

7164 COLUMBIA GATEWAY DR

INVESTMENT HIGHLIGHTS

- + 45,341 SF OFFICE ASSET
- + FULL BUILDING AVAILABLE
- + LOCATED IN COLUMBIA GATEWAY
- + 2 DOCK DOORS
- + EXCELLENT USER OR INVESTOR OPPORTUNITY

COLUMBIA, MARYLAND | FOR SALE OR LEASE



EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 7164 Columbia Gateway Drive, a **45,341 square foot, 2-story office building** in Columbia, Maryland.

7164 Columbia Gateway is a rare opportunity to purchase a full building within Columbia Gateway, the Baltimore Washington Corridor's premier business park. Two, equal sized floors offer multiple scenarios including multi-tenant or full-building HQ.

The asset's location in the heart of Columbia provides proximity to over 70 restaurants within a 1.5 mile radius, as well as immediate access to I-95 and MD-175.



HIGHLIGHTS



TOTAL SPACE
45,341 SF



LEASED
0%



FLOORS
2



INSTITUTIONAL LOCATION
**COLUMBIA GATEWAY
BUS. PARK**



FULL BUILDING
AVAILABLE



IMMEDIATE ACCESS TO
MD-175 & I-95



AMPLE PARKING
4.1 Spaces
Per 1,000 SF

EXCELLENT USER OR INVESTOR OPPORTUNITY

WITH TWO, +/- 22K SF FLOOR PLATES
OR FULL BUILDING HQ OPPORTUNITY



BUILDING	7164 COLUMBIA GATEWAY DRIVE
AVERAGE FLOOR PLATE	22,670
HEIGHT	36'
ZONING	M-1, Manufacturing Light
BUILT	1988
GLA SQUARE FEET	45,341
VACANT SF	45,341
OCCUPANCY %	0%
# OF TENANTS	0
# OF DOCK DOORS	2
ROOF AGE	14 Years
ELEVATORS	None
# OF FLOORS	2
PARKING RATIO	4.1/1,000 SF
ROOF	TPO
SITE ACREAGE	4.1 Acres
SPRINKLERED	Yes

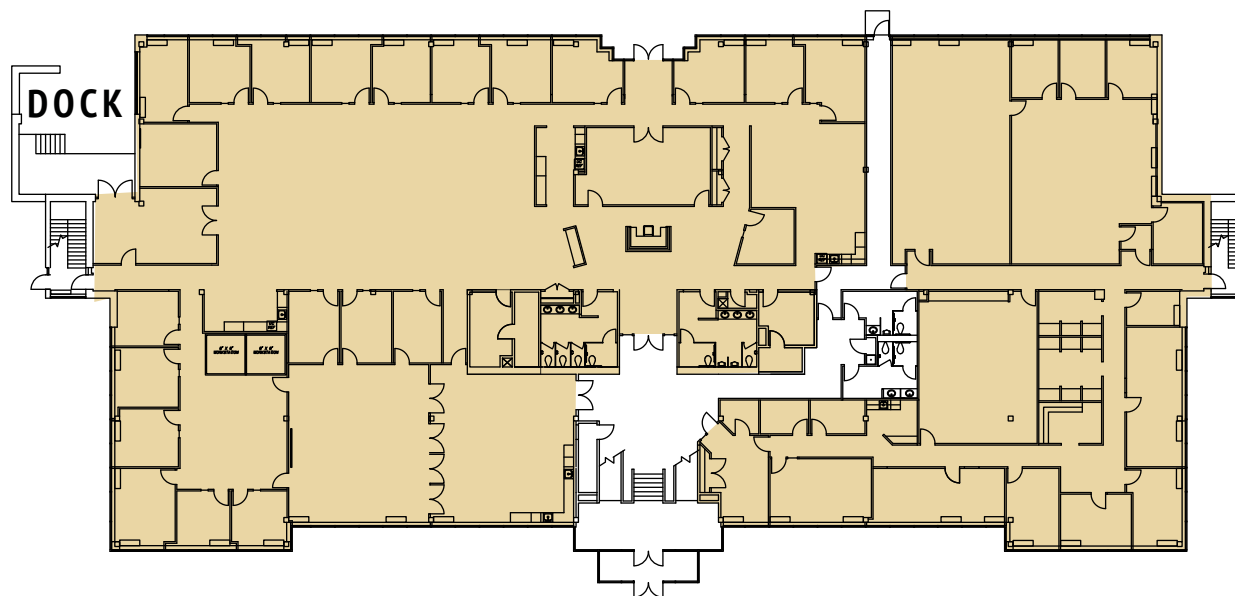
VACANCY

FLOOR #	VACANT SQUARE FEET
1	22,369
2	22,972



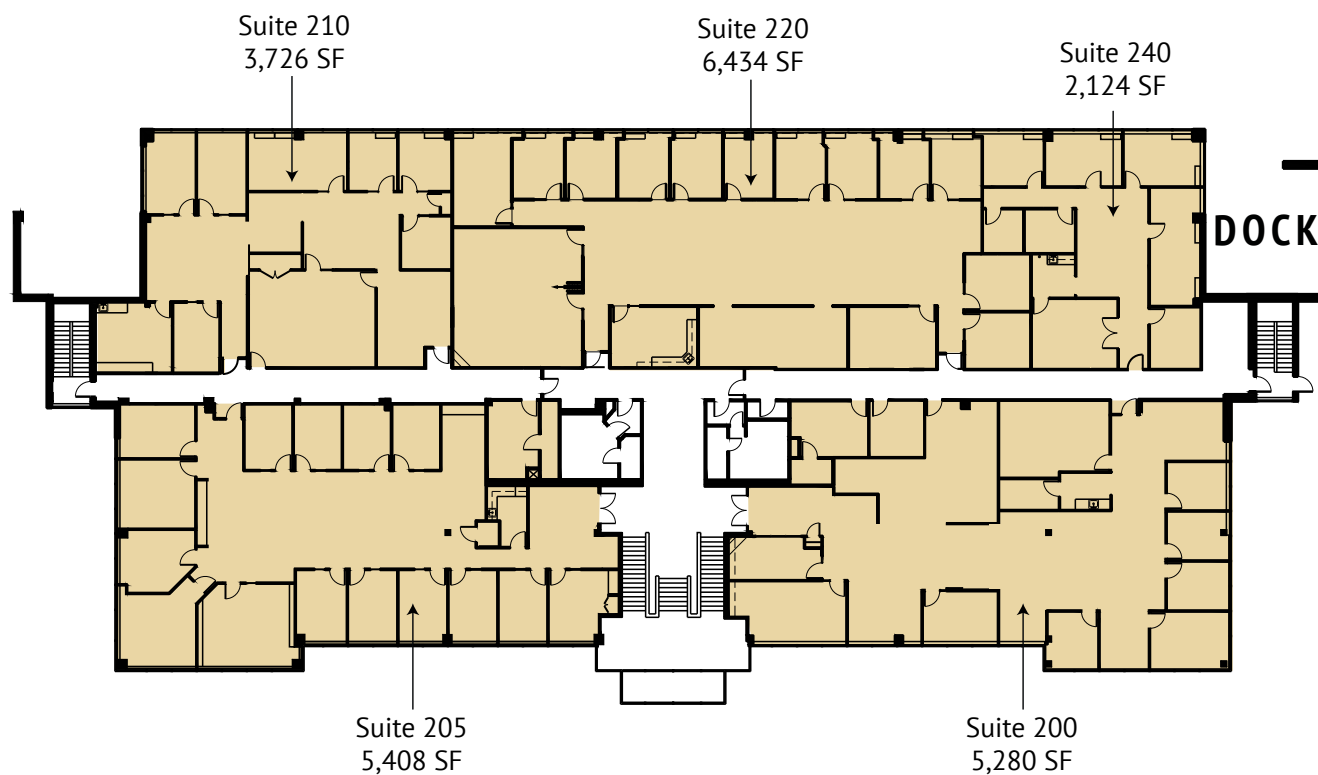
FIRST FLOOR

**22,369 SF
AVAILABLE**



SECOND FLOOR

**22,972 SF
AVAILABLE**



AERIAL MAP







7164 COLUMBIA GATEWAY DR

COLUMBIA, MARYLAND

CAPITAL MARKETS

Cristopher Abramson

Executive Managing Director
T 410-625-4210
cris.abramson@nmrk.com

Nicholas Signor

Managing Director
T 410-625-4206
nicholas.signor@nmrk.com

Ben McCarty

Managing Director
T 410-844-4005
ben.mccarty@nmrk.com

Henry Pleszkoch

Financial Analyst
T 410-844-3997
henry.pleszkoch@nmrk.com