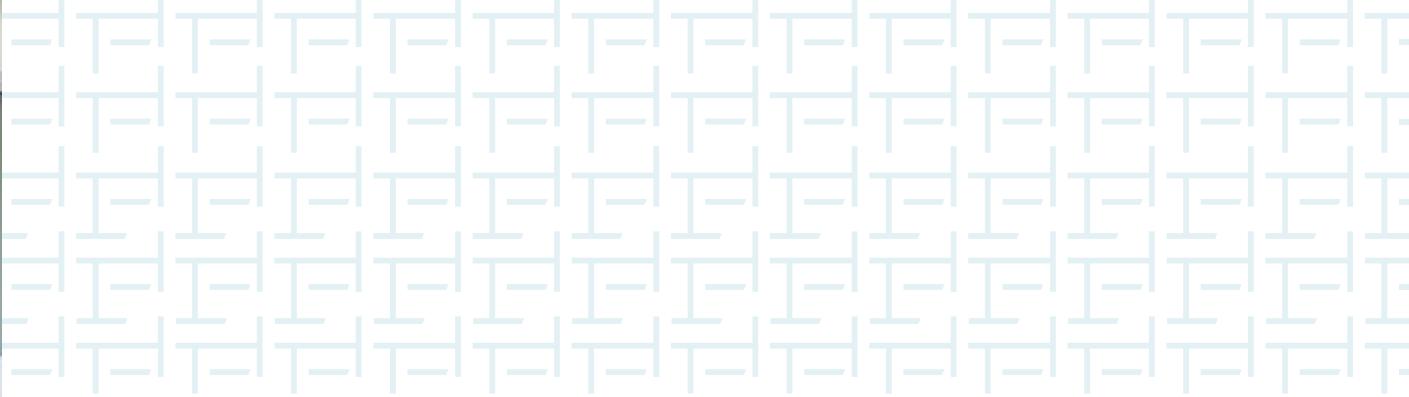


FRANKLIN

6841 Benjamin Franklin Drive
Columbia, Maryland





Workspace That Leads The Charge

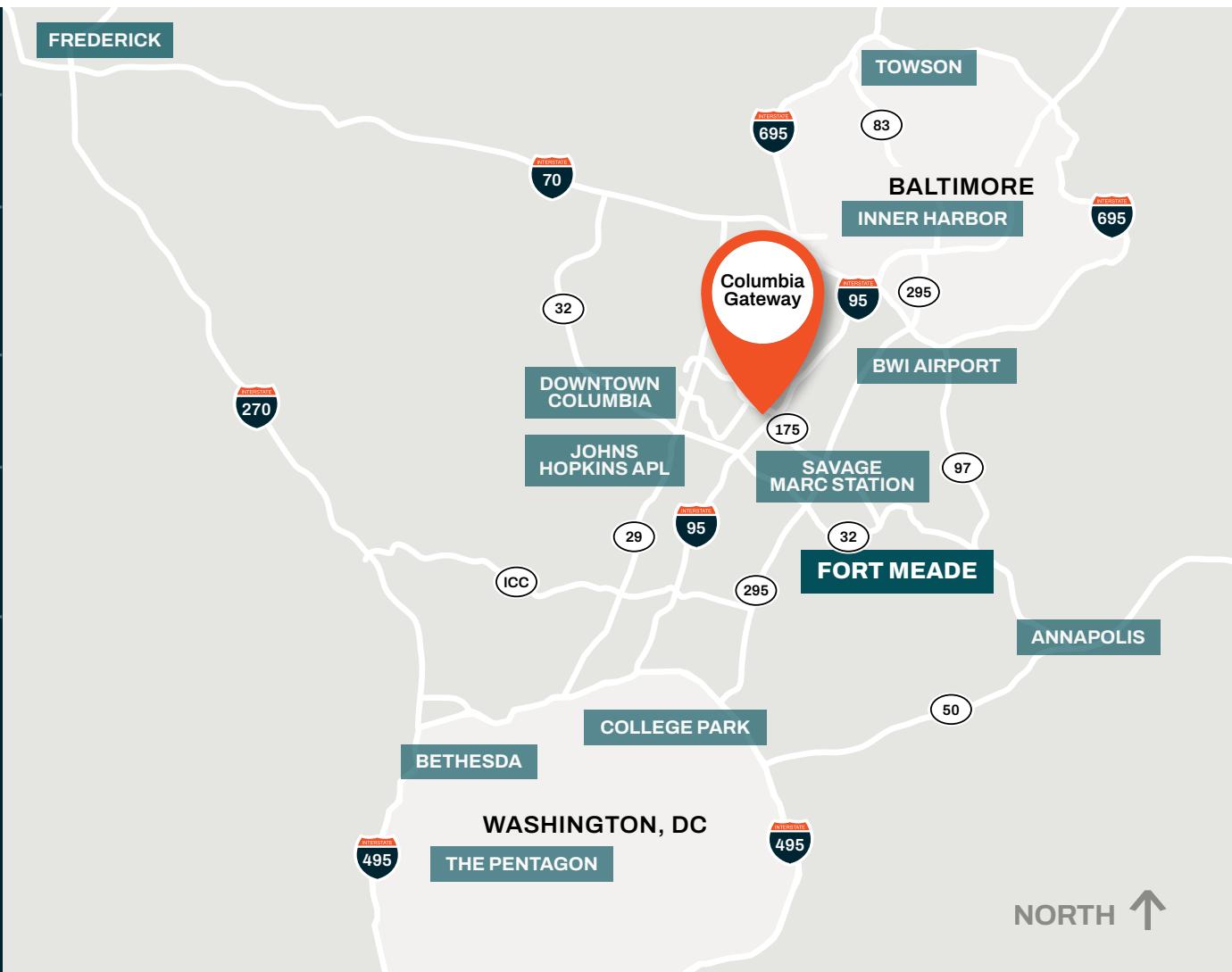
PLUG INTO A COMMUNITY OF INNOVATORS AT FRANKLIN –

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

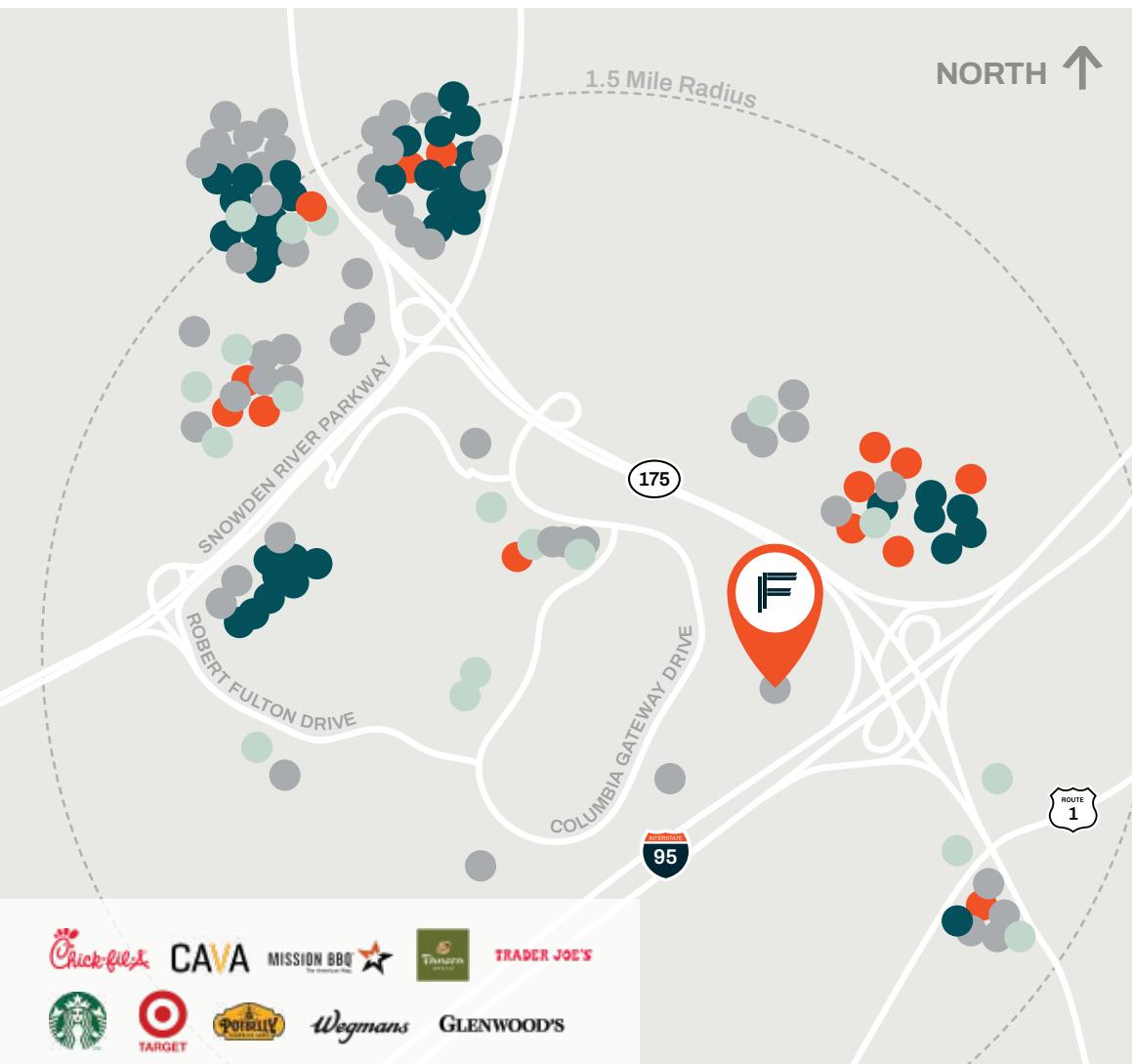
Annapolis 25 minutes	Inner Harbor 16 minutes
Bethesda 30 minutes	Johns Hopkins APL 12 minutes
BWI Airport 12 minutes	The Pentagon 40 minutes
BWI Airport 25 minutes	Savage MARC Station 10 minutes
Downtown Columbia 10 minutes	Towson 35 minutes
Fort Meade 10 minutes	
Frederick 45 minutes	



Surrounding Amenities

70 Restaurants | 7 Hotels | 1.5 Mile Radius

80+
All Within
1.5 Mile
Radius



RESTAURANTS / FAST CASUAL

Red Robin
Rise Biscuits & Chicken
Roggernart Bakery
Rudy's Mediterranean Grill
Silver Diner
Smoothie King
Starbucks
Subway
Sushi King
Texas Roadhouse
THB Bagerly + Deli
TGI Fridays
Wendys

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

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

OTHER

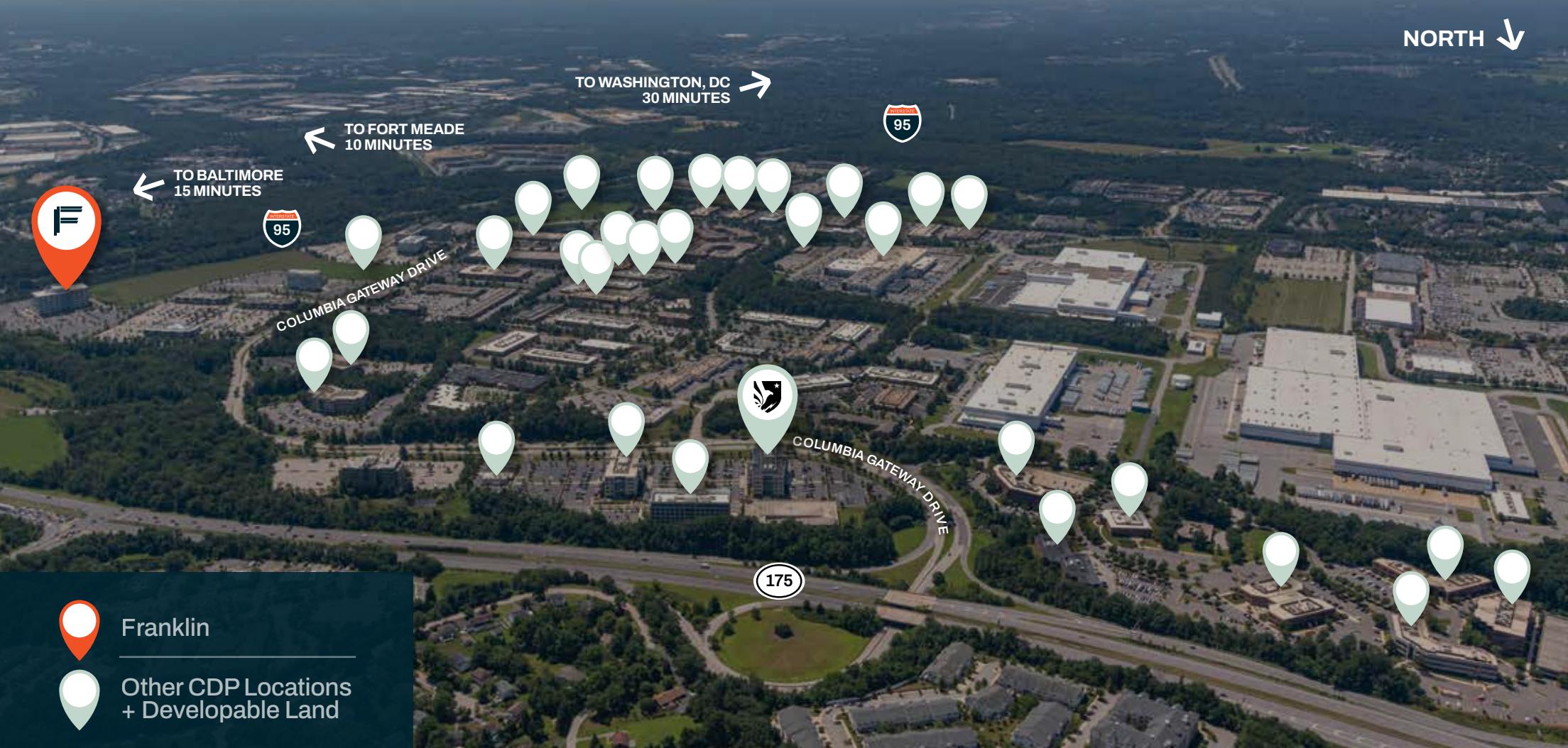
Backstage Dance Studio
Comfort Inn & Suites
Enterprise
Extended Stay America
Fedex Office
Hand & Stone Massage and Facial Spa
Holiday Inn
Homewood Suites
Jiffy Lube
KinderCare
Krav Maga
Life Time Fitness
Maryland MVA Express
Massage Envy
Movement
MyEyeDr
MyGym
Orangetheory Fitness
Planet Fitness
Sofive
Stumpy's Hatchet House
Xfinity

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

Columbia Gateway Aerial View

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



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

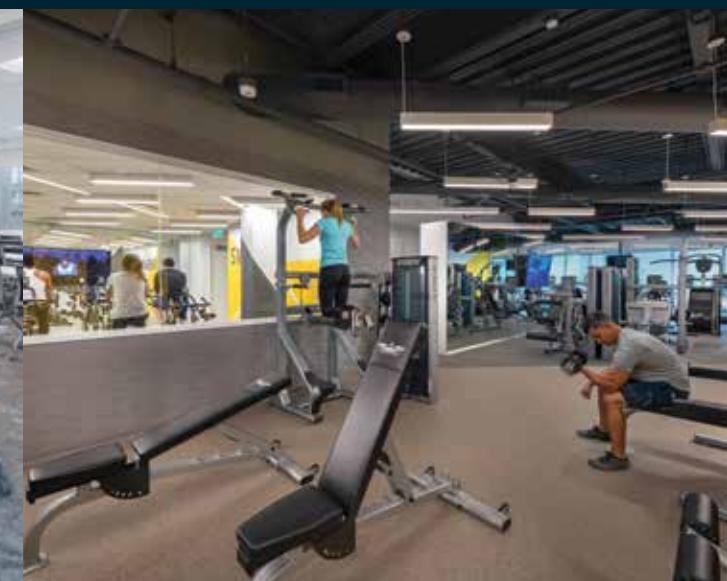
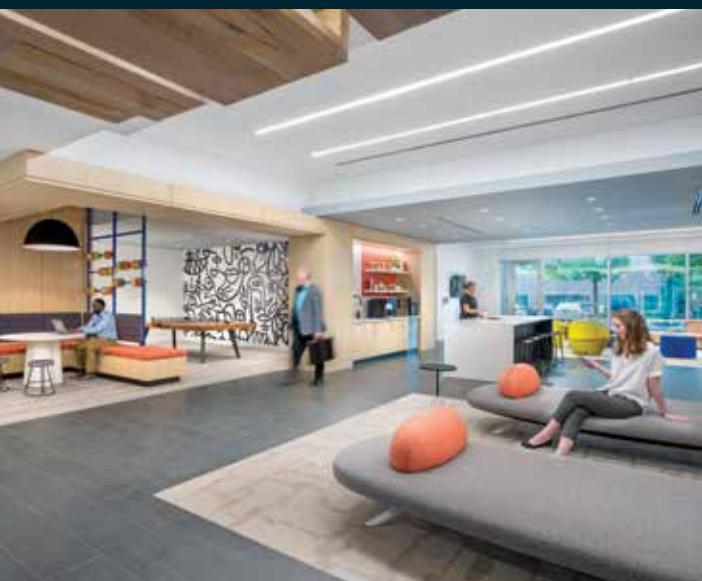
SOUNDTRACK

THE STADE

CIRQL

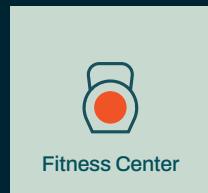
THE BELL

FRANKLIN

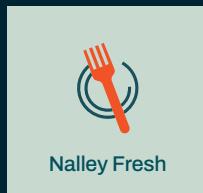


Amp Up The Workday

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



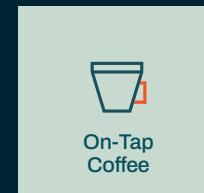
Fitness Center



Nalley Fresh



Grab-&-Go Market



On-Tap Coffee



Plug-&-Play Seating



Patio Seating



Fire Pit



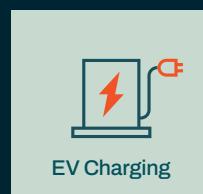
Basketball Court



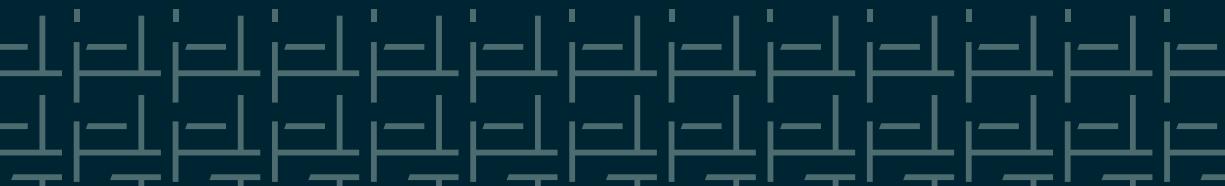
Pickleball Court



Pavilion

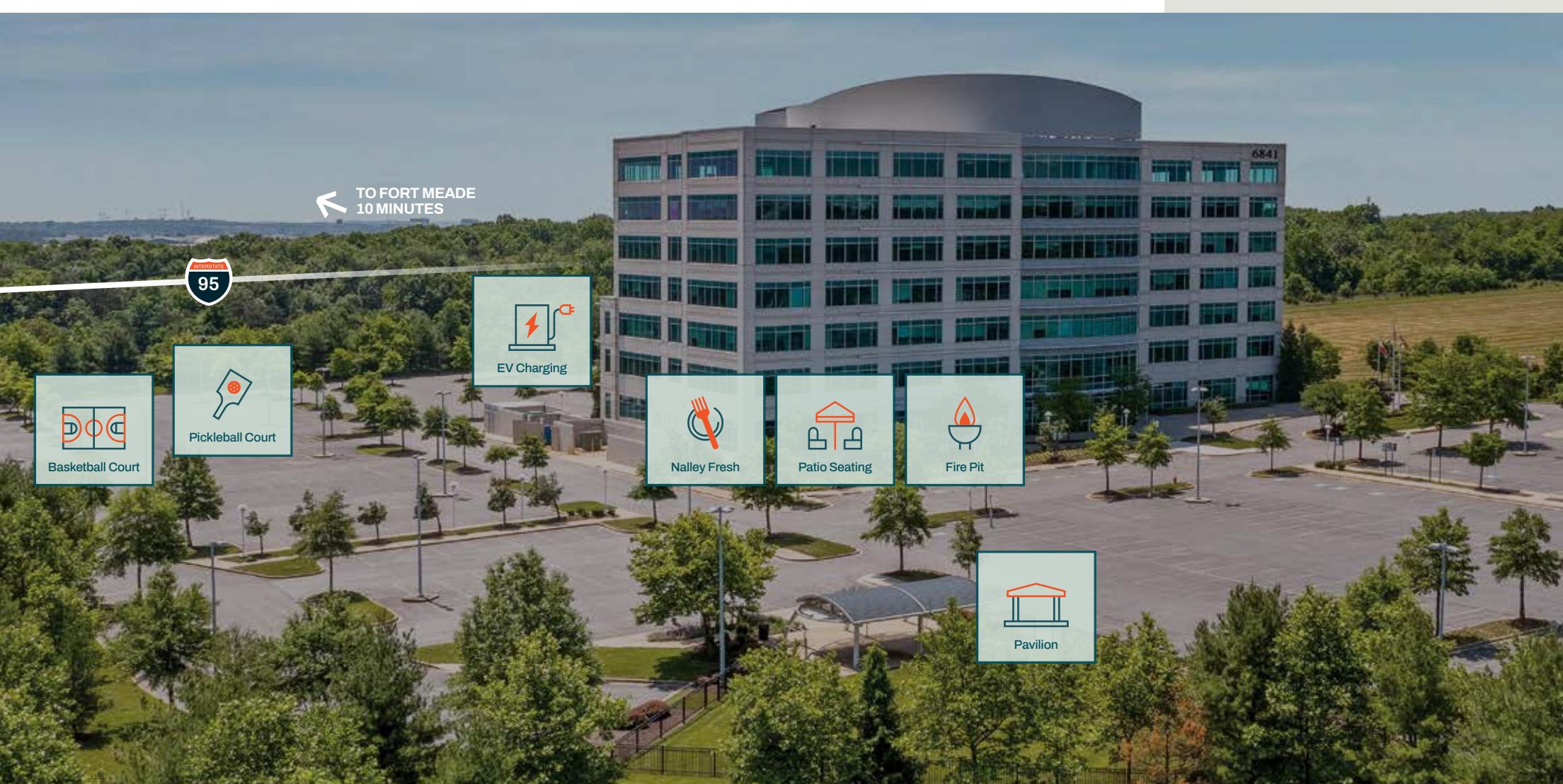


EV Charging



Franklin

200,603 SF | Class A Office



Amenity Plan

F



Leasing

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 COPT DEFENSE
PROPERTIES

 NEWMARK