

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



PROPERTY INFORMATION

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

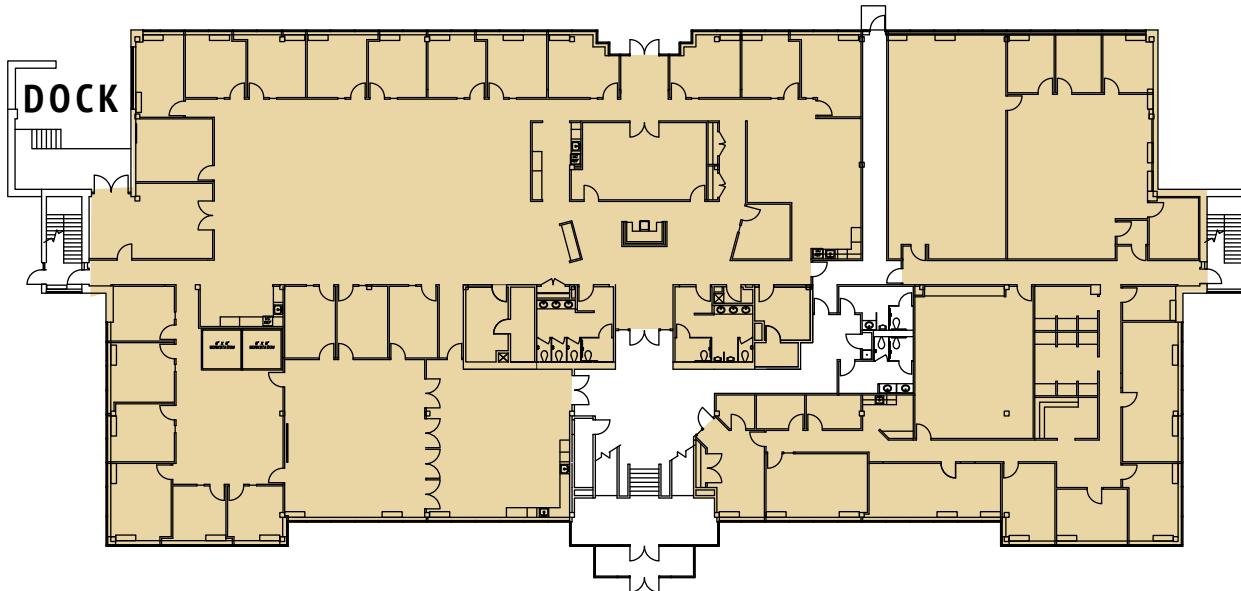
VACANCY

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



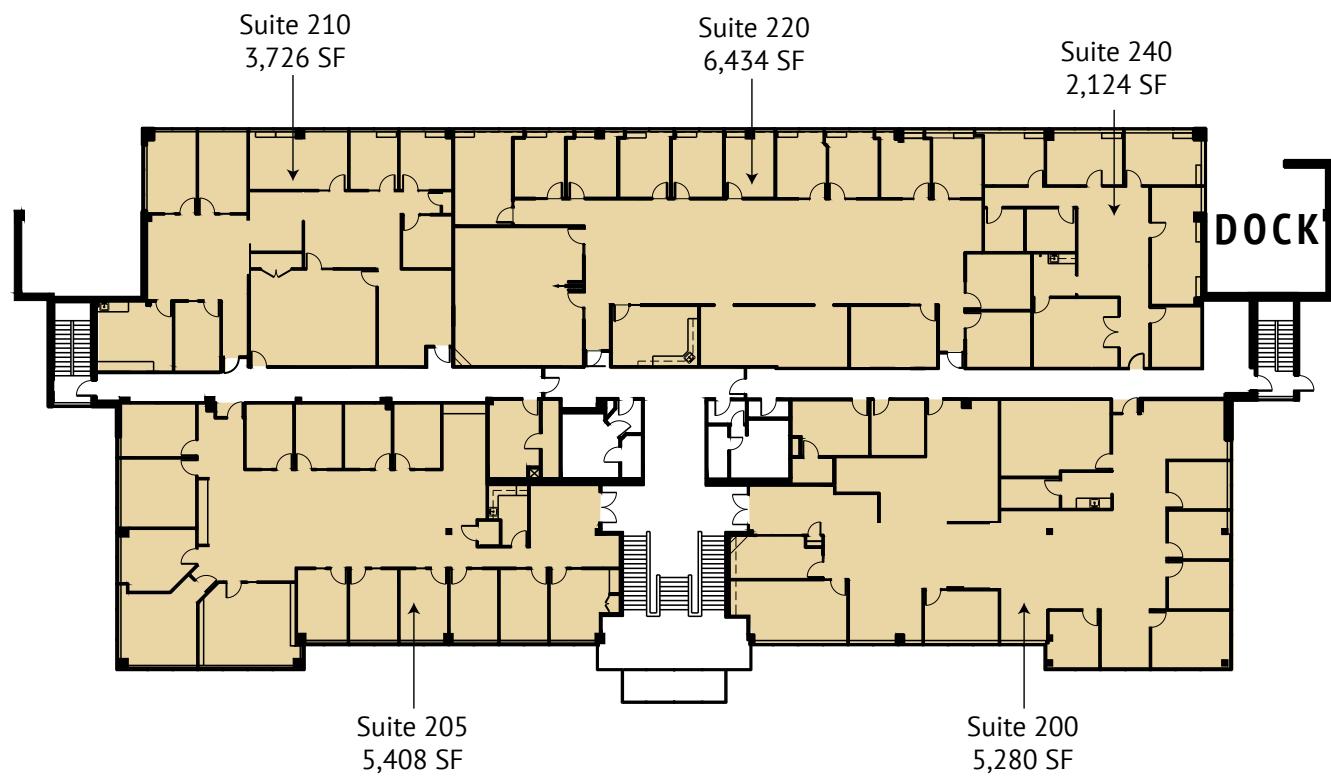
FIRST FLOOR

**22,369 SF
AVAILABLE**



SECOND FLOOR

**22,972 SF
AVAILABLE**



AERIAL MAP







7164 COLUMBIA GATEWAY DR

COLUMBIA, MARYLAND

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INVESTMENT SUMMARY

NEWMARK