



6731 COLUMBIA GATEWAY DRIVE

COLUMBIA, MARYLAND 21046

FOR
SUBLEASE

**MOVE IN
READY!**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Move in ready Class A Office at Wayline Building
- Move in ready: 2 Conference Rooms, 2 Private Offices, Plug-in Stations, and Kitchenette
- Furniture is Negotiable
- Surface and Garage Parking with EV Charging
- Tenant Access to Fitness Center, Conference Center, Tenant Lounges, Golf Simulator, and SweetGreen Outpost

BUILDING SIZE:

122,916 SF ±

AVAILABLE:

SUITE 150: 2,287 SF ±
SUBLEASE TERM ENDS OCT 30, 2029

STORIES:

5

PARKING:

4.00/1,000 SF

ZONING:

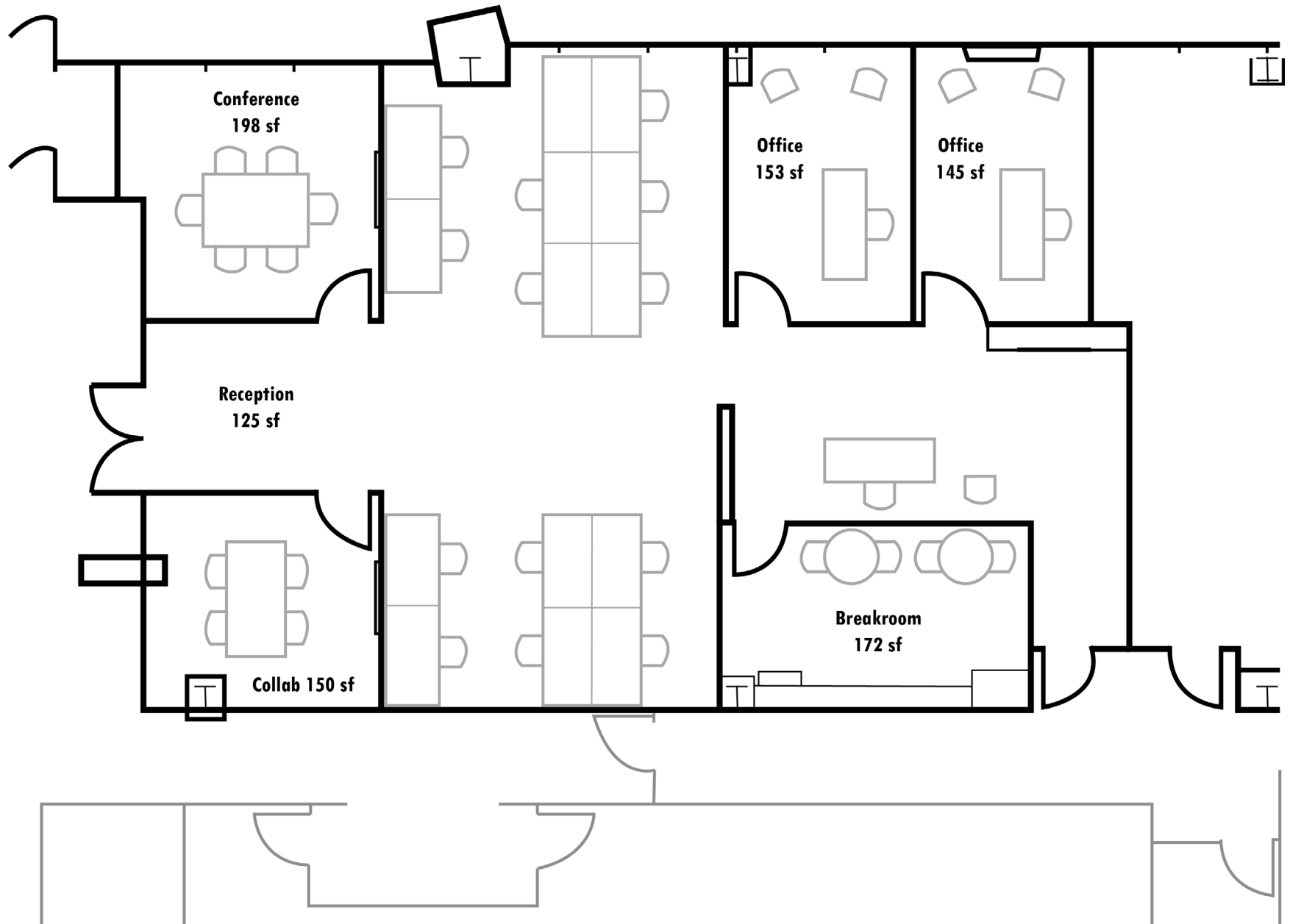
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RENTAL RATE:

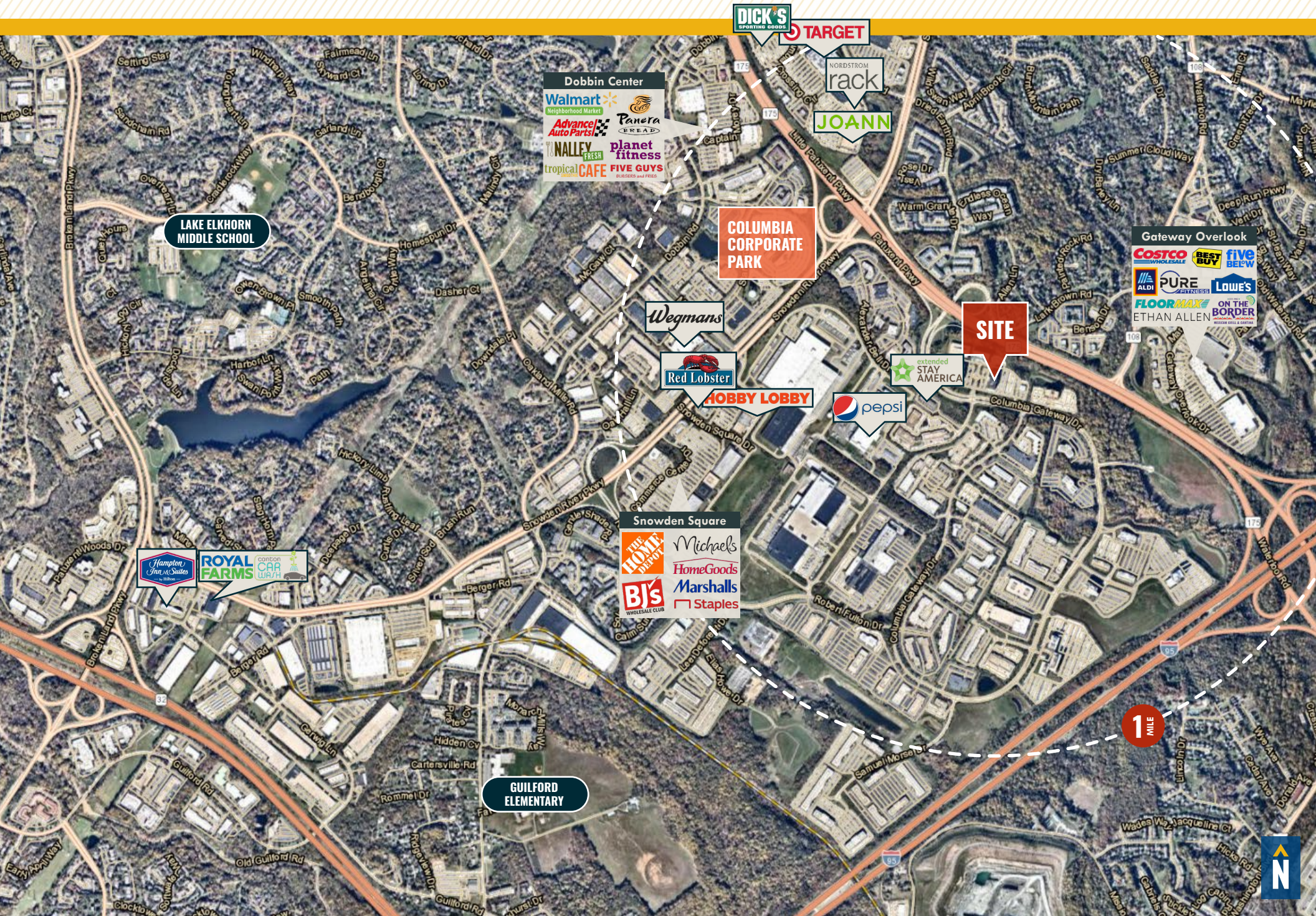
WITHHELD, FULL SERVICE



FLOOR PLAN



LOCAL TRADE AREA



DICK'S
SPORTING GOODS

TARGET

NORDSTROM
rack

JOANN

Dobbin Center
Walmart
Neighborhood Market
Advance
Auto Parts
Panera
BREAD
planet
fitness
tropical CAFE
FIVE GUYS

COLUMBIA
CORPORATE
PARK

Wegmans

Red Lobster

HOBBY LOBBY

pepsi

extended
STAY
AMERICA

SITE

Gateway Overlook
COSTCO
WHOLESALE
ALDI
PURE
FLOORMAX
ON THE
BORDER
ETHAN ALLEN

LAKE ELKHORN
MIDDLE SCHOOL

Hampton
Inn & Suites

ROYAL
FARMS

Snowden Square
THE
HOME
DISCOUNT
MICHAEL'S
HomeGoods
Marshall's
Staples
BJ'S
WHOLESALE CLUB

GUILFORD
ELEMENTARY

1
MILE

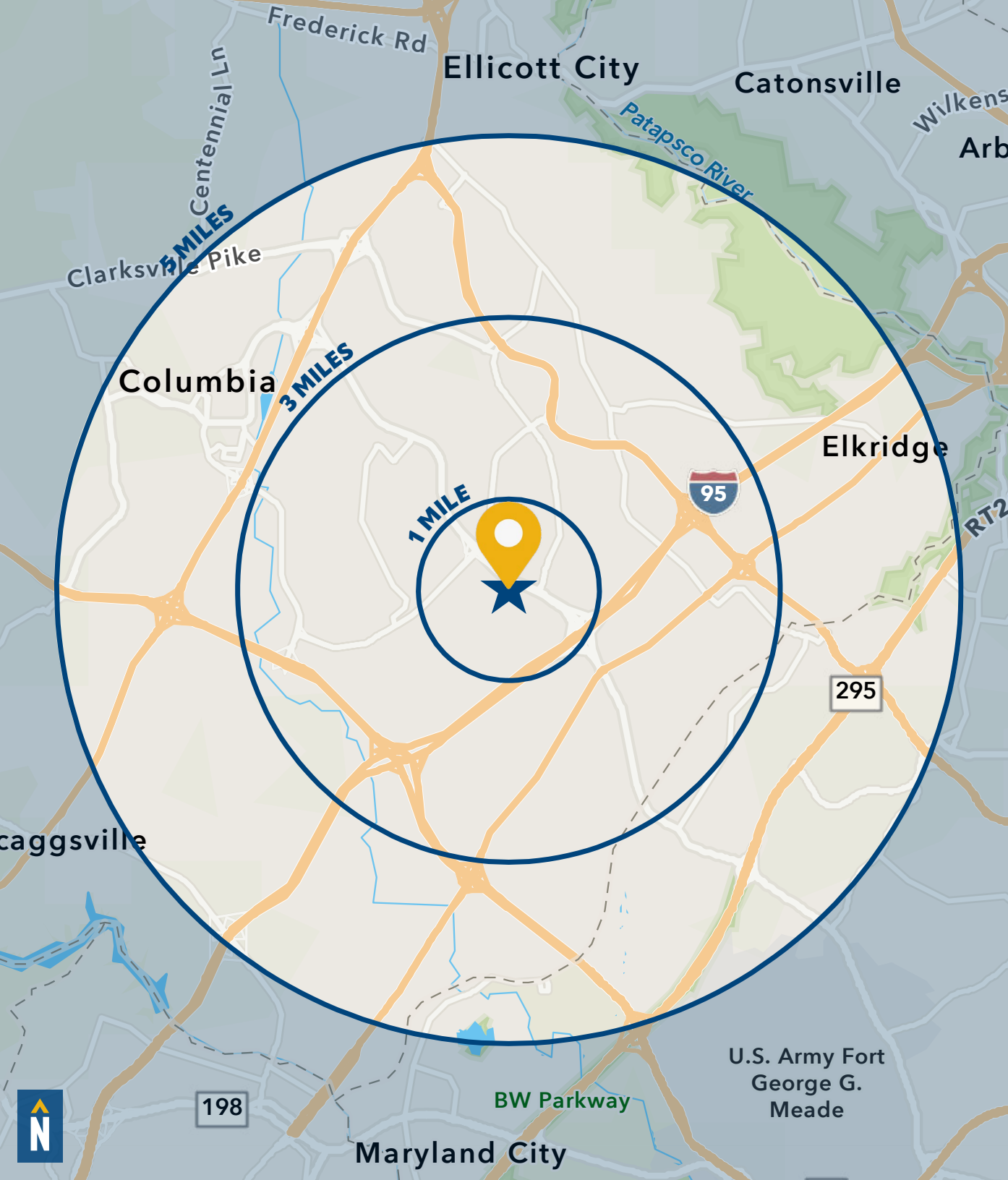


ADDITIONAL PHOTOS



INTERIOR PHOTOS





DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,448

37,945

93,917

DAYTIME POPULATION



15,424

104,801

247,035

AVERAGE HOUSEHOLD INCOME



\$185,955

\$154,472

\$161,876

NUMBER OF HOUSEHOLDS



1,924

31,205

80,321

MEDIAN AGE



40.9

37.5

37.8

[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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