



FOR LEASE OR SALE

7178-7180 COLUMBIA GATEWAY

7178-7180 COLUMBIA GATEWAY, COLUMBIA, MD 21046

CBRE

BUILDING INFORMATION

CBRE, Inc. is the exclusive listing broker for the sale of 7178 – 7180 Columbia Gateway Drive in Columbia, MD. Two conjoined free standing, vacant, single-story flex buildings. Fully Occupied and owned by USRA.

The submarket has not seen any recent deliveries of Flex product, but has seen a consistent year-over-year increase in demand.

The pandemic has accelerated the demand for flex space, as tenants require the ability to control building access and the employee work environment.

BUILDING DETAILS:

Size: 89,722 SF
Building: Office/Flex
Built: 1987
Acreage: 8.43 (367,211 SF)
Zoning: NT
Vacancy: 100%
Parking: 3.93/1,000

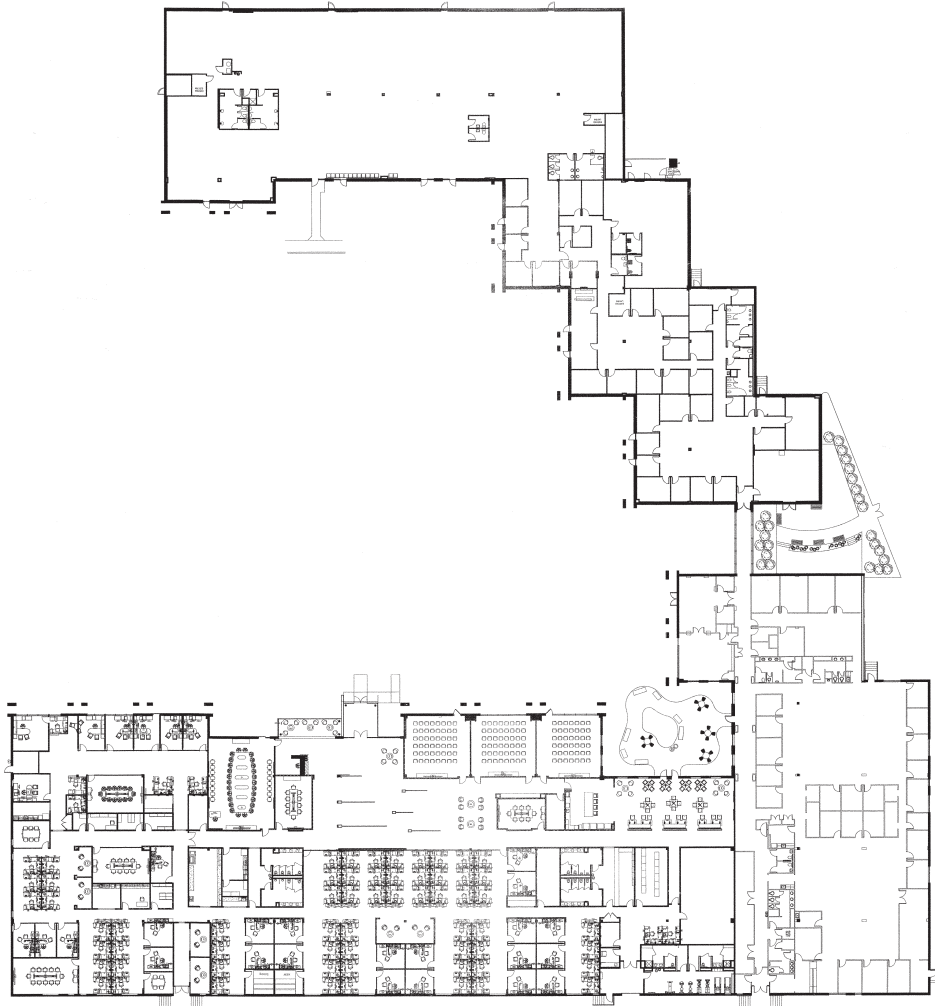
Dock Doors: 2
Drive in Doors: 1
Clear Height: 18'
Buildout:

- 40K SF of modern office space
- 30% warm shell
- 30% traditional office build out

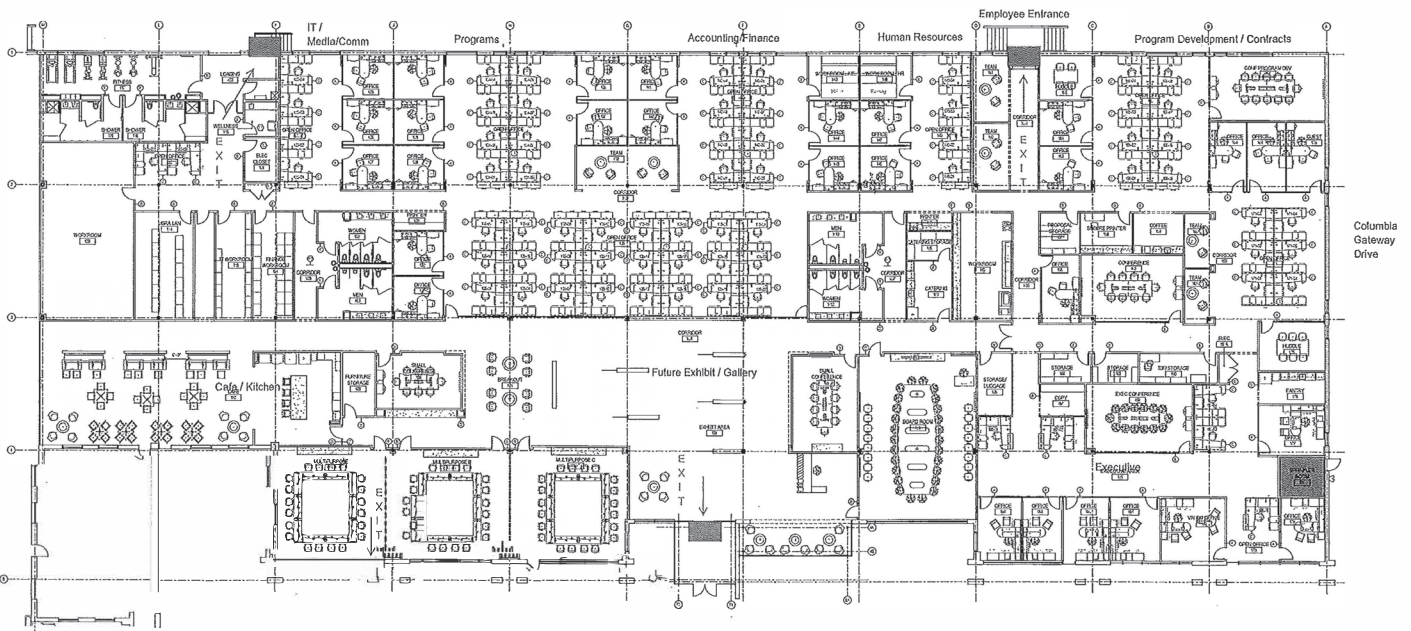
Roof: flat built up roof (10 and 8 years of warranty remaining)
Life Safety: wet pipe sprinkler system all throughout building
Generator: Yes



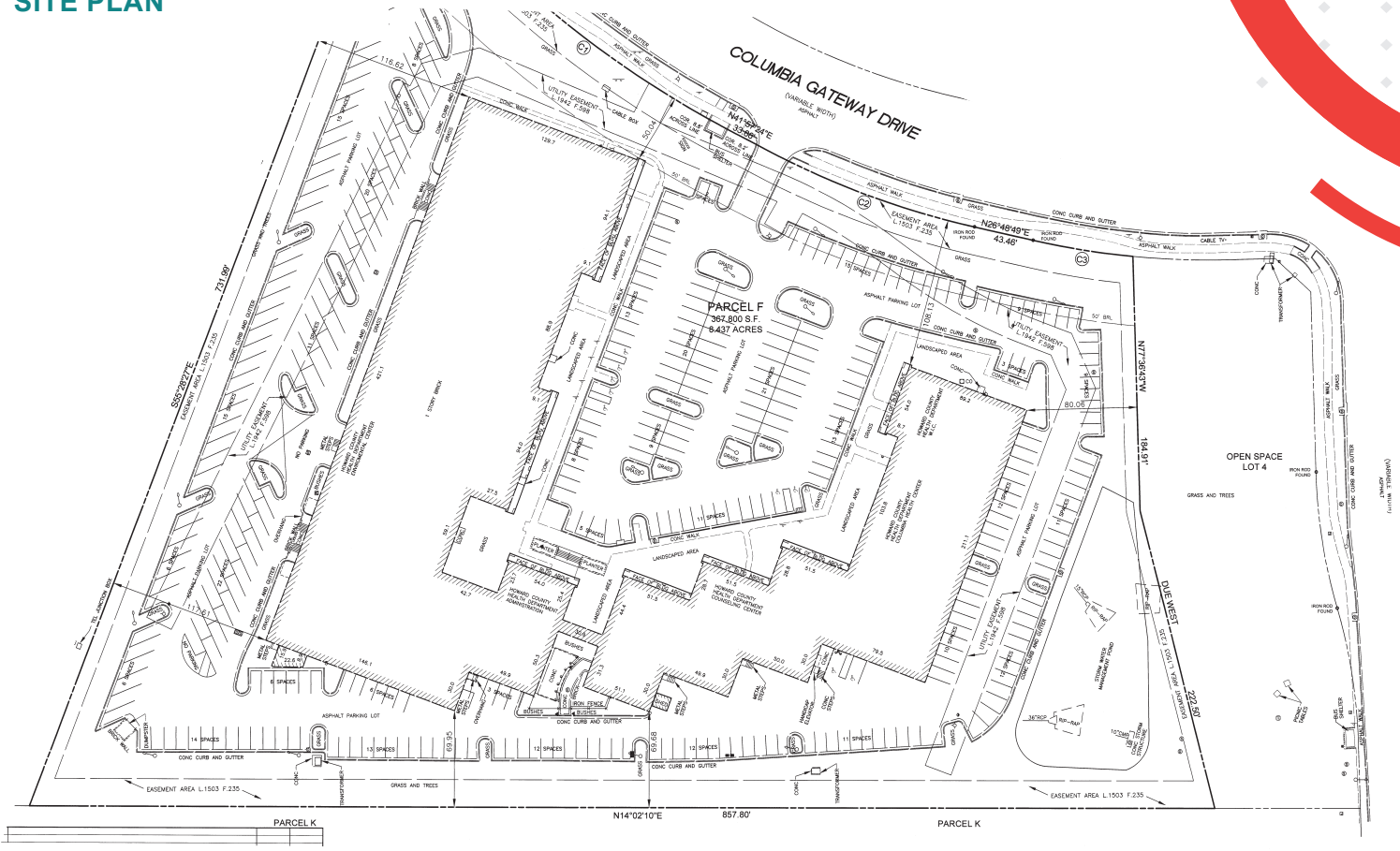




USRA FLOOR PLAN



SITE PLAN



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