

EAST RIDGE

AT COLUMBIA GATEWAY

6811 BENJAMIN FRANKLIN DRIVE, COLUMBIA, MD 21046



FOR LEASE

FIRST FLOOR - SUITE 170

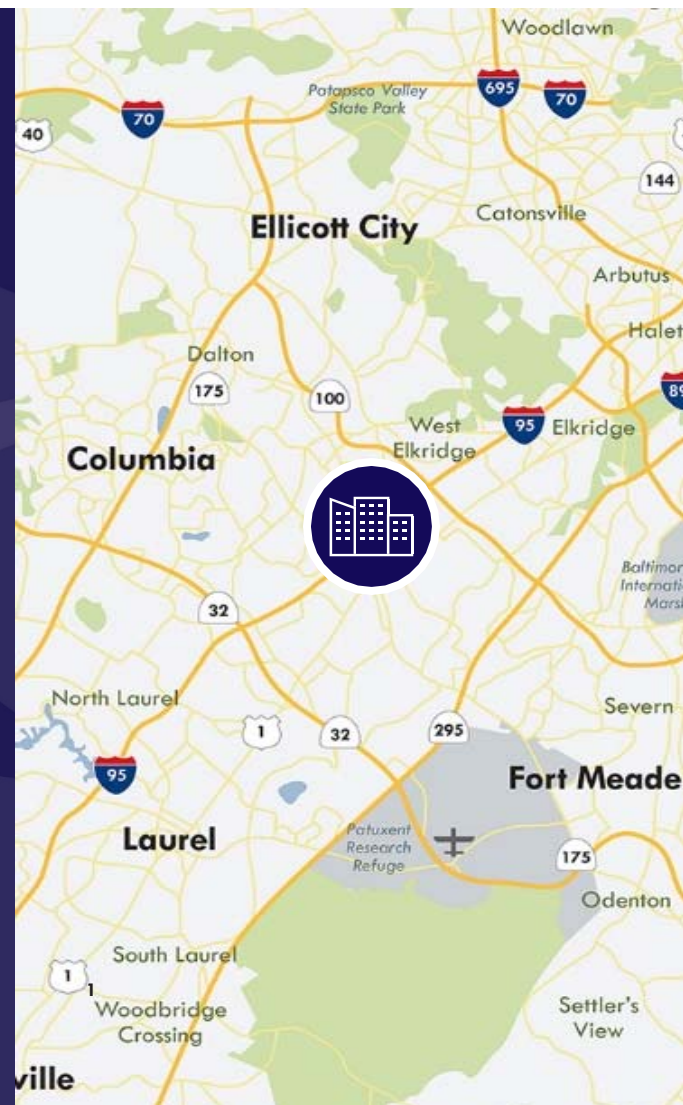
- 2,750 square feet available

FIRST FLOOR - SUITE 140

- 9,425 square feet (Divisible)
- Available Immediately
- Combination of office and open space
- Prominent glass suite entrance off main 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
- Plenty of restaurants and shopping in the immediate area



Owned and Managed by

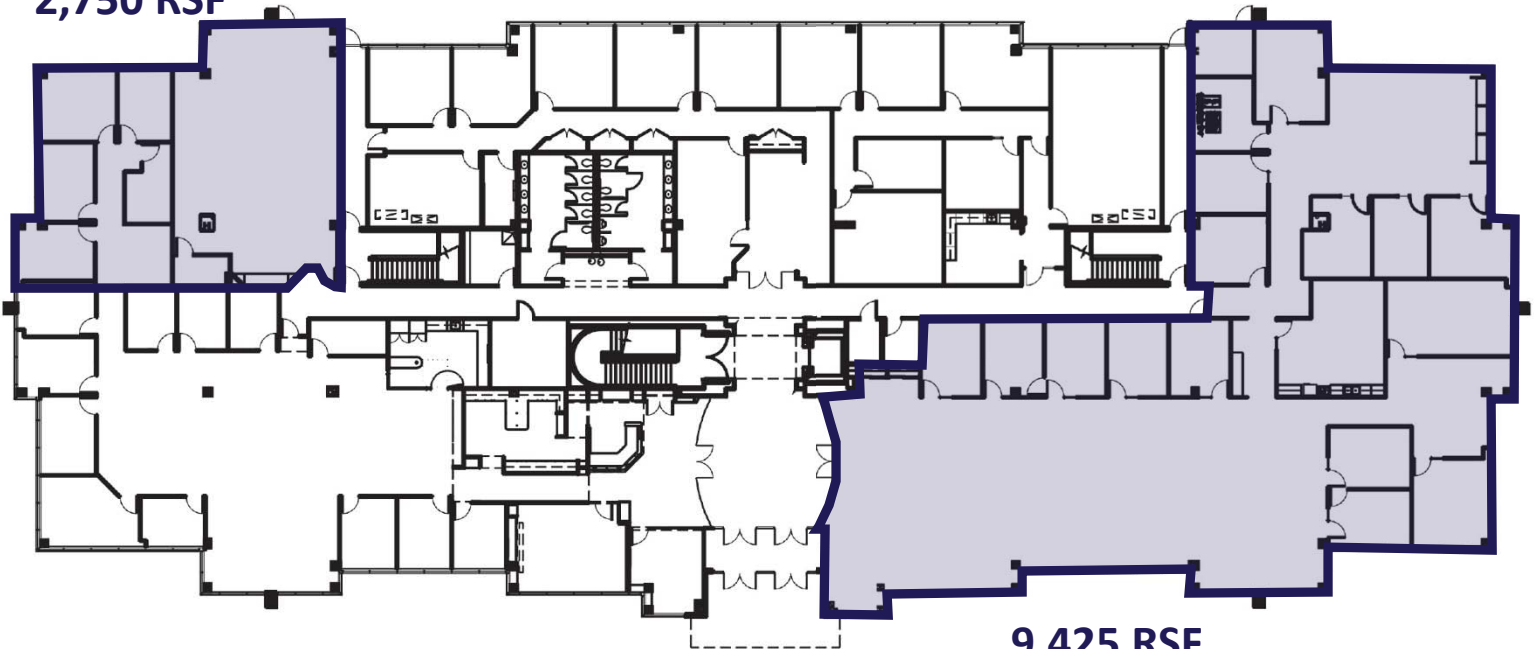


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FLOOR PLAN

2,750 RSF



9,425 RSF

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