

EAST RIDGE

AT COLUMBIA GATEWAY

6811 BENJAMIN FRANKLIN DRIVE, COLUMBIA, MD 21046



FOR LEASE

FIRST FLOOR

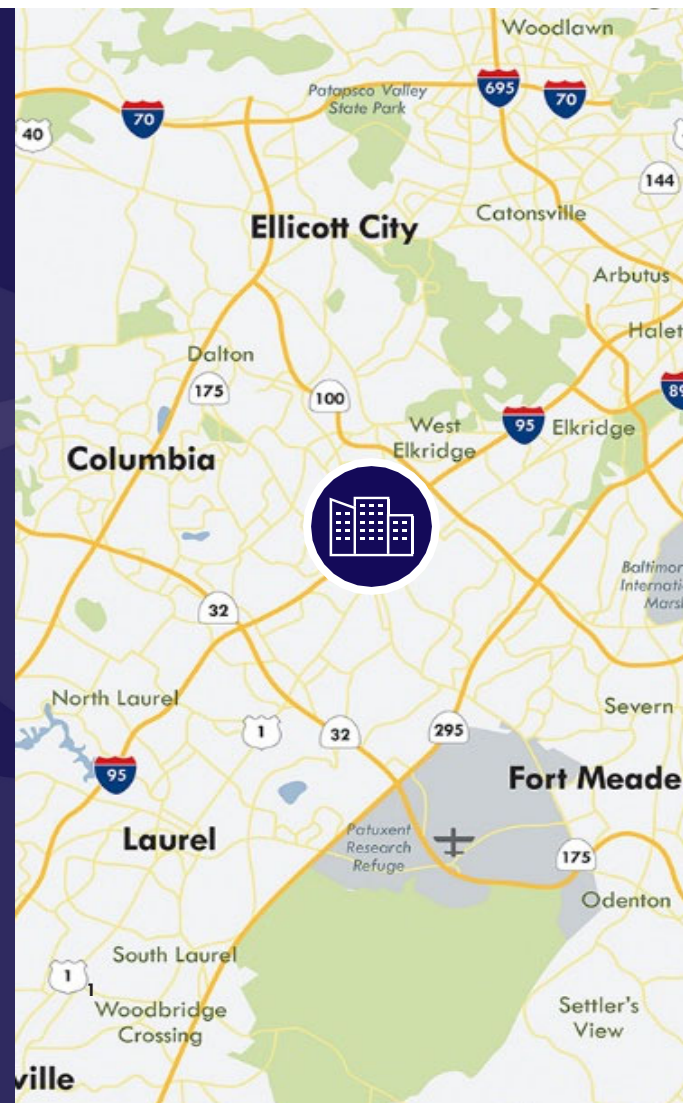
- Suite 150 – 1,825 square feet – Available Immediately

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

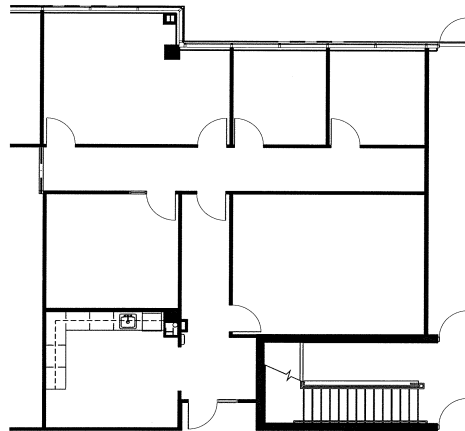


EAST RIDGE @ COLUMBIA GATEWAY

FIRST FLOOR PLAN

1,825 RSF

Available Immediately



SECOND FLOOR PLAN

10,107 RSF

Available Immediately



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