



COLUMBIA GATEWAY

THE COPT COLLECTION



Howard County's Innovation District

As a central hub for business ideation, growth, and development, Columbia Gateway attracts an elite, diverse group of businesses ranging from defense and cybersecurity to life sciences, hospitality, and more.



WHERE BUSINESSES GO TO GROW

Welcome to Columbia Gateway

Columbia Gateway is Maryland's premiere business hub for big-picture thinking and dynamic growth. We offer a wide variety of customizable spaces across multiple, amenity-packed neighborhoods to best support your team.

From custom-built campuses to suites of all sizes, we've got the right space to help you create a place where your team can thrive.

COPT Defense Properties (NYSE: CDP) ("COPT Defense") is a real estate investment trust (REIT) that owns, manages, leases, develops, and acquires mission critical properties. COPT Defense is the preeminent provider of real estate services to the U.S. Government and Defense/IT contractors, with buildings and developable land adjacent/proximate to hi-tech and cybersecurity-oriented USG defense installations executing priority missions. For more information, please visit copt.com.

A CAN'T BEAT LOCATION

Enjoy close proximity to 10+ major markets—Centrally located between Baltimore and Washington, DC, and minutes from I-95 and Fort Meade

Annapolis

25 minutes

Bethesda

30 minutes

BWI Airport

12 minutes

College Park

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





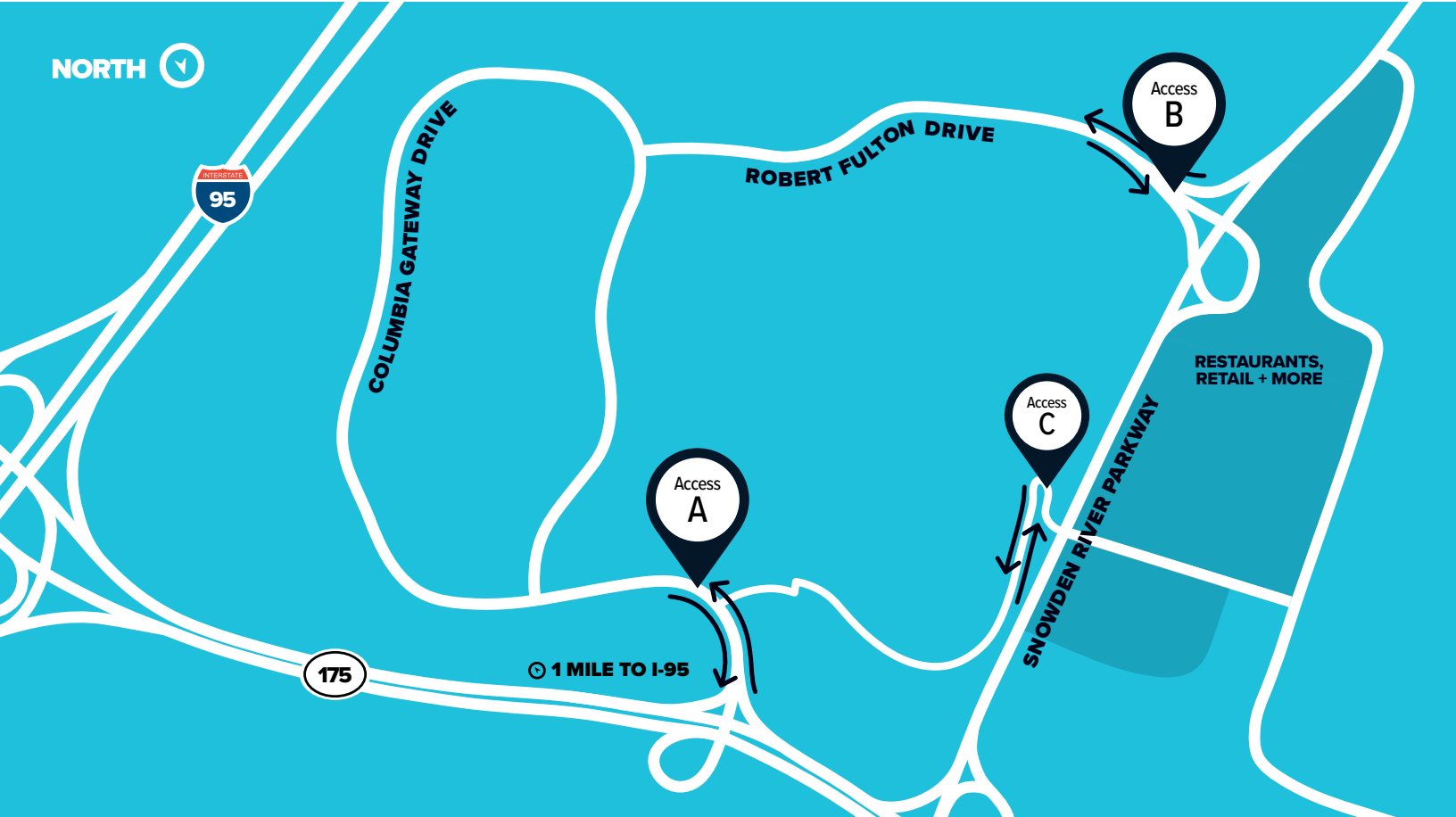
Custom-Built Spaces

From tailored interiors to personalized exterior signage, our team ensures your space will suit your needs and exceed your expectations.



EASY ACCESS

1-Minute Drive to I-95

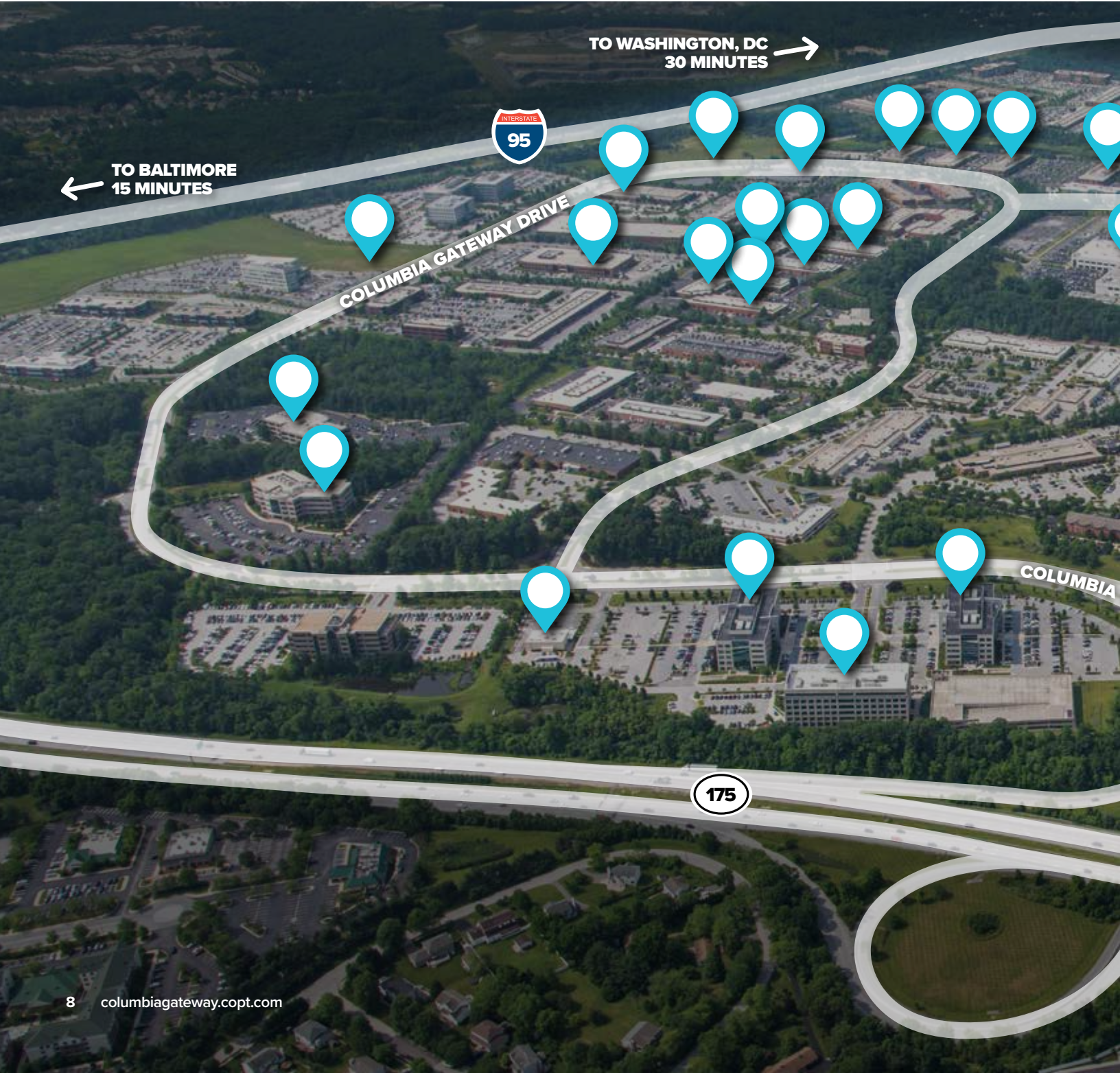


A Focus on Work-Life Balance

Easy access, easy parking, and ample amenities make for fewer frustrations and more productive days.

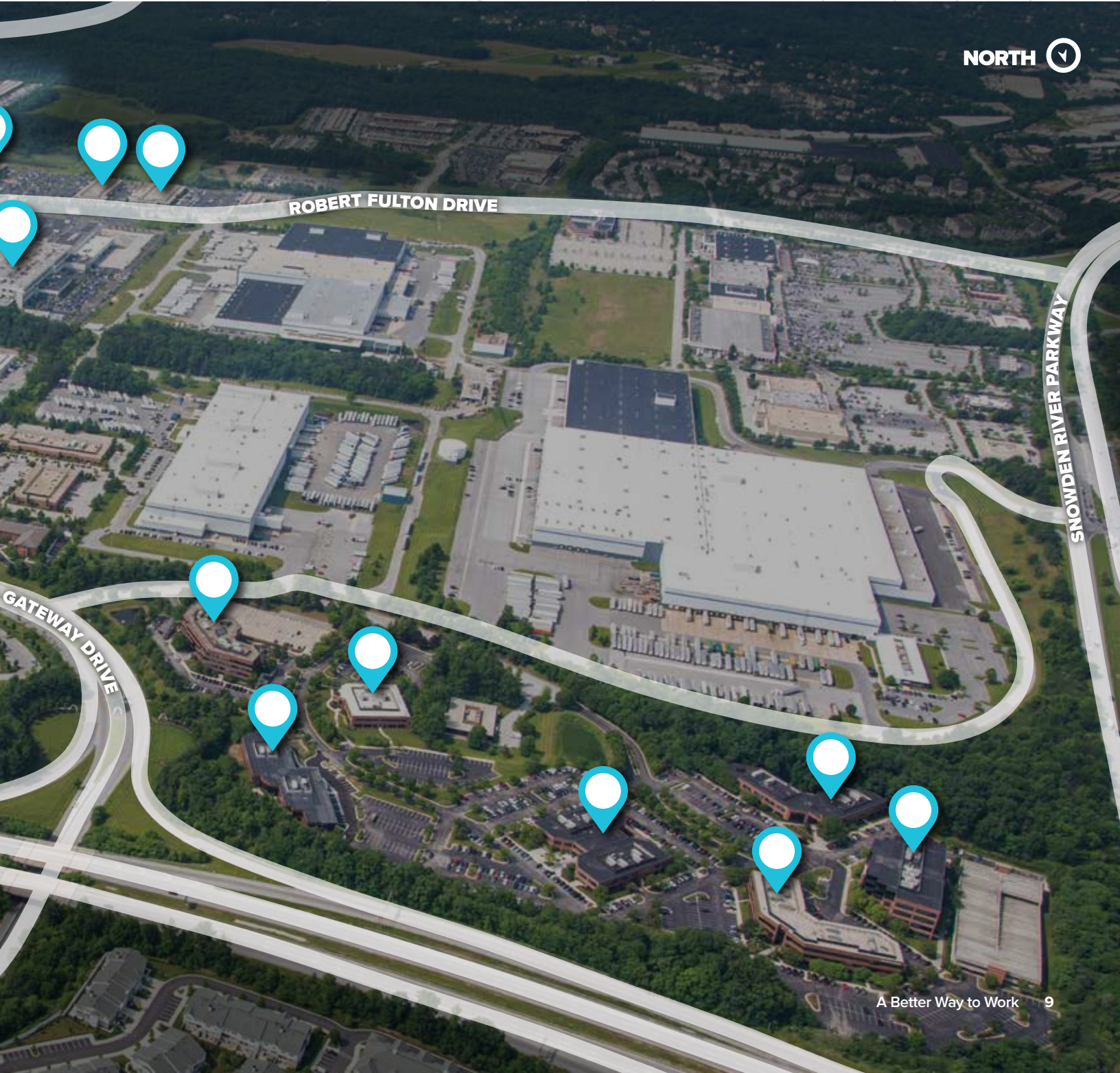
PROPERTIES + DEVELOPMENT LAND

2.3M SF // 28 Buildings
2 Development Sites (290,000+ SF)





NORTH 



FIND YOUR SPACE

Explore our amenity-packed neighborhoods—As your business grows, we have the space to grow with you!



WAYLINE

Meet your all-inclusive workday destination. WAYLINE features modern bohemian design details and a lush lineup of amenities—from flexible conference space and a sweetgreen Outpost, to a yoga lawn and sun drenched terrace.



Soundtrack

A dynamic venue for companies who desire a different #worklifestyle. Soundtrack features a serenade of diverse common spaces and neighborhood amenities to support the way you work best.



CIRQL

Small spaces for big ideas. Seamlessly supporting growing businesses and satellite teams, CIRQL features efficient layouts complemented by spacious, highly-designed common areas..



The Stade

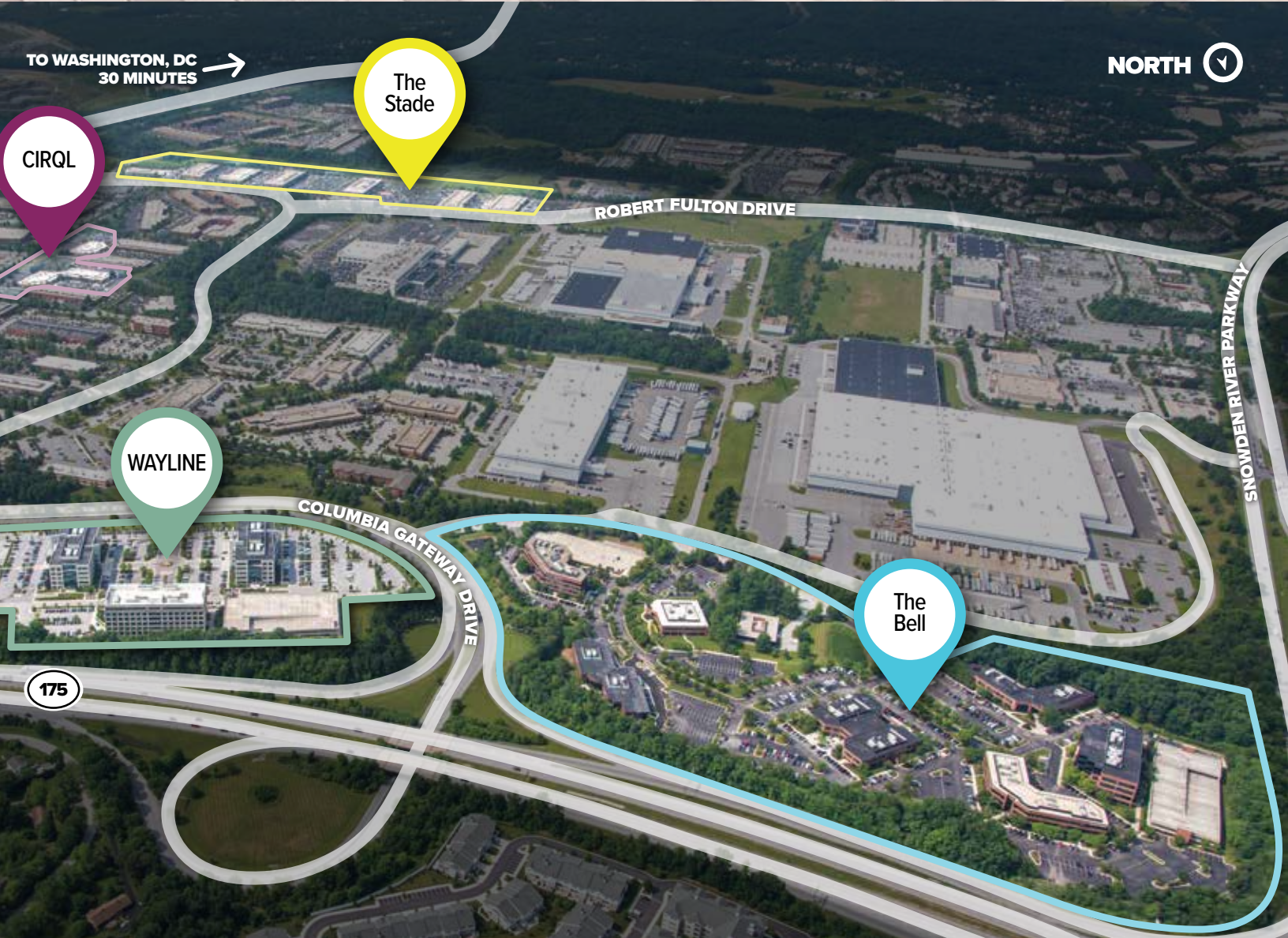
A platform for fostering a stronger culture and community at work. The Stade features common spaces and amenities that inspire and elevate your workday.



The Bell

Inspired by the ingenuity and impact of inventor Alexander Graham Bell, The Bell speaks to creators and innovators craving a flexible workspace that aligns with evolving office needs.





WORKPLACE EXPERIENCE

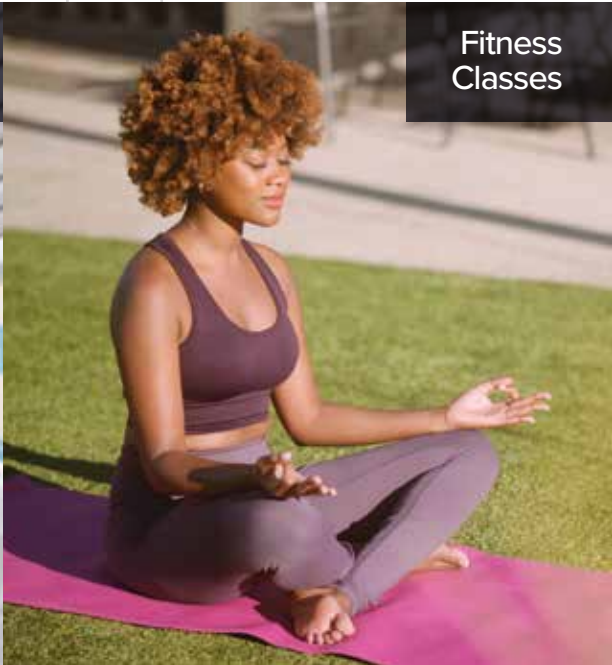
As part of our community, you'll enjoy a number of exclusive events.

Community
Happy Hours





Seasonal Events



Fitness Classes



Onsite Bee Program

ADDED PERKS

Get more done. Have more fun.

Experience the most upscale amenities in Columbia Gateway coupled with world-class customer service. We focus on making each day as easy as possible for you and your team—Onsite food trucks, fitness centers, and lunch delivery are just the start.

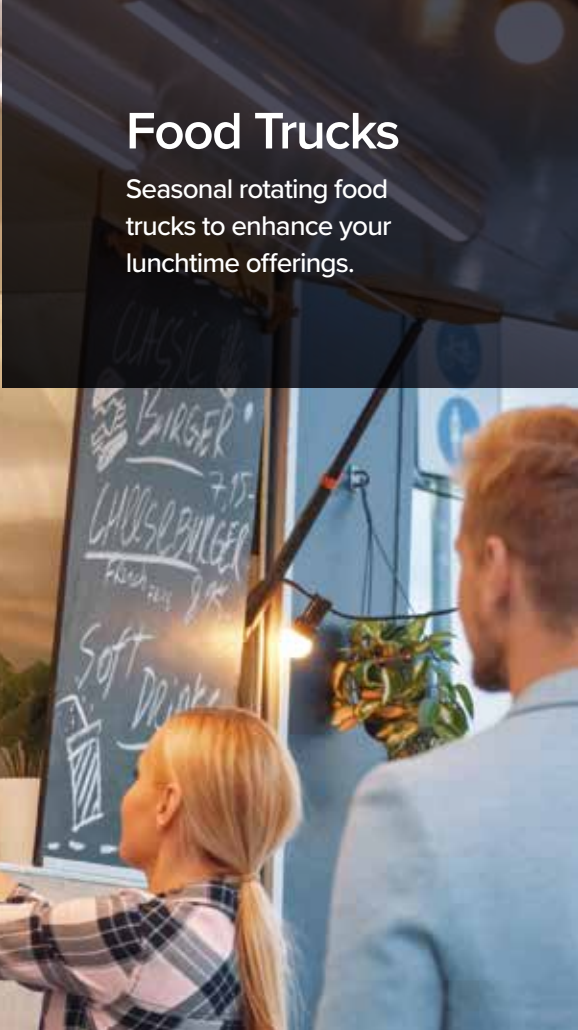






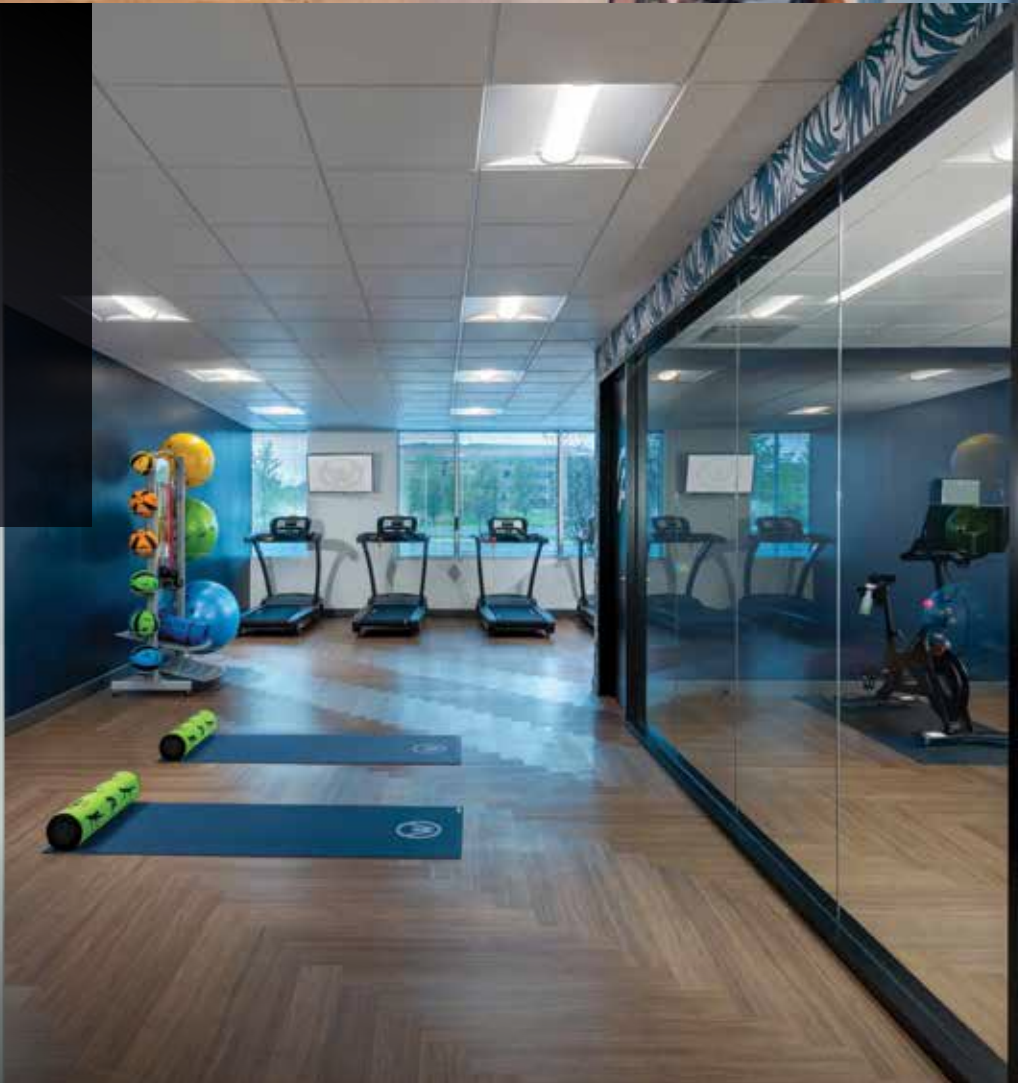
Food Trucks

Seasonal rotating food trucks to enhance your lunchtime offerings.



Fitness Centers

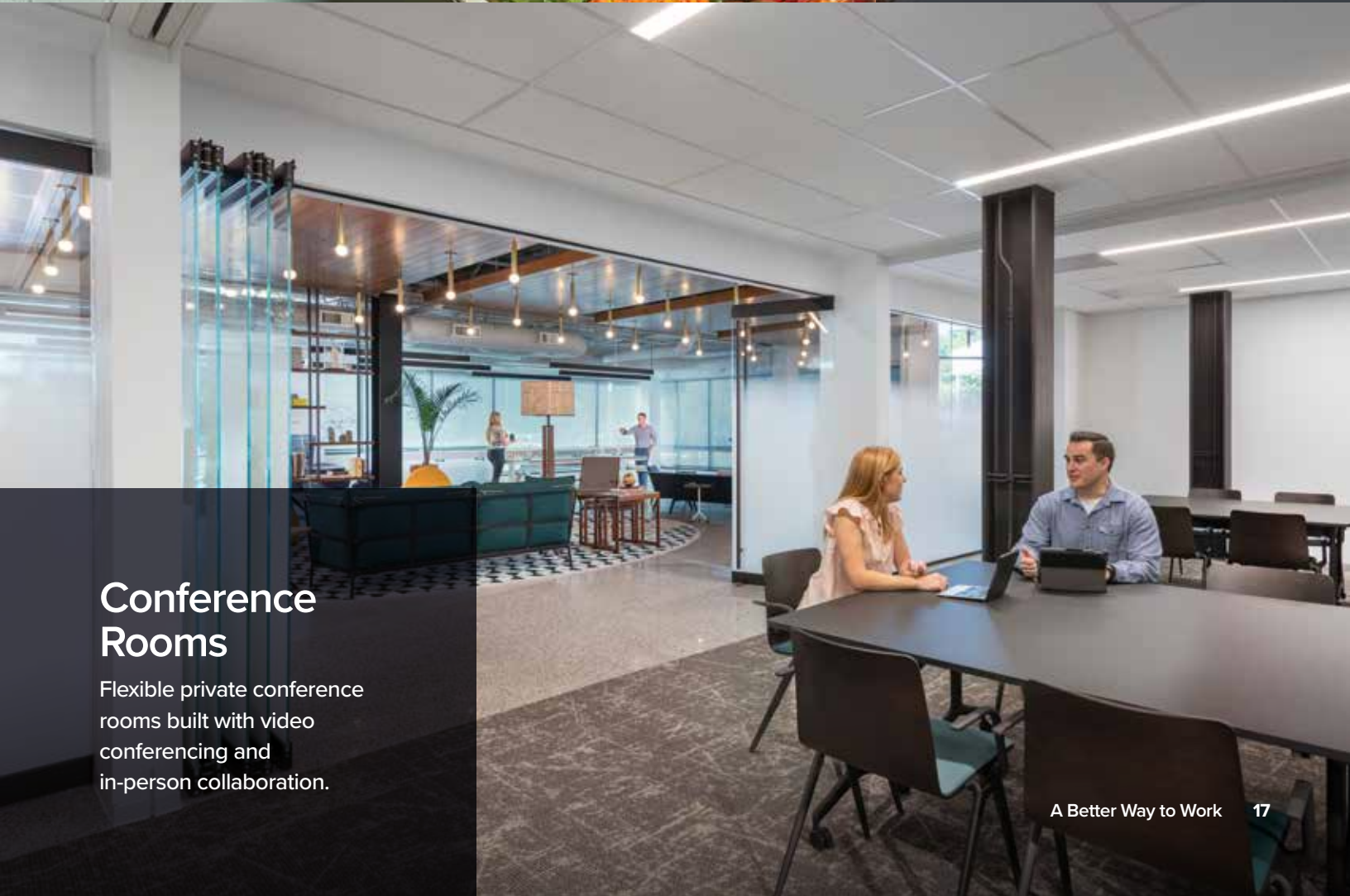
Spa-quality fitness centers featuring virtual workouts that fit into your schedule. Perfect for group or individual classes.





Lunch Delivery

Sweetgreen Outpost and Foodsby lunch delivery make lunch convenient for business professionals. Order online and have your meal delivered right to your building lobby.



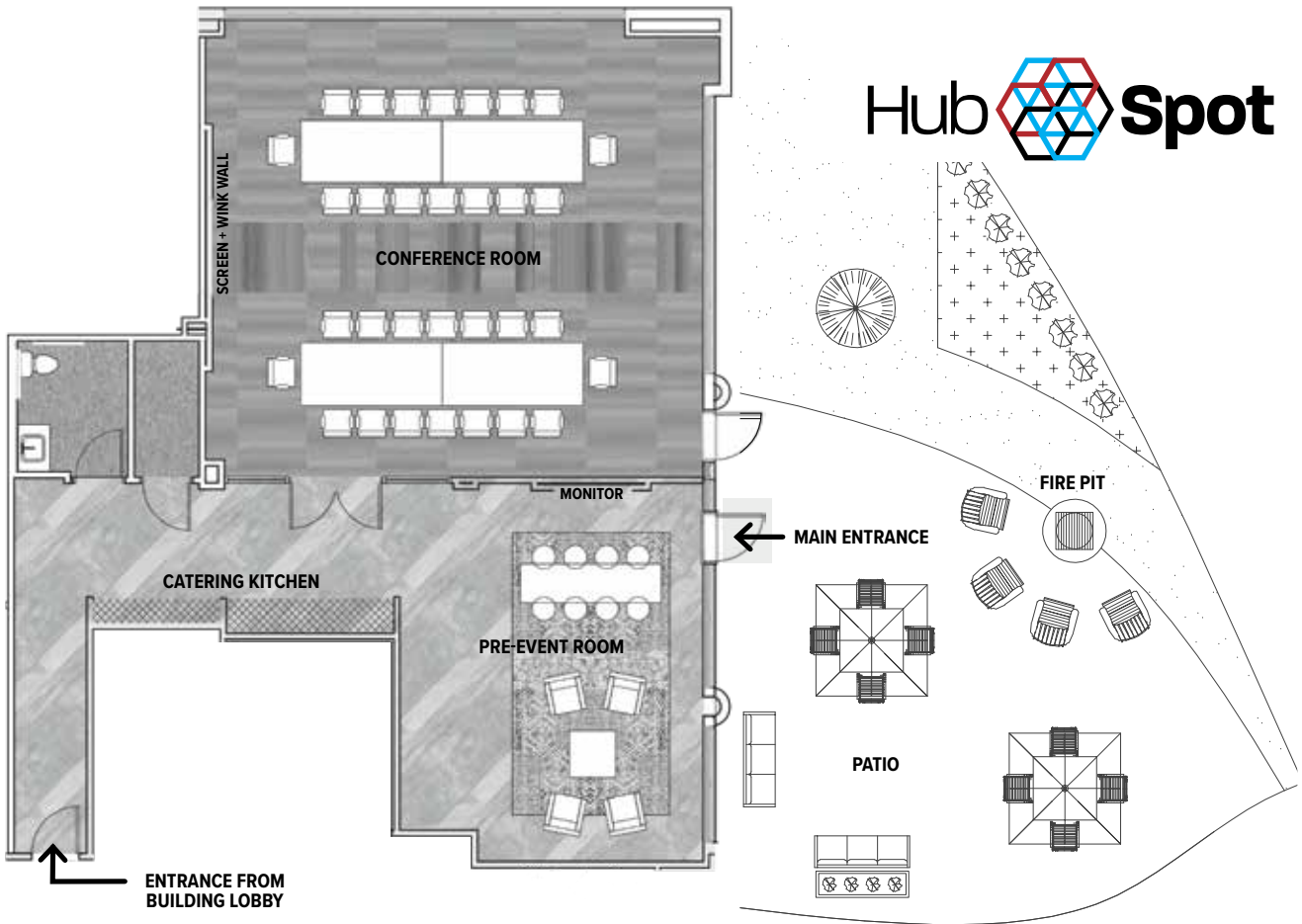
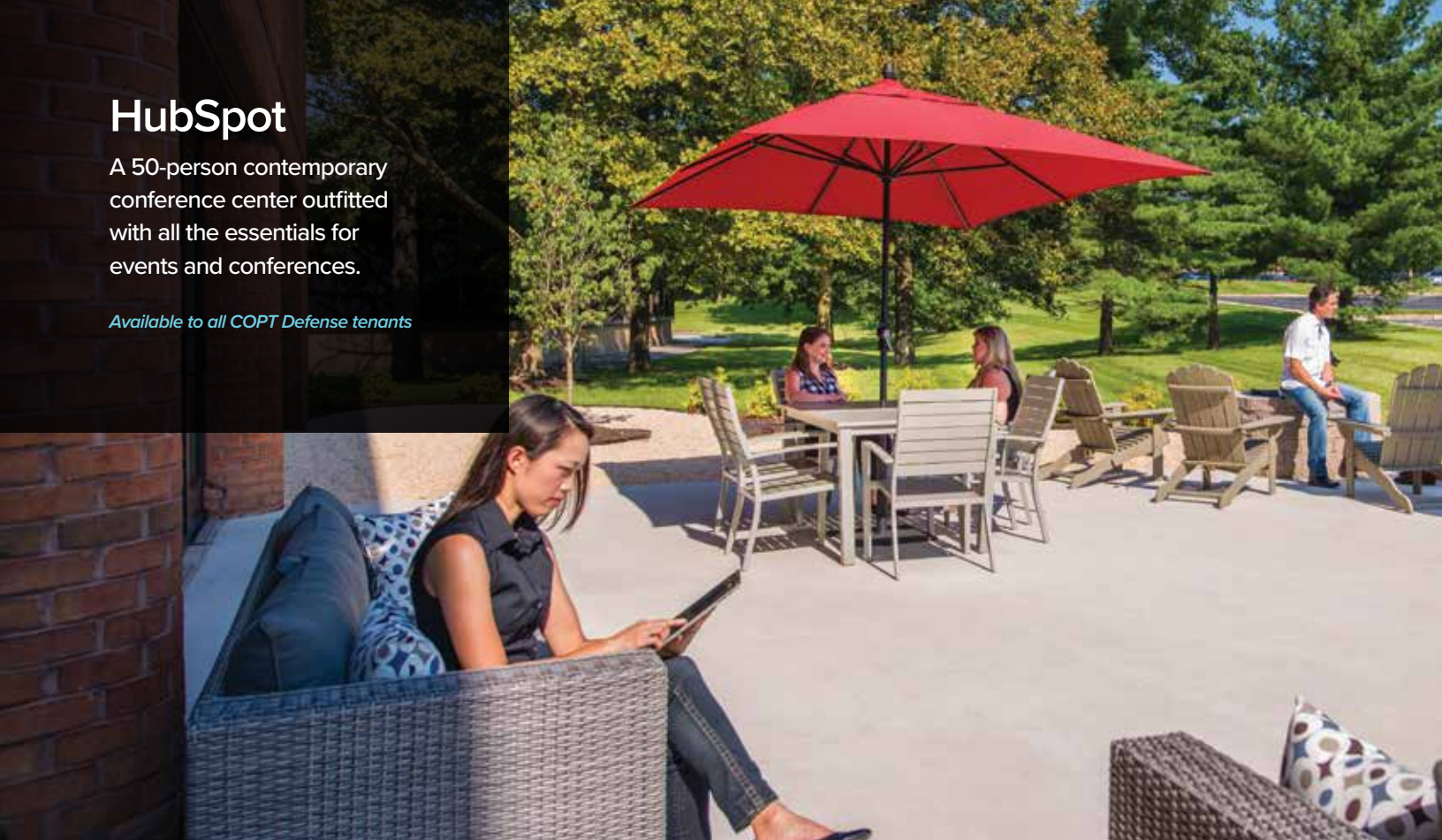
Conference Rooms

Flexible private conference rooms built with video conferencing and in-person collaboration.

HubSpot

A 50-person contemporary conference center outfitted with all the essentials for events and conferences.

Available to all COPT Defense tenants







COLUMBIA GATEWAY



LEASING

Krysta Herring

443.285.5709 // krysta.herring@copt.com

John Hermann

443.285.5711 // john.hermann@copt.com



COPT DEFENSE
PROPERTIES