

6940 + 6950
Columbia Gateway Drive
Columbia, Maryland

SOUNDTRACK



Connect to a New Rhythm

Welcome to Soundtrack—
A dynamic venue for companies
who desire a different #worklifestyle

Columbia Gateway: Strategic Location

Situated Between Baltimore + Washington, DC
Directly Adjacent to I-95 // 7 Miles to Fort Meade

Annapolis
25 minutes

Bethesda
30 minutes

BWI Airport
12 minutes

College Park
25 minutes

Downtown
Columbia
10 minutes

Fort Meade
15 minutes

Frederick
45 minutes

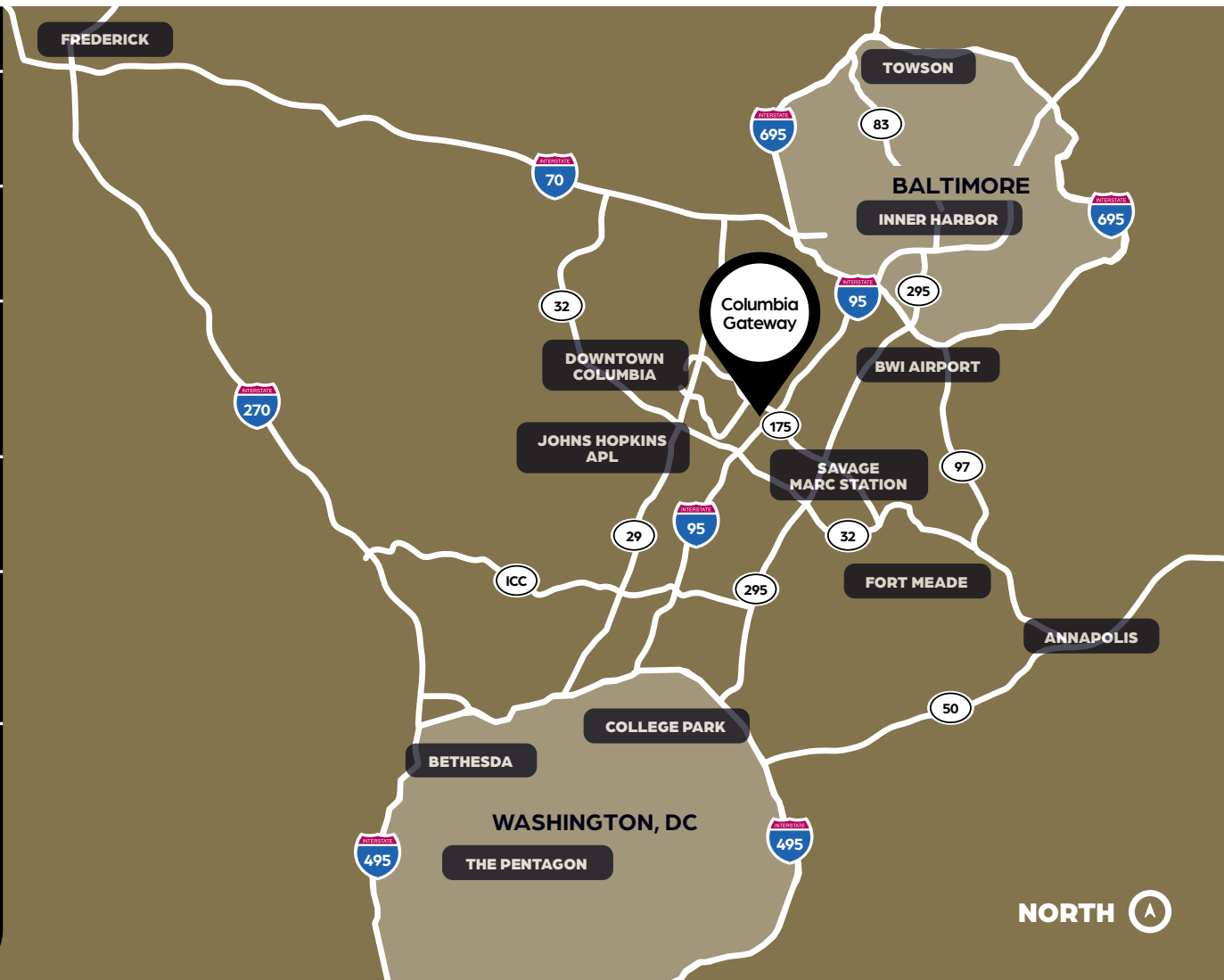
Inner Harbor
16 minutes

Johns Hopkins
APL
12 minutes

The Pentagon
40 minutes

Savage
MARC Station
10 minutes

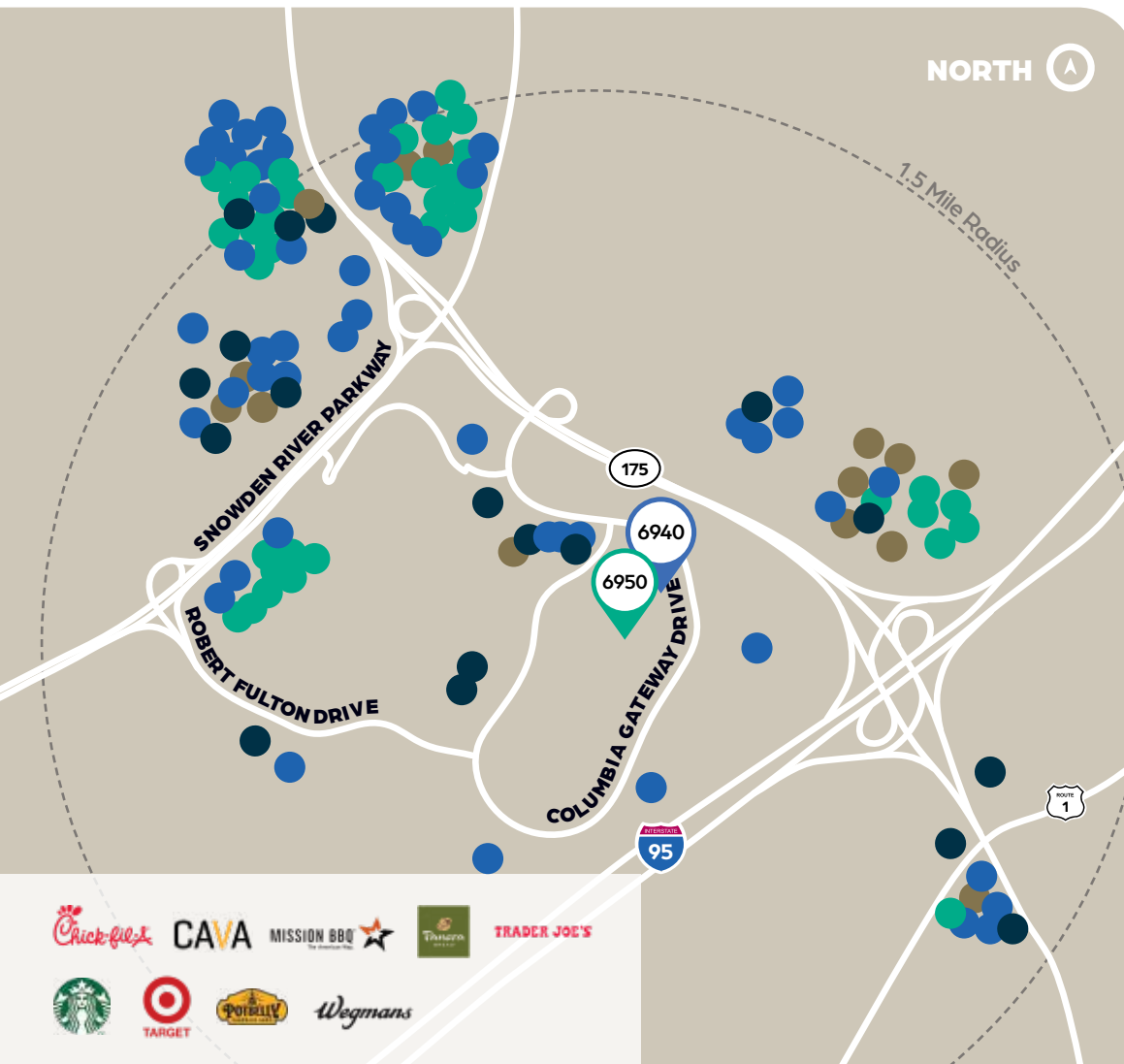
Towson
35 minutes



Surrounding Amenities

70 restaurants // 7 hotels // 1.5 mile radius

80+
All Within
1.5 Mile
Radius



Restaurants / Fast Casual

- Abby's Gourmet Deli
- AIDA Bistro
- Bertucci's
- Bibi Cafeteria
- BJ's Restaurant & Brewhouse
- Bob Evans
- Buffalo Wild Wings
- BurgerFi
- CAVA
- Chick-Fil-A
- Chipotle
- Cinco de Mayo
- Columbia Ale House
- Dunkin'
- Famous Dave's
- First Watch Café
- Five Guys
- Flavors of India
- Frisco Tap House
- Glenwood's
- The Greene Turtle
- IHOP
- Jae's Deli
- Jerry's Subs & Pizza
- Jersey Mike's
- Jimmy John's
- La Madeleine Bakery & Café
- Long Horn Steakhouse
- Maiwand Kabob
- Mango Grove
- McDonald's
- Mission BBQ
- Nalley Fresh
- Neo Pizza & Taphouse
- Noodles & Co.
- Nottingham's Tavern
- Olive Garden
- Oracle Café
- Panda Express
- Panera Bread
- Potbelly Sandwich
- Qdoba
- Quickway Hibachi
- Red Lobster
- Red Robin
- Roggenart Bakery
- Rudy's Mediterranean Grill
- Silver Diner
- Smoothie King
- Starbucks

- Subway
- Sushi King
- Squisitos
- Texas Roadhouse
- THB Bagerly + Deli
- TGI Fridays
- Vegan Soul Bakery
- Wendys

Grocery + Banks

- ALDI
- Bank of America
- BB&T
- Capital Bank
- Capital One Bank
- The Columbia Bank
- Costco
- MOM's Organic Market
- M&T Bank
- PNC Bank
- Trader Joe's
- Wegmans
- Wells Fargo Bank

Shopping

- Advance Auto Parts
- Ashley Furniture
- AT&T
- Auto Zone
- Bed Bath & Beyond
- Best Buy
- BJ's
- Big Lots
- Bob's Discount Furniture
- Carter's
- Destination XL
- DICK'S Sporting Goods
- DSW
- Ethan Allen
- Game Stop
- Golf Galaxy
- Haverty's
- Hobby Lobby
- Home Depot
- Homegoods
- Jo-Ann Fabric
- Lane Bryant
- Lowe's Home Improvement

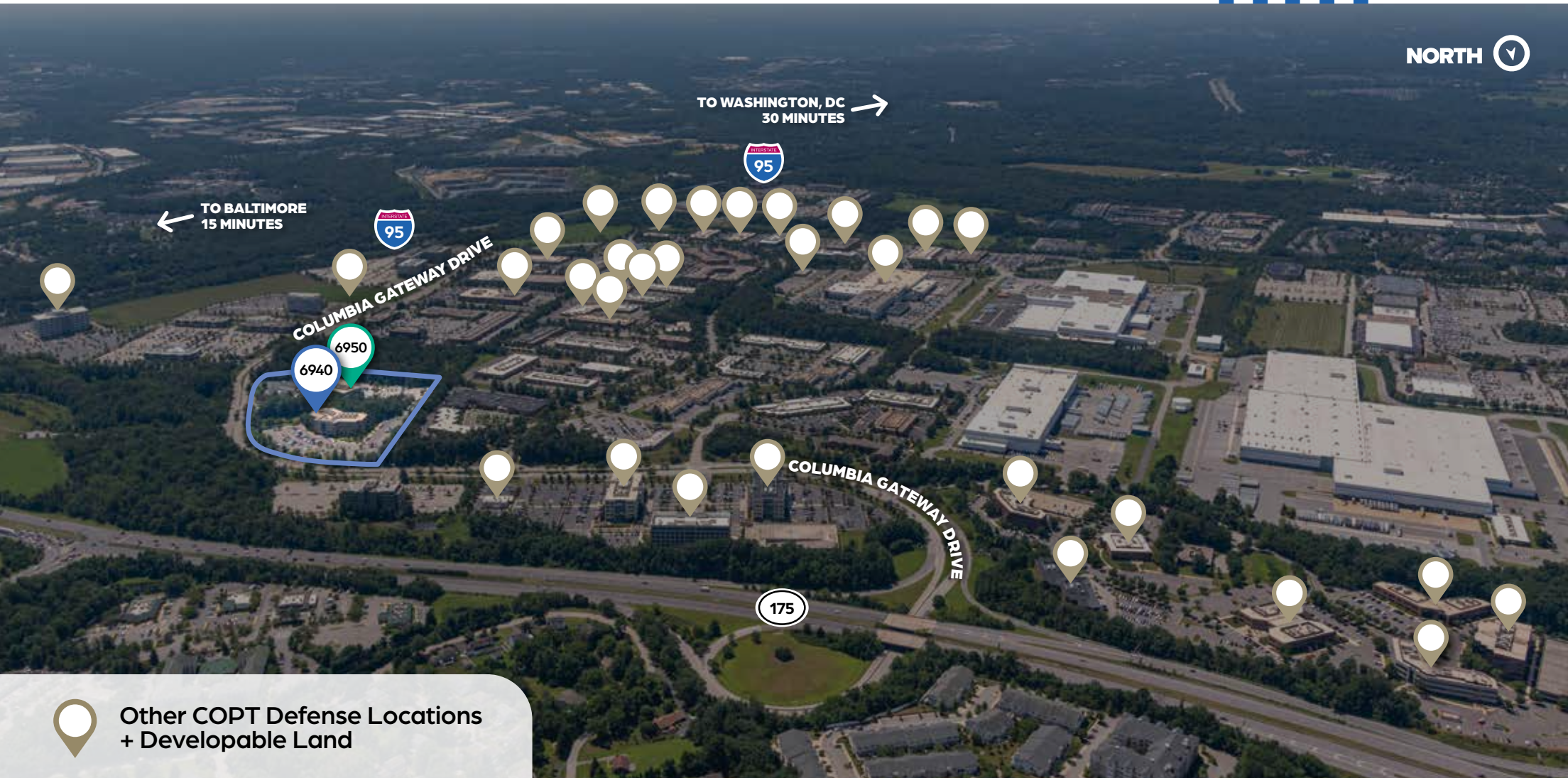
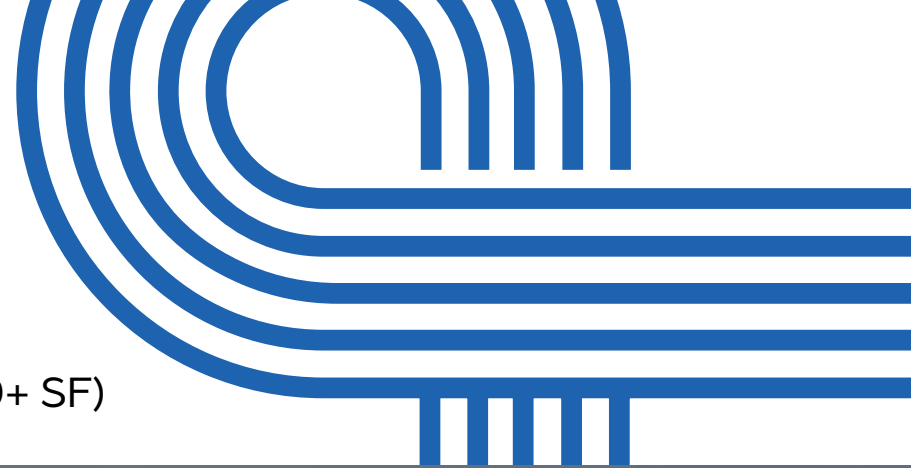
- Marshalls
- Michaels
- Nordstrom Rack
- Old Navy
- Ollie's Bargain Outlet
- Party City
- PETCO
- PetSmart
- REI
- Road Runner Sports
- Ross Dress for Less
- Staples
- Target
- Ulta
- Verizon
- Walmart

Other

- Backstage Dance Studio
- Comfort Inn & Suites
- Enterprise
- Extended Stay America
- Fedex Office
- Hand & Stone Massage and Facial Spa
- Holiday Inn
- Homewood Suites
- KinderCare
- Krav Maga
- Life Time Fitness
- Maryland MVA Express
- Massage Envy
- Movement
- MyEyeDr
- My Gym
- Orangetheory Fitness
- Planet Fitness
- Sofive
- Stumpy's Hatchet House
- Top Tier Fitness Center
- United Way Family Center
- Xfinity

Columbia Gateway Aerial View

2.5M SF // 30 Buildings // 2 Development Sites (290,000+ SF)



Other COPT Defense Locations
+ Developable Land

Soundtrack Neighborhood

6940 + 6950 Columbia Gateway Drive



Soundtrack Amenities

6940 Columbia Gateway Drive



**On-Tap
Coffee**



**Golf
Simulator**



Lounge



**Community
Kitchen**



Billiards



**Outdoor
Patio**

6950 Columbia Gateway Drive



**On-Tap
Coffee**



**Fitness
Center**



**Spin
Studio**



Lounge



**Community
Kitchen**



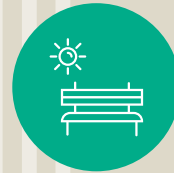
**Scalable
Conference**



Shuffleboard



**Ping
Pong**



**Outdoor
Patio**



Beehive

Turn Up Your Weekday

Explore a serenade of diverse common spaces
+ neighborhood amenities to support the way you work best

Fit

In 'You' Time

Find your harmony with a state-of-the-art performance fitness center and Peloton spin studio equipped with private showers, lockers and towel service.

Fuel

Your Day

Start your morning with a nitro cold brew or grab a midday snack from a featured weekly food truck.

Work

To The Beat

Adapt with scalable conference rooms built for video conferencing and in-person collaboration.

Connect

To A New Rhythm

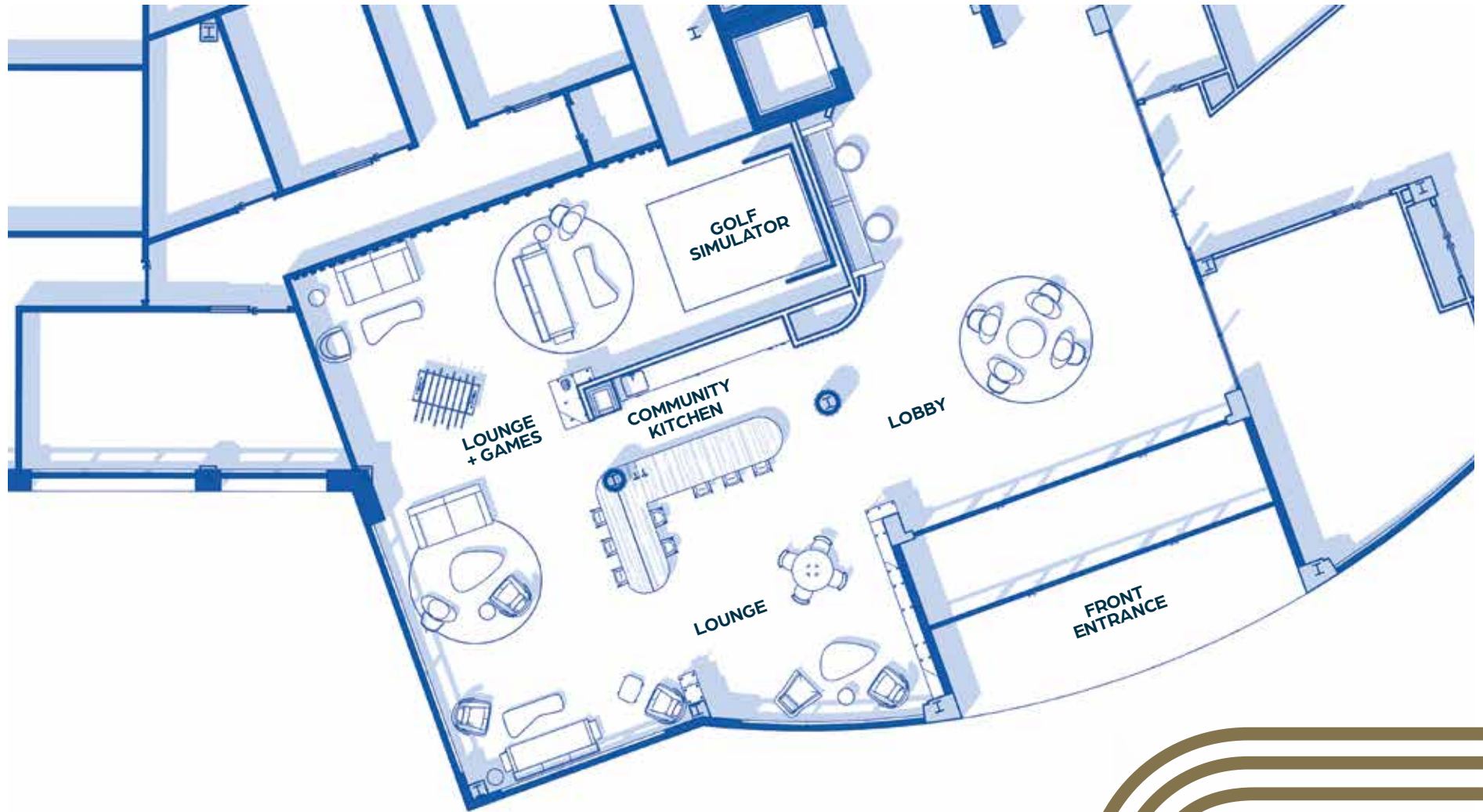
Split up your workday flow with a few holes at the golf simulator or a round of pool—giving you the break you needed.

Boogie Over to Cassette

6940 Columbia Gateway Drive

Cassette: Amenity Plan

6940 Columbia Gateway Drive



Cassette: Community Kitchen

6940 Columbia Gateway Drive



Cassette: Lounge + Community Kitchen

6940 Columbia Gateway Drive



Cassette: Games + Lounge

6940 Columbia Gateway Drive



Cassette: Golf Simulator

6940 Columbia Gateway Drive



Swing on Into Record Room

6950 Columbia Gateway Drive

Record Room: Lounge + Community Kitchen

6950 Columbia Gateway Drive



Record Room: Scalable Conference Space

6950 Columbia Gateway Drive

1–3 Rooms,
50–Person
Capacity, Video
Conferencing



Record Room: Performance Fitness Center

6950 Columbia Gateway Drive

Peloton Spin
Studio, Private
Showers, Lockers
+ Towel Service





Leasing

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