

OFFICE CONDOS FOR SALE OR LEASE



GATEWAY CENTRE

7226 Lee Deforest Dr, Columbia, MD 21046

PROPERTY HIGHLIGHTS

- Two office condos - 5,111± SF up to 10,660± SF available
- Prominent first floor space with direct, private entrances and private patio
- Completely built out with a mix of private offices, open office areas, reception areas, conference rooms, and storage
- Steel and masonry construction, high end finishes
- Individual HVAC units
- Quick and convenient access to major highways, including I-95, Route 29, the BW Parkway (MD 295), Route 1, and Route 32
- Surrounded by numerous amenities, such as restaurants, shopping centers, grocery stores, entertainment options, and more
- Other nearby businesses include Cadmus, Maxim Healthcare, Northrop Grumman, Essex Corporation, SAIC, Harris Corporation, Johns Hopkins University, Allstate, AT&T, Honeywell, Magellan, TRW, Pepsi, Micros, Blue Cross Blue Shield, and Manekin



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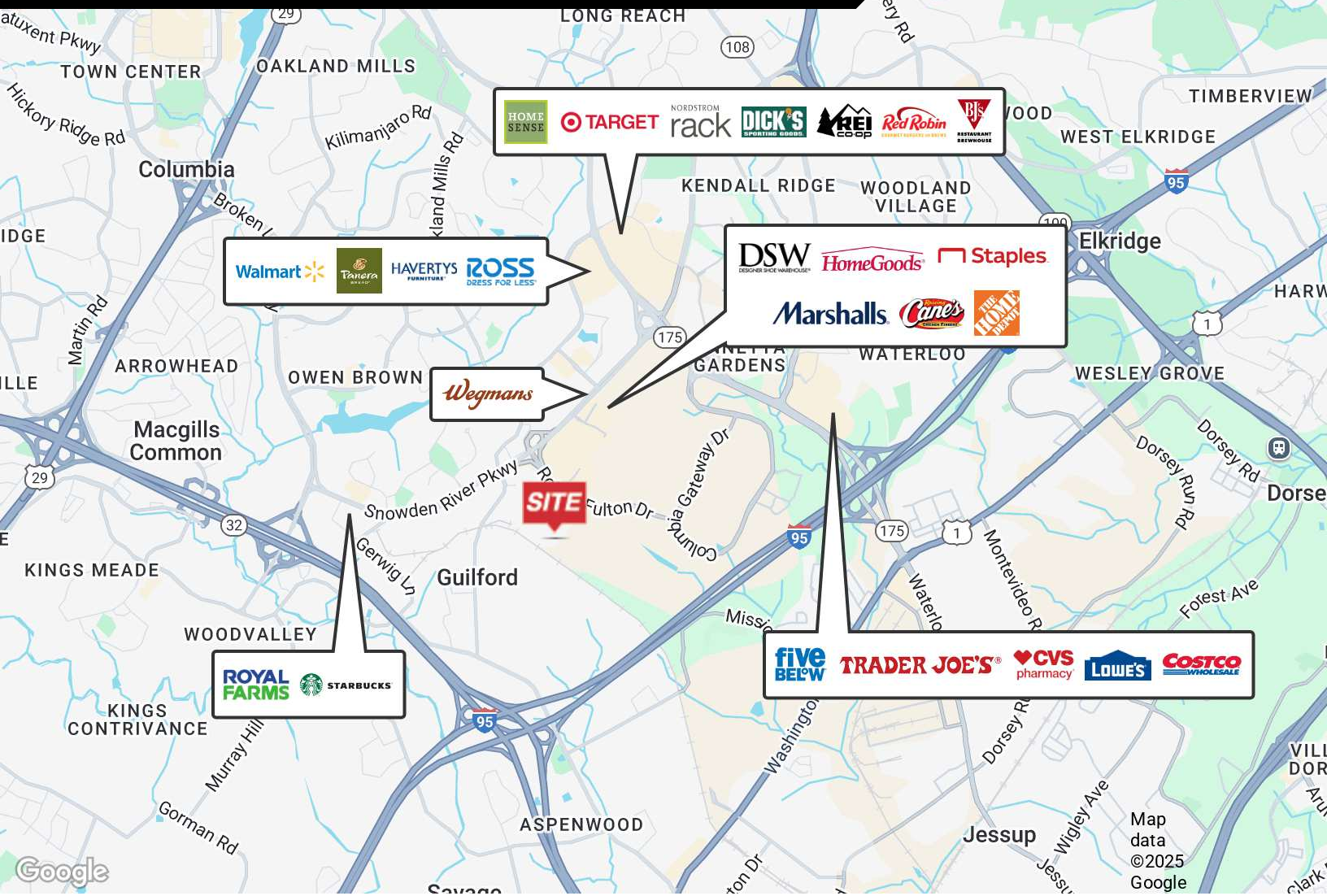


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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	5,654	2,159	\$139,658
3 Miles	85,142	31,027	\$157,438
5 Miles	223,088	81,692	\$163,062

Demographics data derived from AlphaMap

