

# Columbia Gateway

7065 SAMUEL MORSE DRIVE, COLUMBIA, MD 21046

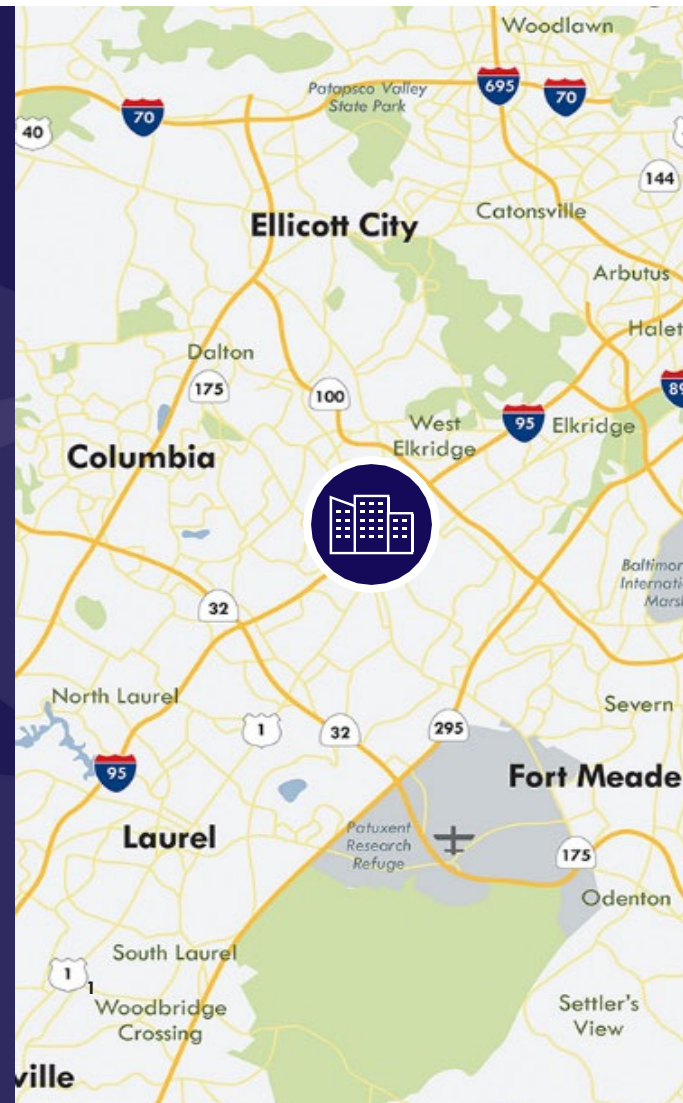


## FOR LEASE

- Total Available: 56,000 square feet
- Plug & Play – furnished and ready for occupancy
- Can accommodate approximately 400 people
- Space is in pristine condition
- **Deli, gym and two conference centers in the park**

### PROPERTY HIGHLIGHTS

- Located in Columbia Gateway, the Premier Corporate Office Park in Columbia, Maryland
- Abundant free surface parking at a ratio of 6/1,000 SF
- Easy access from Interstate 95, Snowden River Parkway and Route 175
- A myriad of restaurants and shopping in the immediate area



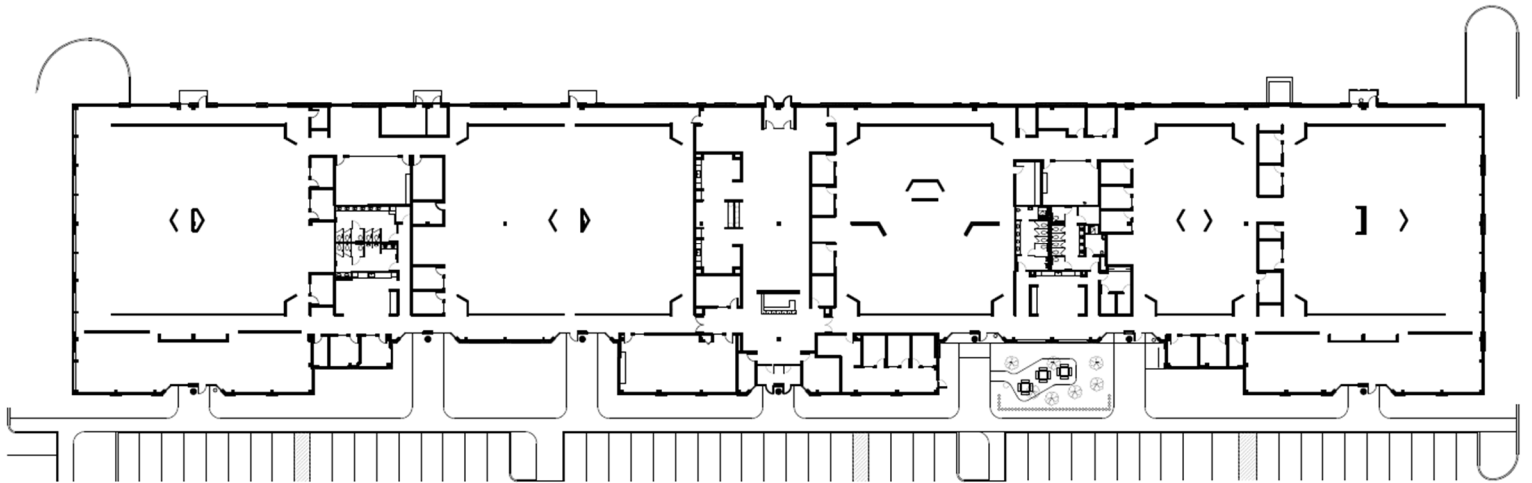
Owned and Managed by



# COLUMIBA GATEWAY

7065 SAMUEL MORSE DRIVE

## Floorplan



**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



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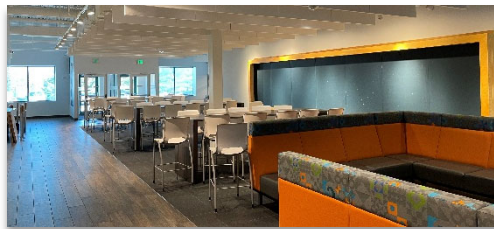
## Photos



Exterior



Reception Area



Cafeteria



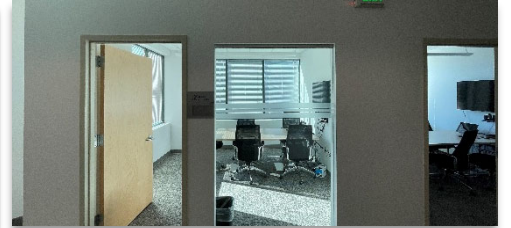
Cafeteria



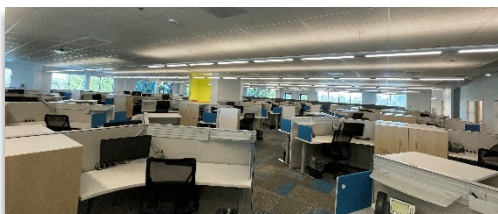
Break-out Area



Conference Room



Office



Bullpen



Electric Charging Station



Loading

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8601 Robert Fulton Drive Suite  
100 Columbia, MD 21046  
(410) 312 - 3200



# COLUMBIA GATEWAY

## 7065 SAMUEL MORSE DRIVE

### Amenities



**Abrams Properties**

- 7055 Samuel Morse Drive
- 7070 Samuel Morse Drive
- 7075 Samuel Morse Drive
- 7080 Samuel Morse Drive
- 7085 Samuel Morse Drive
- 7090 Samuel Morse Drive
- 7095 Samuel Morse Drive
- 7120 Samuel Morse Drive
- 6990 Columbia Gateway Drive
- 6994 Columbia Gateway Drive
- 6996 Columbia Gateway Drive
- 7021 Columbia Gateway Drive
- 8601 Robert Fulton Drive
- 7221 - 7229 Lee Deforest Drive
- 7151 Columbia Gateway Drive
- 7165 Columbia Gateway Drive
- 6811 Benjamin Franklin Drive

**Restaurants/Food**

- Dunkin' Donuts
- Aida Bistro
- Quizno's
- Bob Evans Restaurant
- McDonald's
- TGI Friday's
- Applebee's

- Olive Garden
- Mimi's
- Houlihan's
- On the Border
- Red Lobster
- Bertucci's Brick Oven
- Ruby Tuesday
- Boston Market
- Atlanta Bread Company
- Green Turtle Columbia
- Smoothie King
- Jasons Deli
- Cheeburger Cheeburger
- Stanford Grill
- Mongolian Grill of Columbia
- Noodles Corner
- Sushi King
- Panera Bread
- Baja Fresh
- Chick-fil-A
- Pei Wei
- Qdoba
- Rocky Run
- Famous Dave's
- La Madeleine French Bakery
- Starbuck's

- Romano's Macaroni Grill
- Subway
- Chicken Out
- Don Pablo's Mexican Kitchen
- Long Horn Steakhouse
- Red Robin
- Chipotle
- Cosi
- Noodles & Co.
- Jae's Deli
- Cafe Gateway
- Abby's Gourmet Deli
- Potbelly's
- Bonfresco
- Bi Bi Cafe
- Jae's Deli
- BJs Restaurant & Brewhouse
- Alehouse Columbia

**Hotels**

- Extended Stay America
- Studio Plus
- Homewood Suites
- Extended Stay Columbia
- Courtyard Marriott
- Holiday Inn Express

- Hilton Garden Inn
- Marriot Springhill Suites
- La Quinta
- Holiday Inn
- Comfort Suites

**Banks**

- Capital One Bank
- Citizens National Bank
- Columbia Bank
- M&T Bank
- Provident Bank
- Wells Fargo Bank
- Washington Mutual

**Retail/Services**

- Lifetime Fitness
- Costco
- Trader Joe's
- Target
- WalMart
- Wegman's

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