

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

Bethesda
30 minutes

BWI Airport
12 minutes

BWI Airport
25 minutes

**Downtown
Columbia**
10 minutes

Fort Meade
10 minutes

Frederick
45 minutes

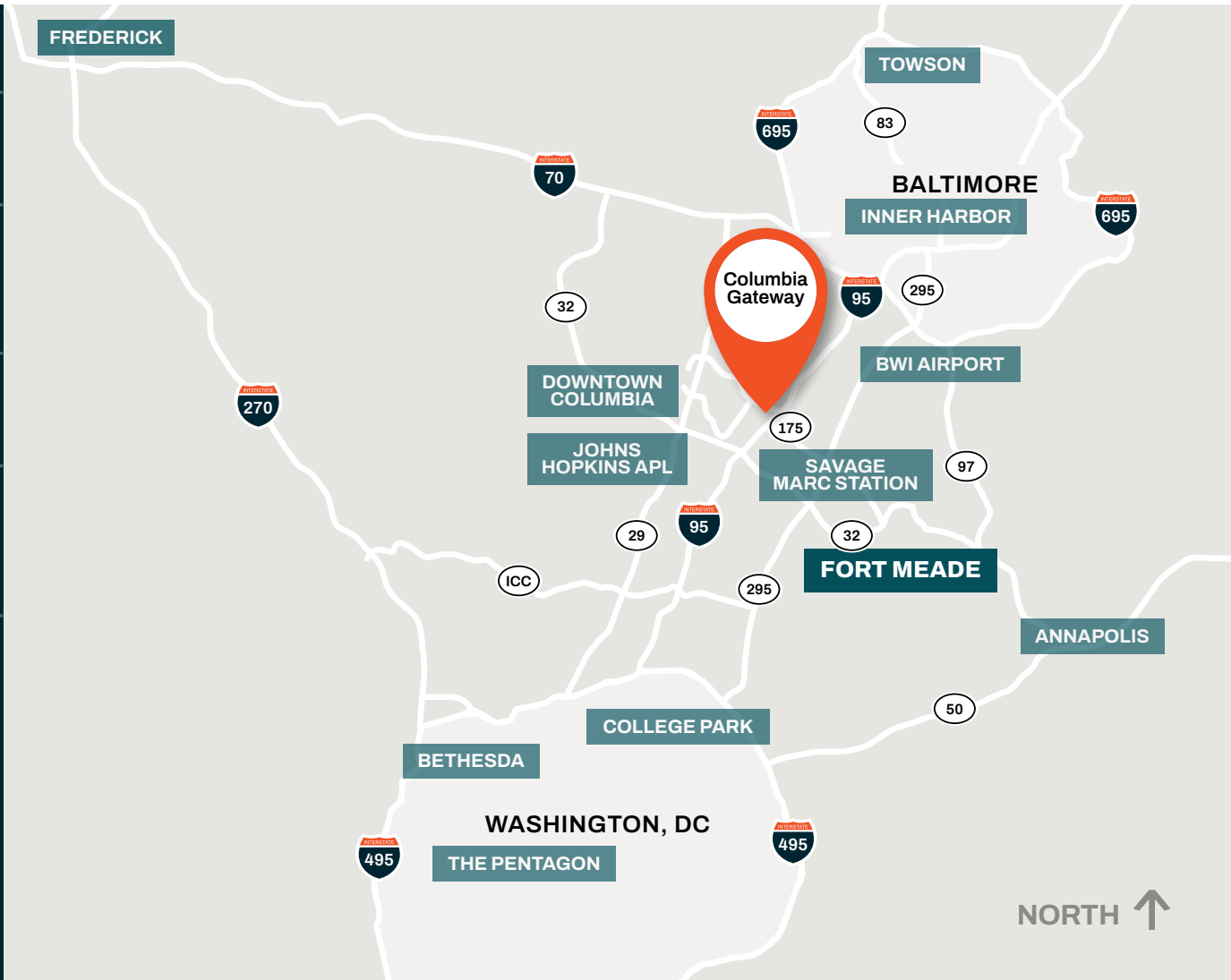
Inner Harbor
16 minutes

**Johns Hopkins
APL**
12 minutes

The Pentagon
40 minutes

**Savage
MARC Station**
10 minutes

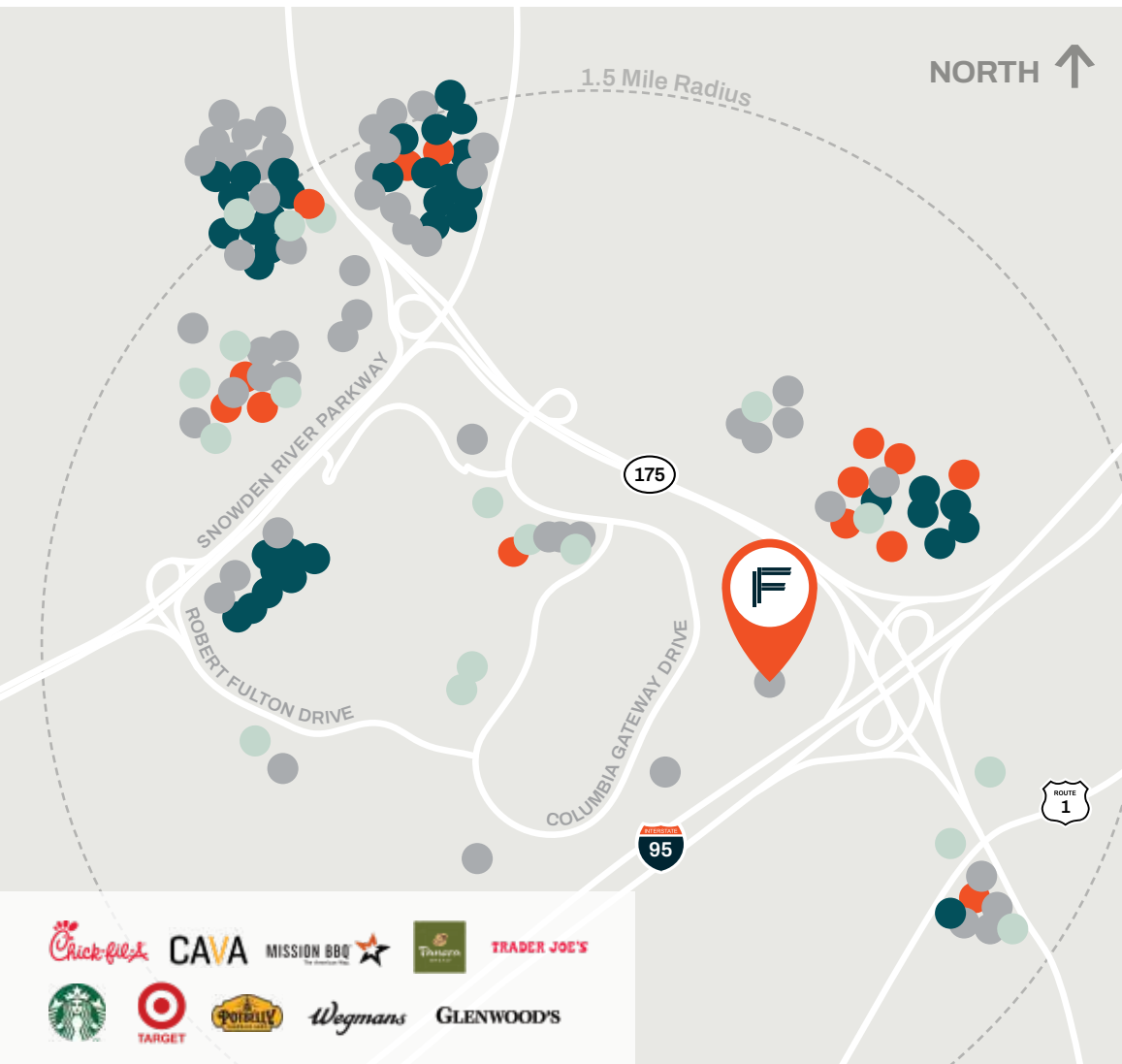
Towson
35 minutes



Surrounding Amenities

70 Restaurants | 7 Hotels | 1.5 Mile Radius

80+
All Within
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
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

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
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

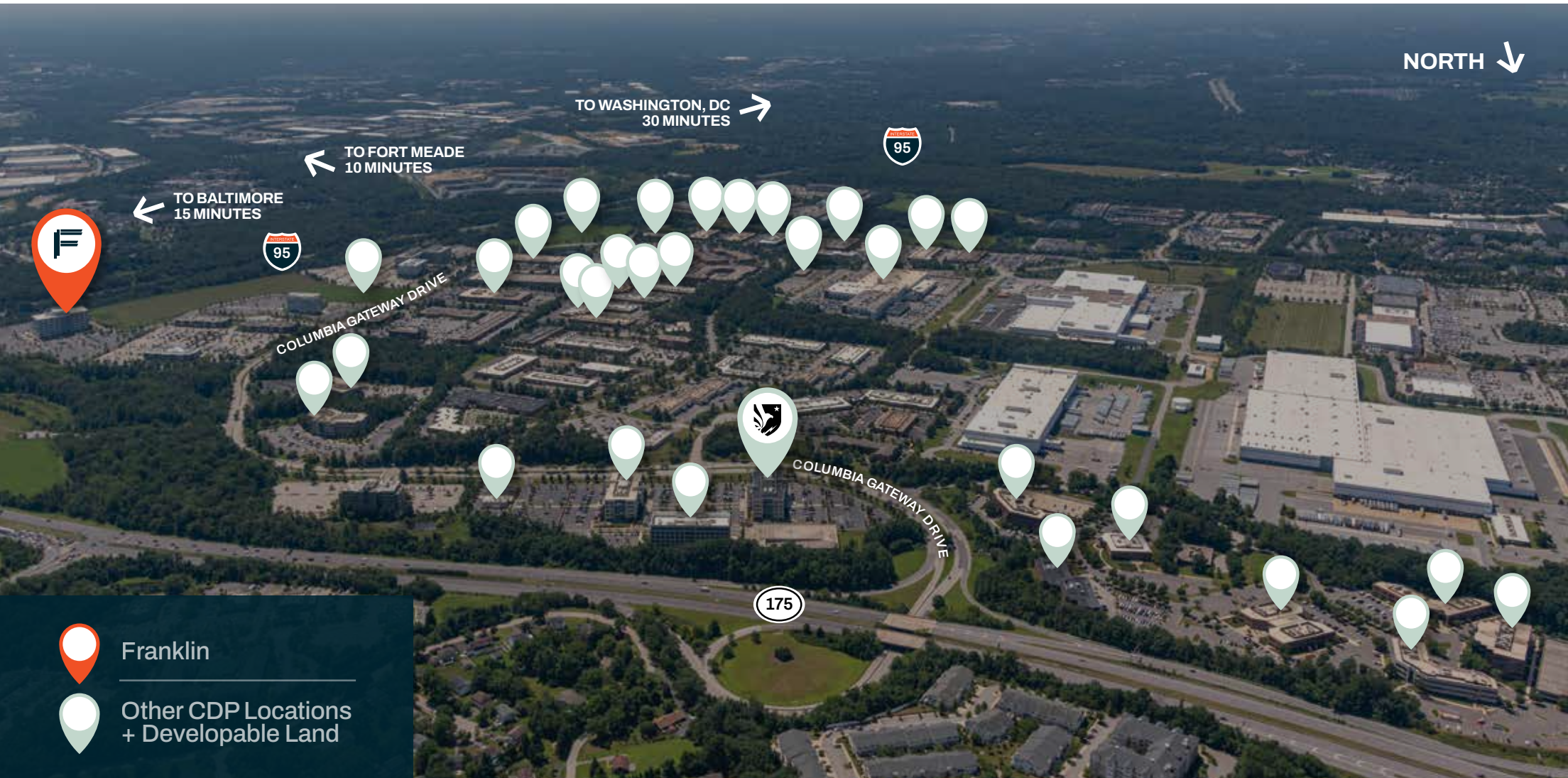
Jos. A. Bank
Lane Bryant
Lowe's Home Improvement
Marshalls
Michaels
Nordstrom Rack
Old Navy
Ollie's Bargain Outlet
PETCO
PetSmart
REI
Road Runner Sports
Ross Dress for Less
Sally Beauty
Staples
Target
The Vitamin Shoppe
Ulta
Verizon
Walmart

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
Sofive
Stumpy's Hatchet House
Xfinity

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

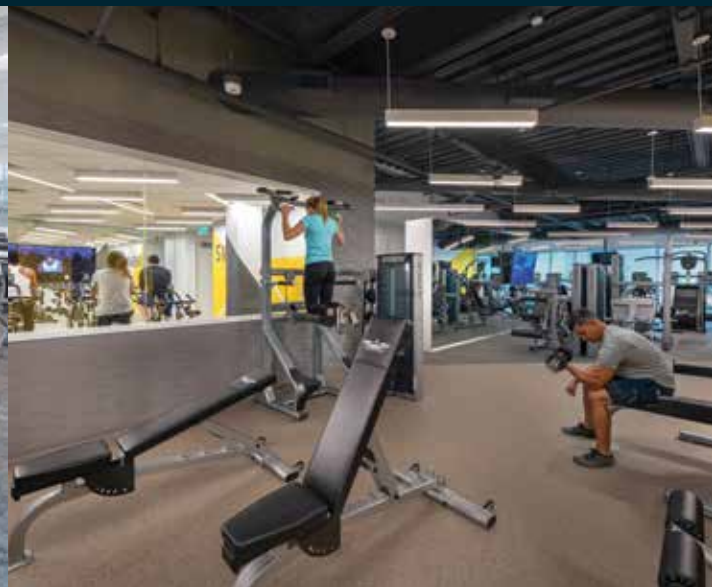
SOUNDTRACK

THE STADE

CIRQL

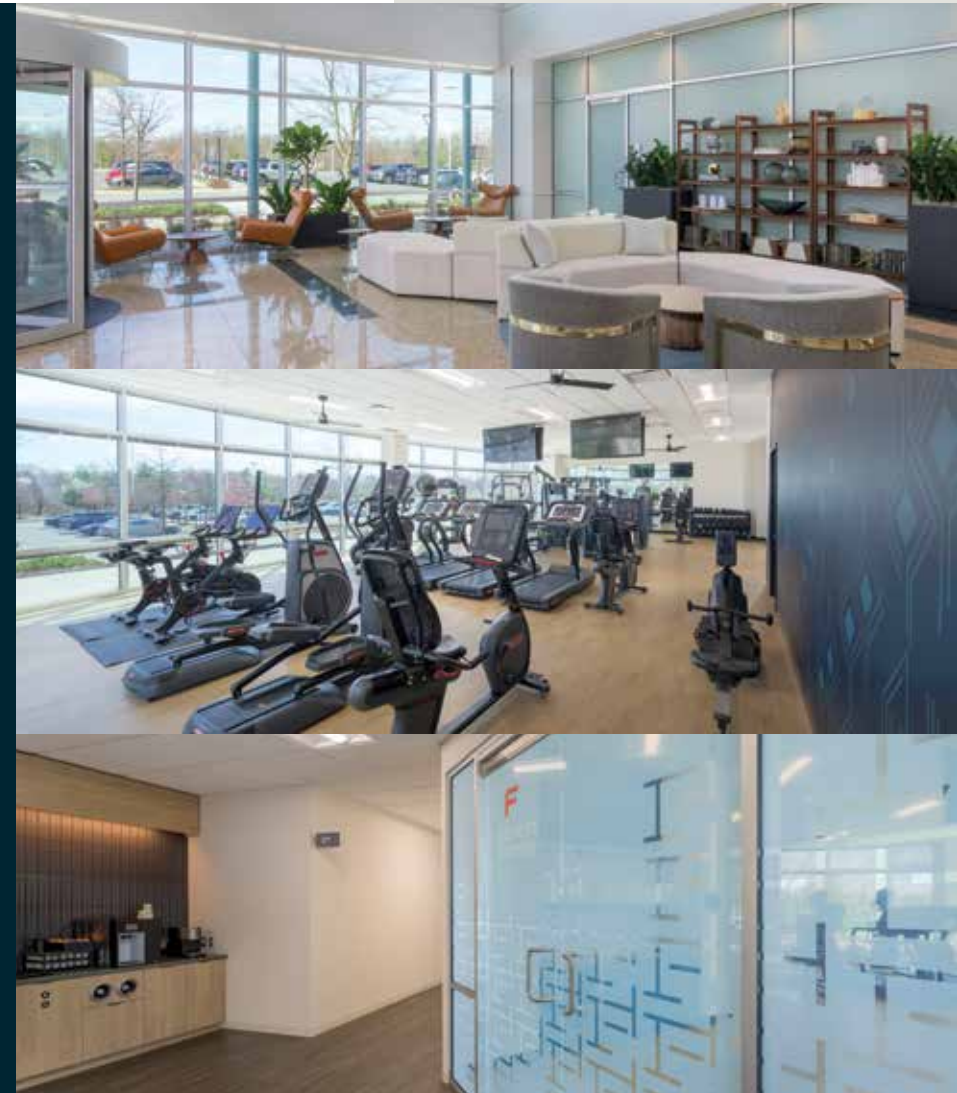
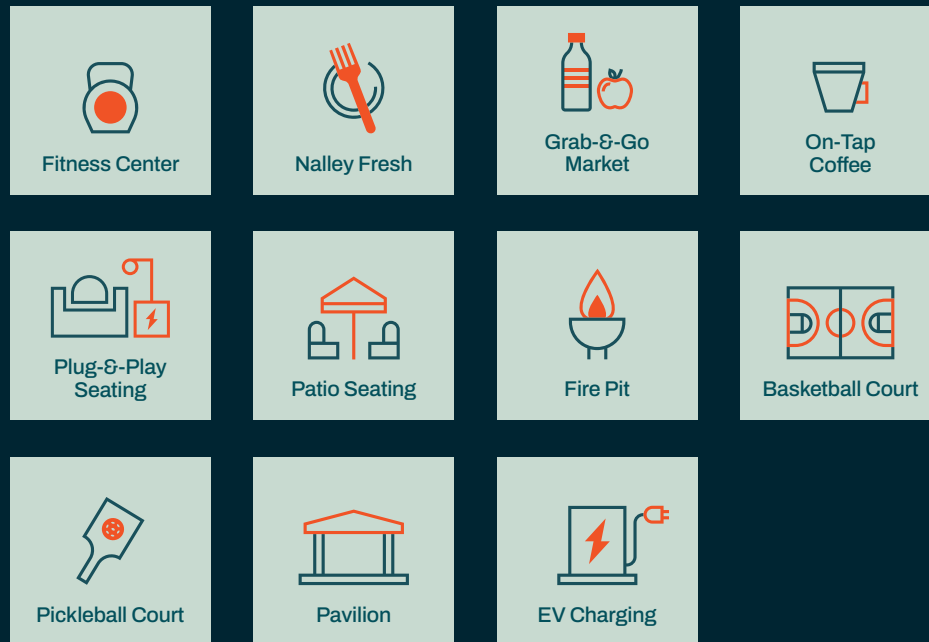
THE BELL

FRANKLIN



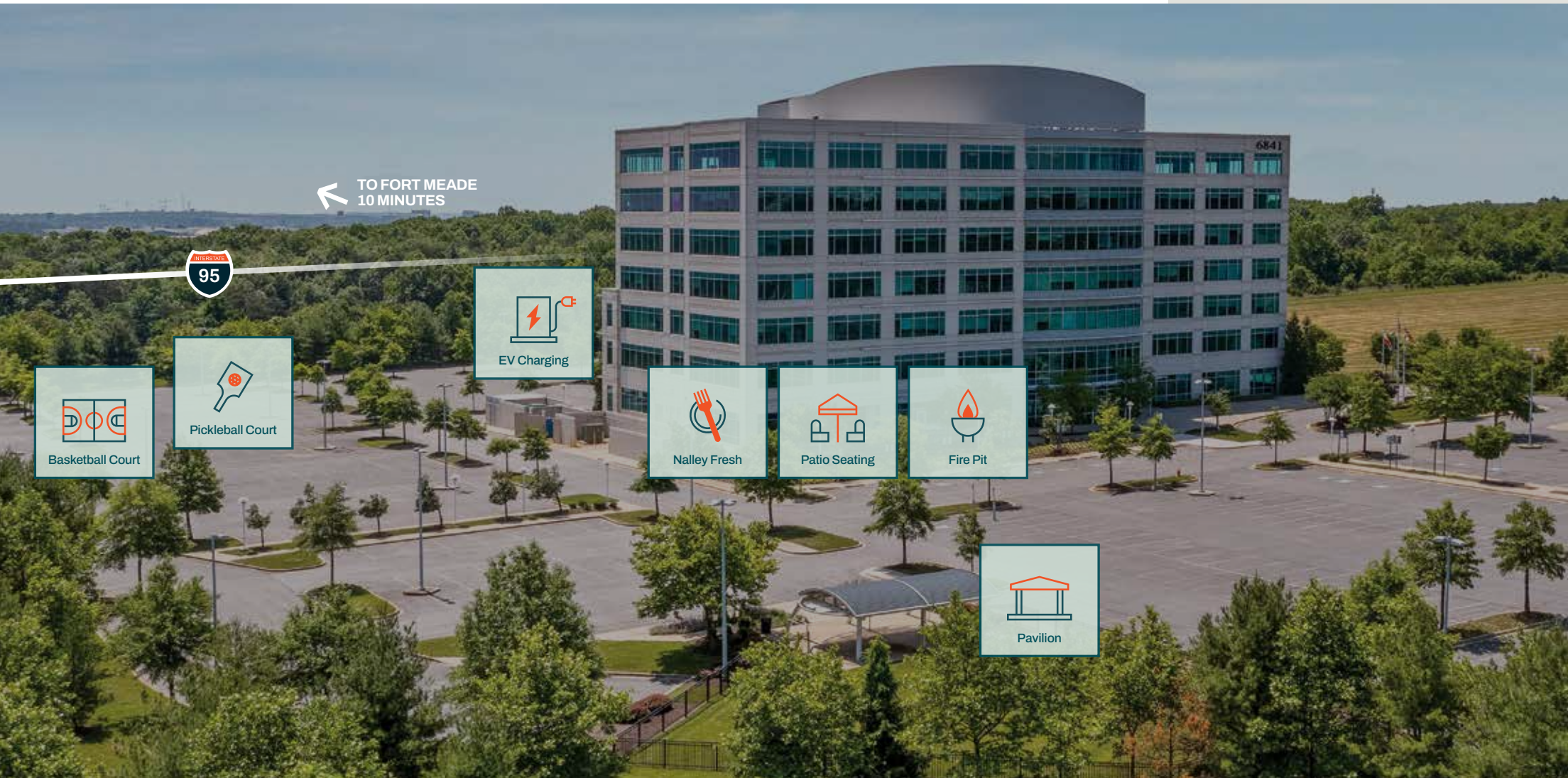
Amp Up The Workday

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



Franklin

200,603 SF | Class A Office



Amenity Plan



Leasing

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COPT DEFENSE
PROPERTIES

NEWMARK