



FLEX SPACE FOR SUBLEASE

7175 COLUMBIA GATEWAY DR

COLUMBIA, MD 21046

SUBLEASE

Howard County, Maryland

AVAILABLE

Unit T: 7,729 sf

BUILDING SIZE

53,911 sf

ZONING

M-1 (Manufacturing Light)

TRAFFIC COUNT

71,042 AADT (Patuxent Parkway)

RENTAL RATE

\$13.50/sf, FS

TERM

Thru 1/31/2026

HIGHLIGHTS

- ▶ End cap unit with individual offices, work stations, and collaboration areas
- ▶ Plenty of parking, 4/1,000 sf
- ▶ Single dock loading available
- ▶ Close to numerous walkable amenities



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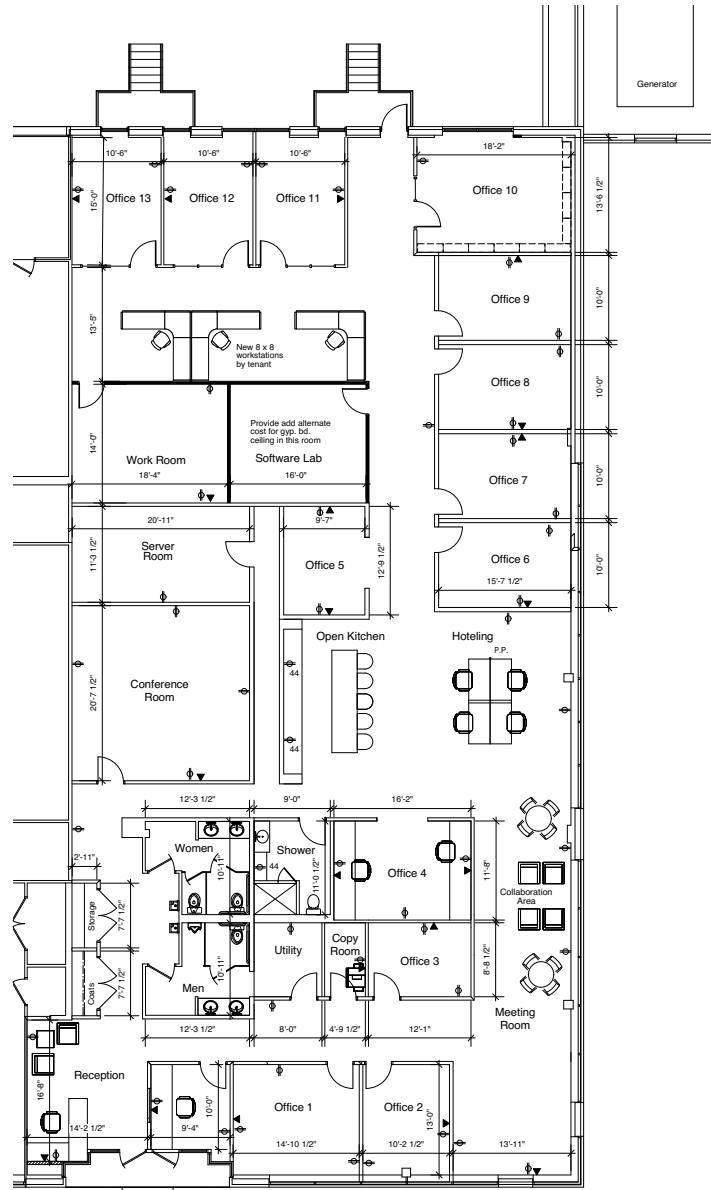
SUBLEASE



Howard County, Maryland

FLOOR PLAN

7175 COLUMBIA GATEWAY DRIVE | COLUMBIA, MARYLAND 21046



SUBLEASE



Howard County, Maryland

LOCAL TRADE AREA

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