

# EAST RIDGE

## AT COLUMBIA GATEWAY

6811 BENJAMIN FRANKLIN DRIVE, COLUMBIA, MD 21046



# FOR LEASE

## FIRST FLOOR

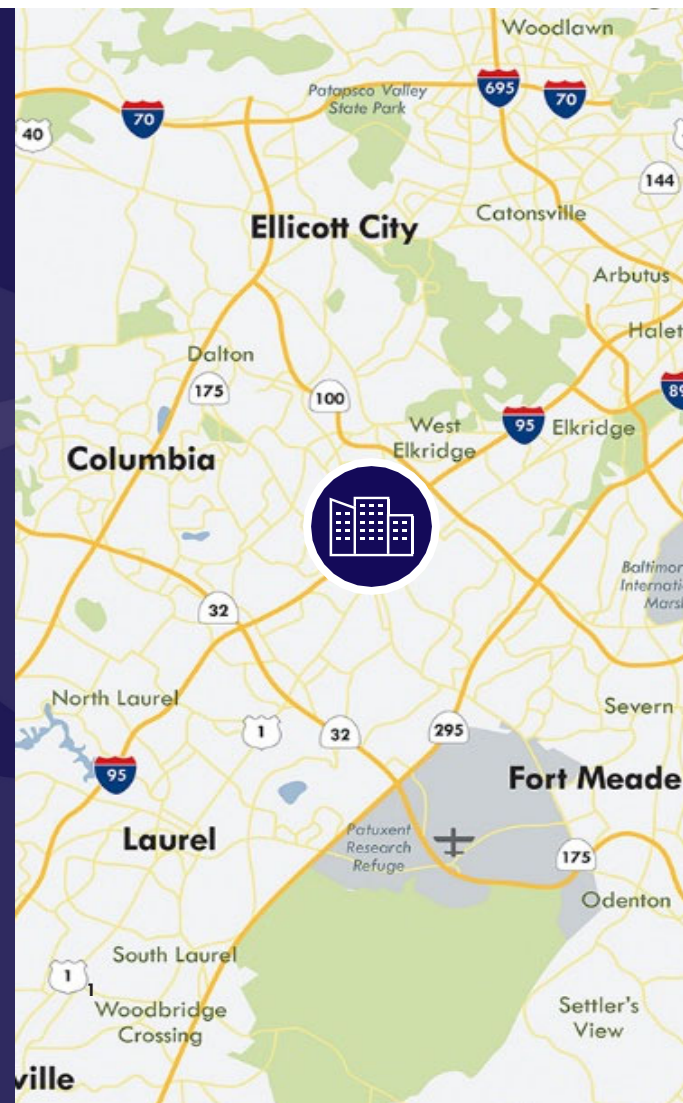
- Suite 150 – 1,825 square feet – Available Immediately

## SECOND FLOOR

- Suite 250 - 10,107 square feet
  - Available Immediately
  - Office intensive
  - Double door glass entrance off elevator lobby

## PROPERTY HIGHLIGHTS

- Located in Columbia Gateway, the Premiere Corporate Office Park in Columbia, Maryland
- 170,000 square feet of Class A office space
- Abundant free surface parking
- Easy access from Interstate 95, Snowden River Parkway and Route 175



Owned and Managed by

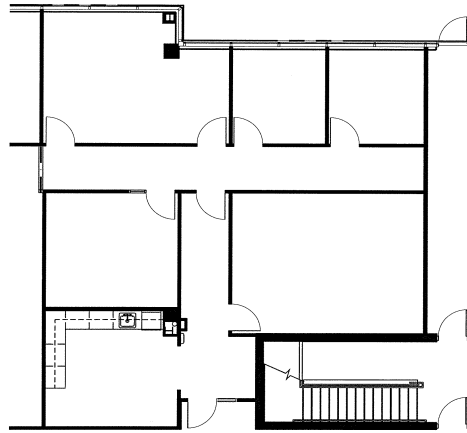


# EAST RIDGE @ COLUMBIA GATEWAY

## FIRST FLOOR PLAN

**1,825 RSF**

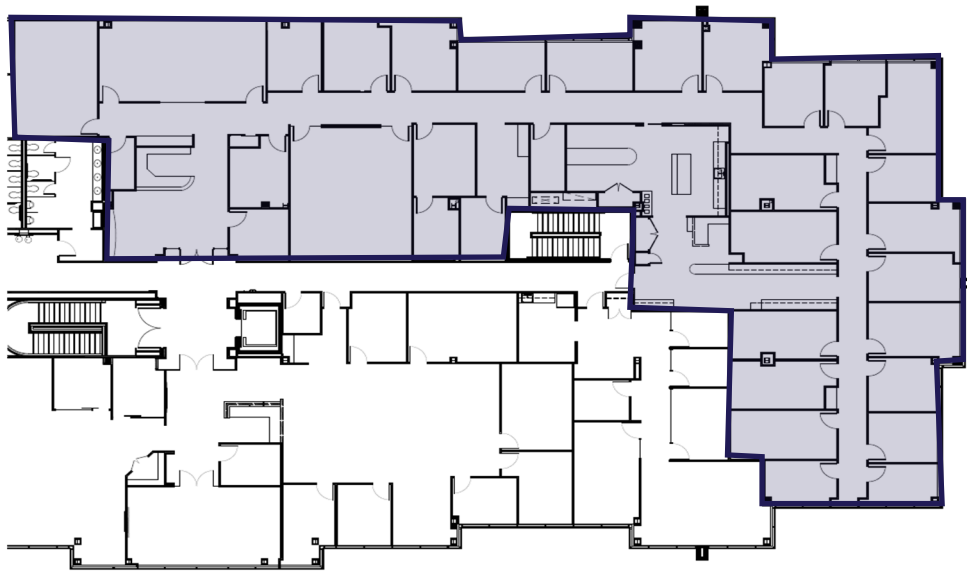
Available Immediately



## SECONDD FLOOR PLAN

**10,107 RSF**

Available Immediately



**Andy Andrews**  
(443) 539 - 4803  
aandrews@abramsdevelopment.com

**Colin Burch**  
(443) 975 - 9799  
cburch@abramsdevelopment.com

8601 Robert Fulton Drive  
Suite 100  
Columbia, MD 21046  
abramsdevelopment.com