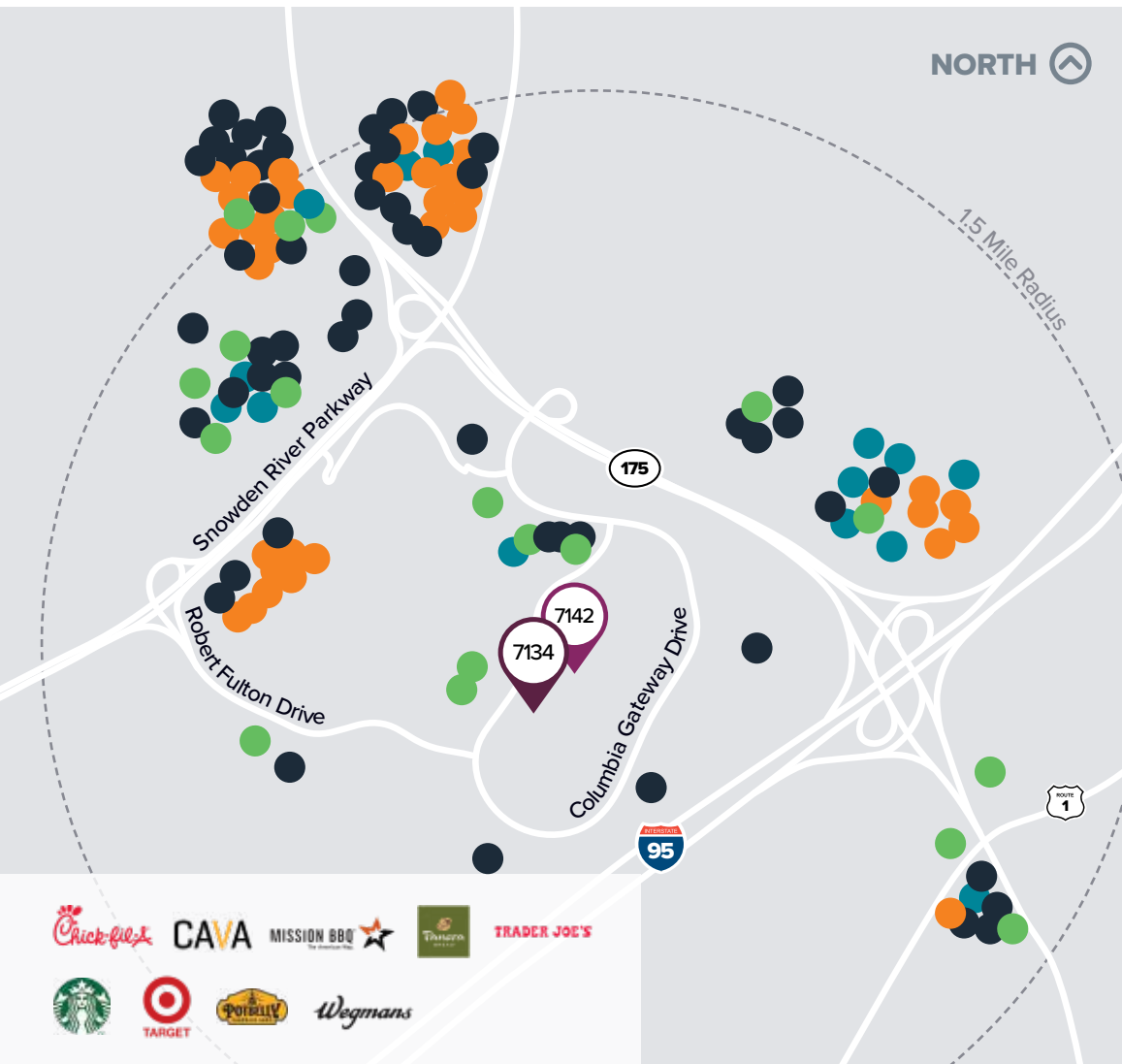
Savage  
MARC Station  
10 minutes

Towson  
35 minutes



# SURROUNDING AMENITIES

70 Restaurants // 7 Hotels // 1.5 Mile Radius



## 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  
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

80+  
All Within  
1.5 Mile  
Radius

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

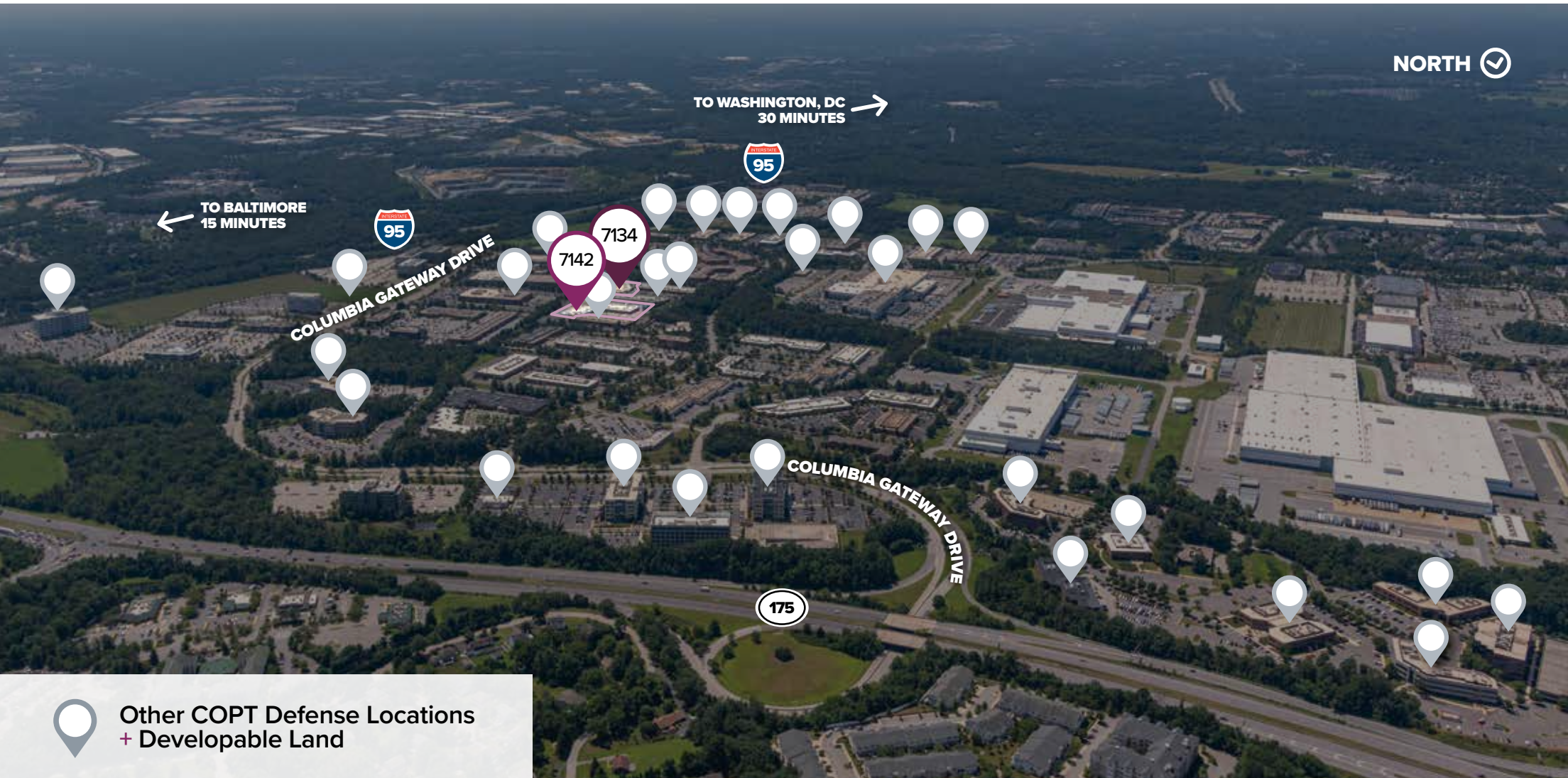
## Other

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  
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







# 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)



**Flexible Leases**  
(two year average term)



**Bike Share Program**



**Shared Kitchen**



**Contemporary Lounges**



**Dog-Friendly**



**Conference Space**



**Nitro Brew Coffee, Kombucha + Hibiscus Tea on Tap**

# 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.

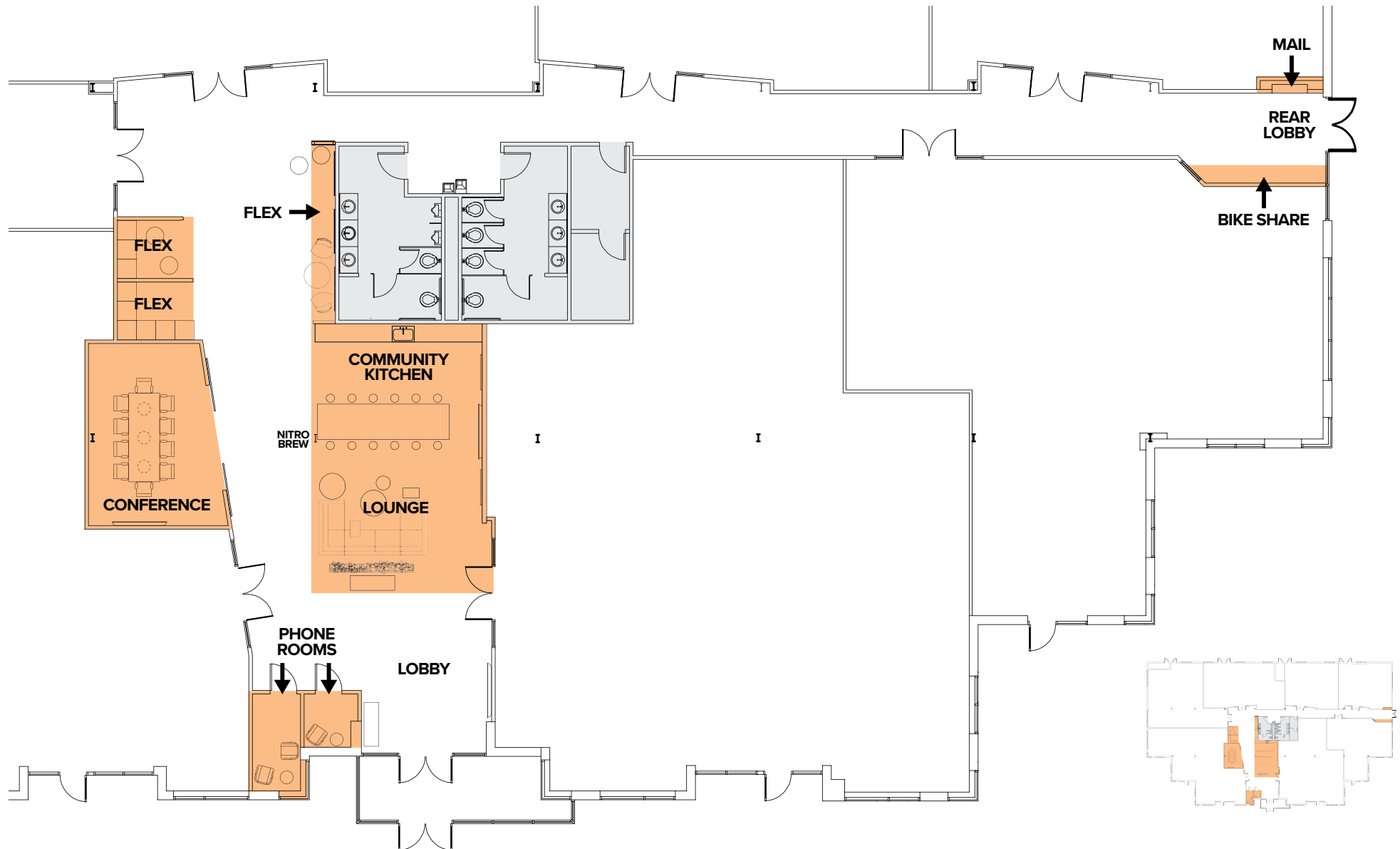


## connect

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

# 7134 COLUMBIA GATEWAY DRIVE

## Amenity Plan





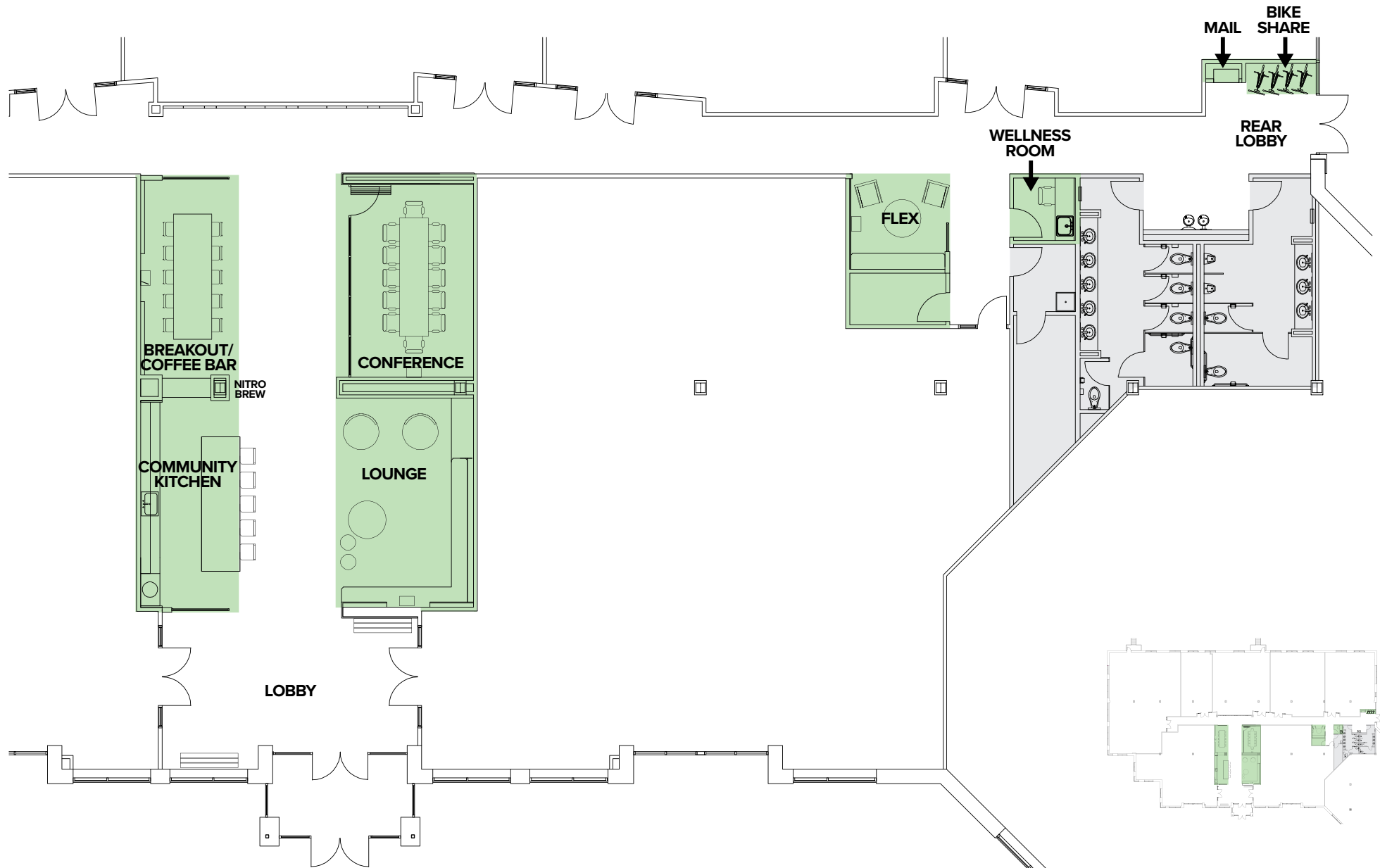
# 7134 COLUMBIA GATEWAY DRIVE

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



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