

**Plug-and-Play
Flex/Lab Space
Available
Immediately!**



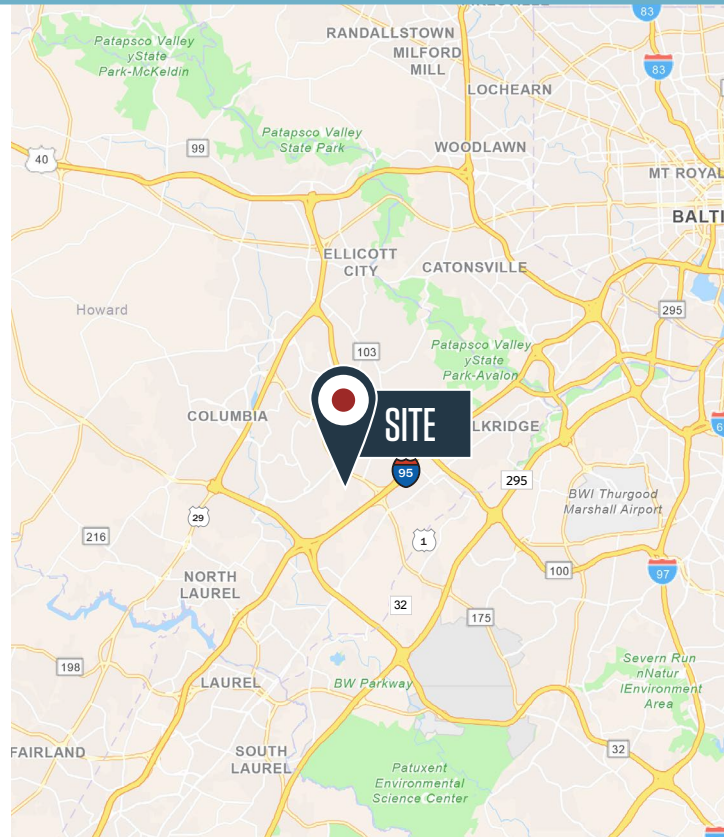
FOR SUBLEASE

PROPERTY FEATURES

- **Available Space:** 11,566 SF of flex/office space with extensive window line, dry-lab component, and dock loading
- **Lease Term:** Through 5/31/2026 (additional term/direct deal can be requested)
- **Plug-and-Play:** Furniture, equipment, & cooler can stay
- Newly Renovated with high-level finishes (pictures to follow)

PROPERTY HIGHLIGHTS

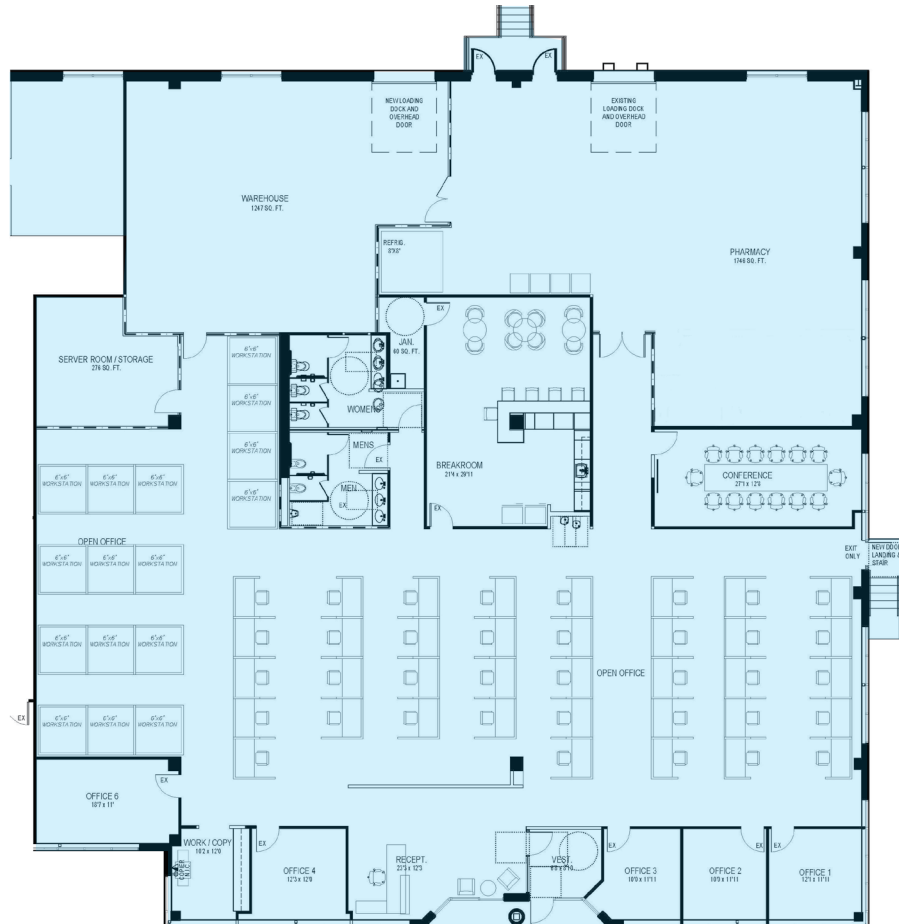
- Located in Columbia Gateway, the Premier Corporate Office Park in Columbia, Maryland
- Abundant free surface parking at a ratio of 5 spaces per 1,000 square feet
- Easy access from I-95, Snowden River Parkway and Route 175
- Plenty of restaurants & shopping in the immediate area
- Large conference/training centers



6992 COLUMBIA GATEWAY DR

Columbia, MD 21046 | Howard County

FLOOR PLAN



INTERIOR PHOTOS



CONFERENCE ROOM



COOLER



STANDARD OFFICE

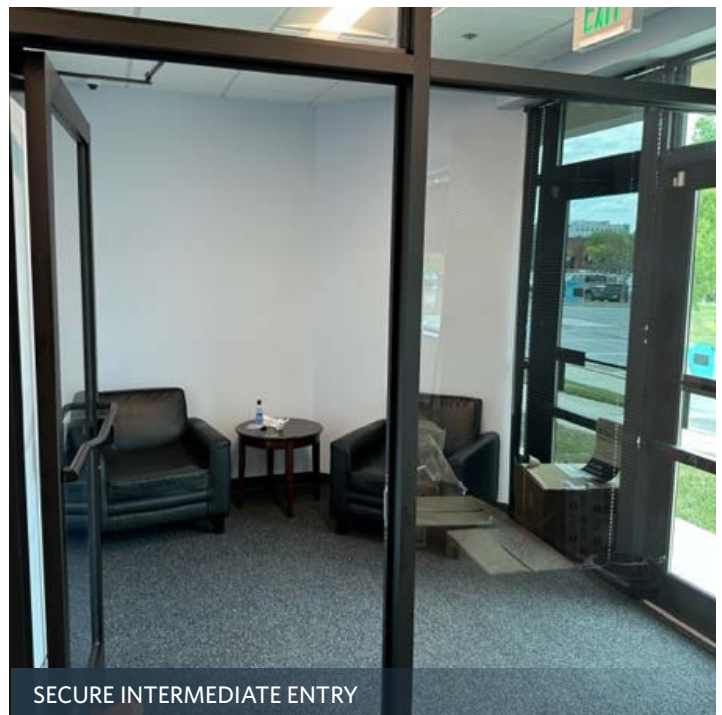
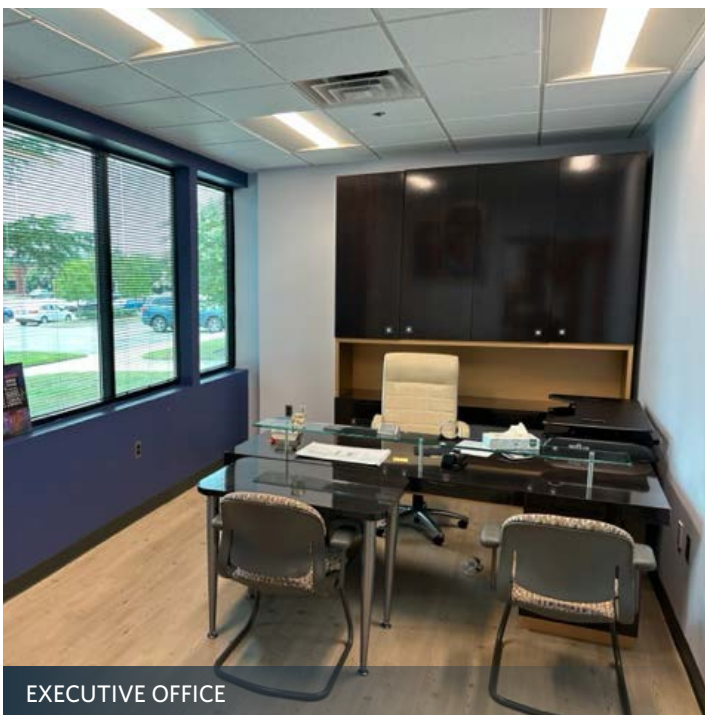


LARGE CUBICLE AREA

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INTERIOR PHOTOS



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