

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

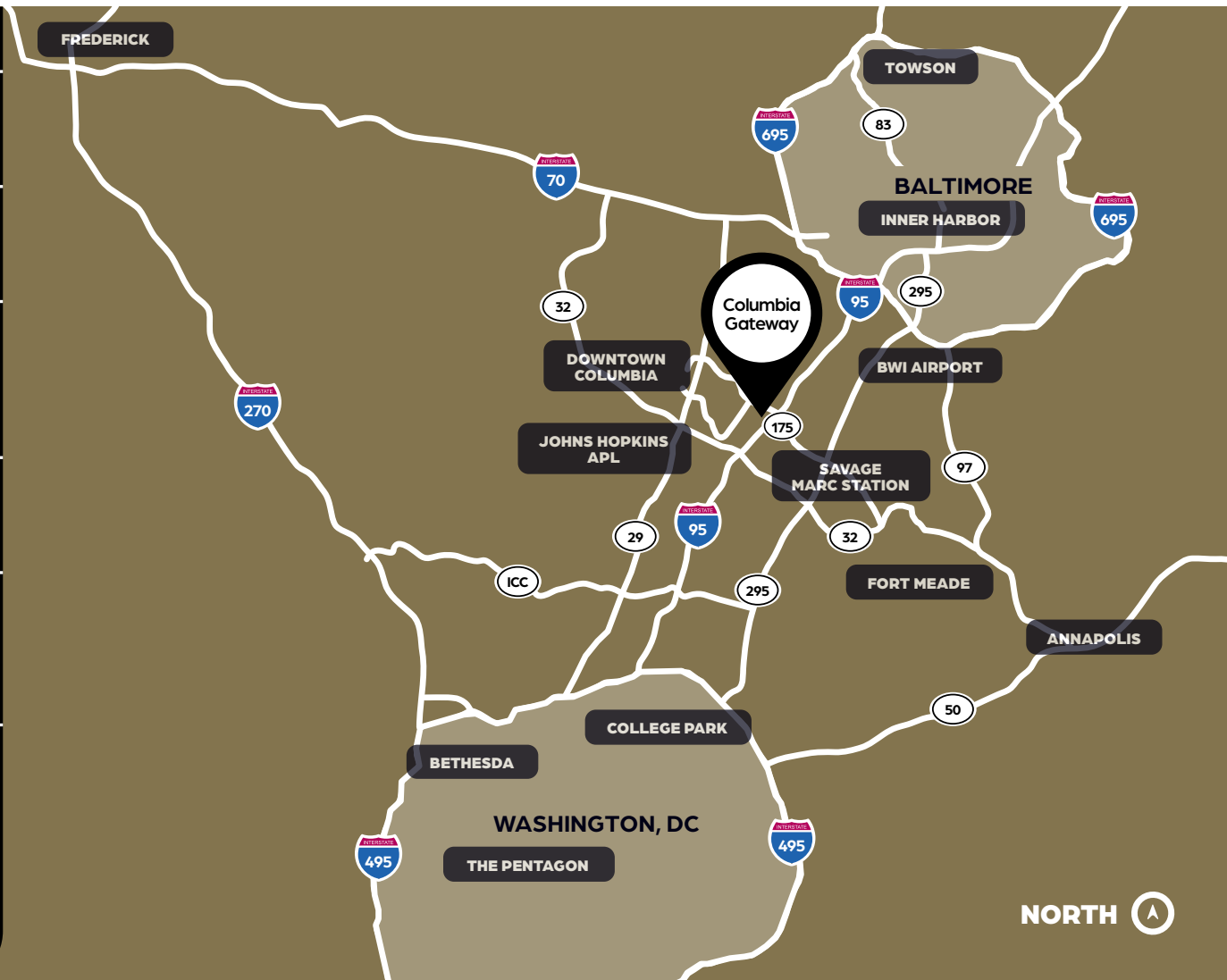
Inner Harbor  
16 minutes

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

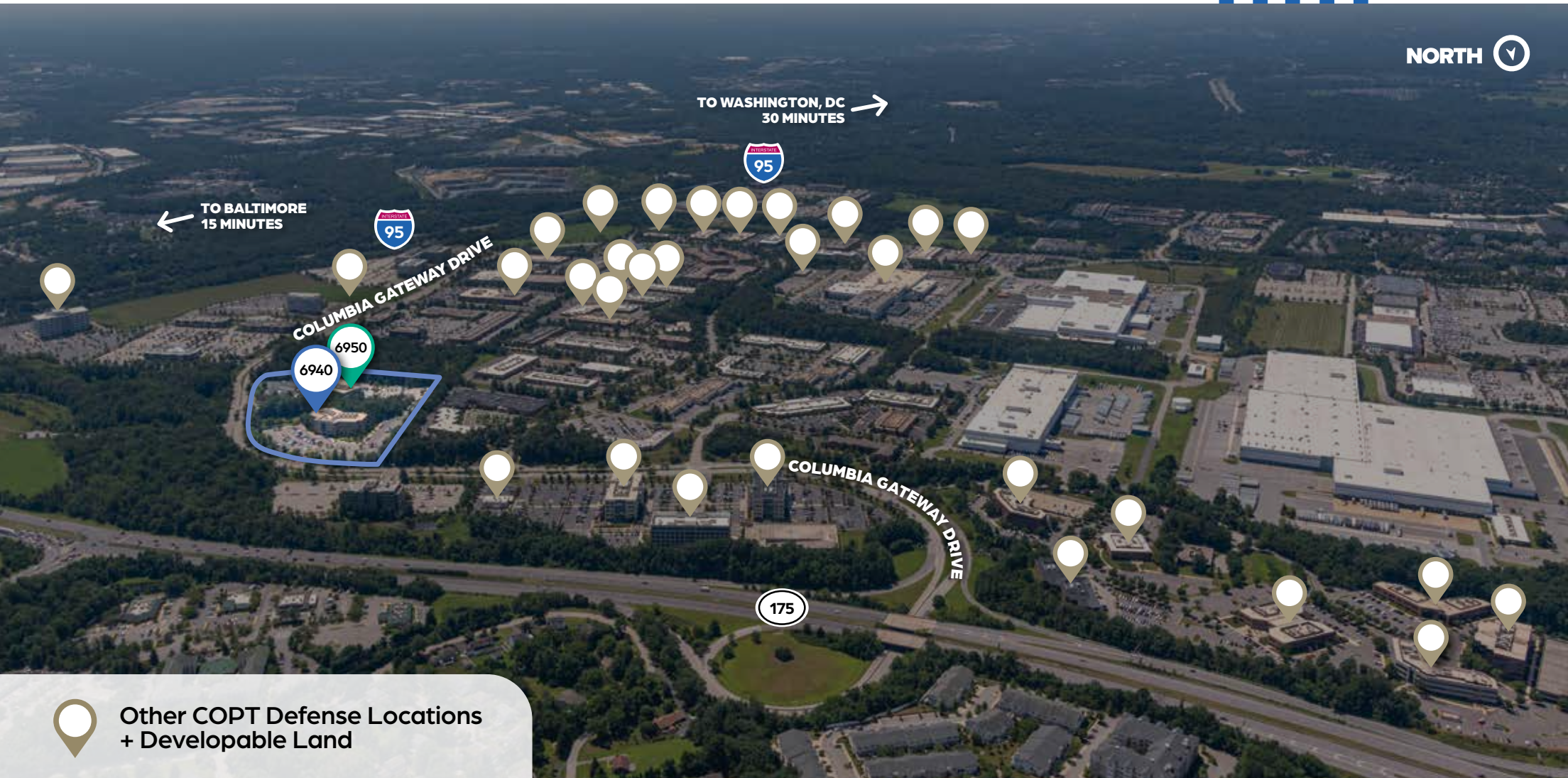
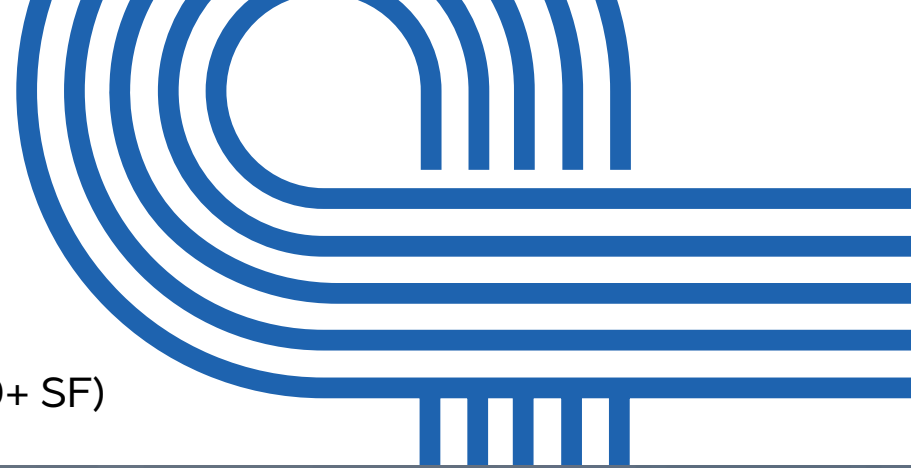
- Marshalls
- Michaels
- Nordstrom Rack
- Old Navy
- Ollie's Bargain Outlet
- Party City
- PETCO
- PetSmart
- REI
- Road Runner Sports
- Ross Dress for Less
- Staples
- Target
- Ulta
- Verizon
- Walmart

## 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 nitro cold brew and grab lunch from a featured weekly food truck or order from Sweetgreen.

## 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.

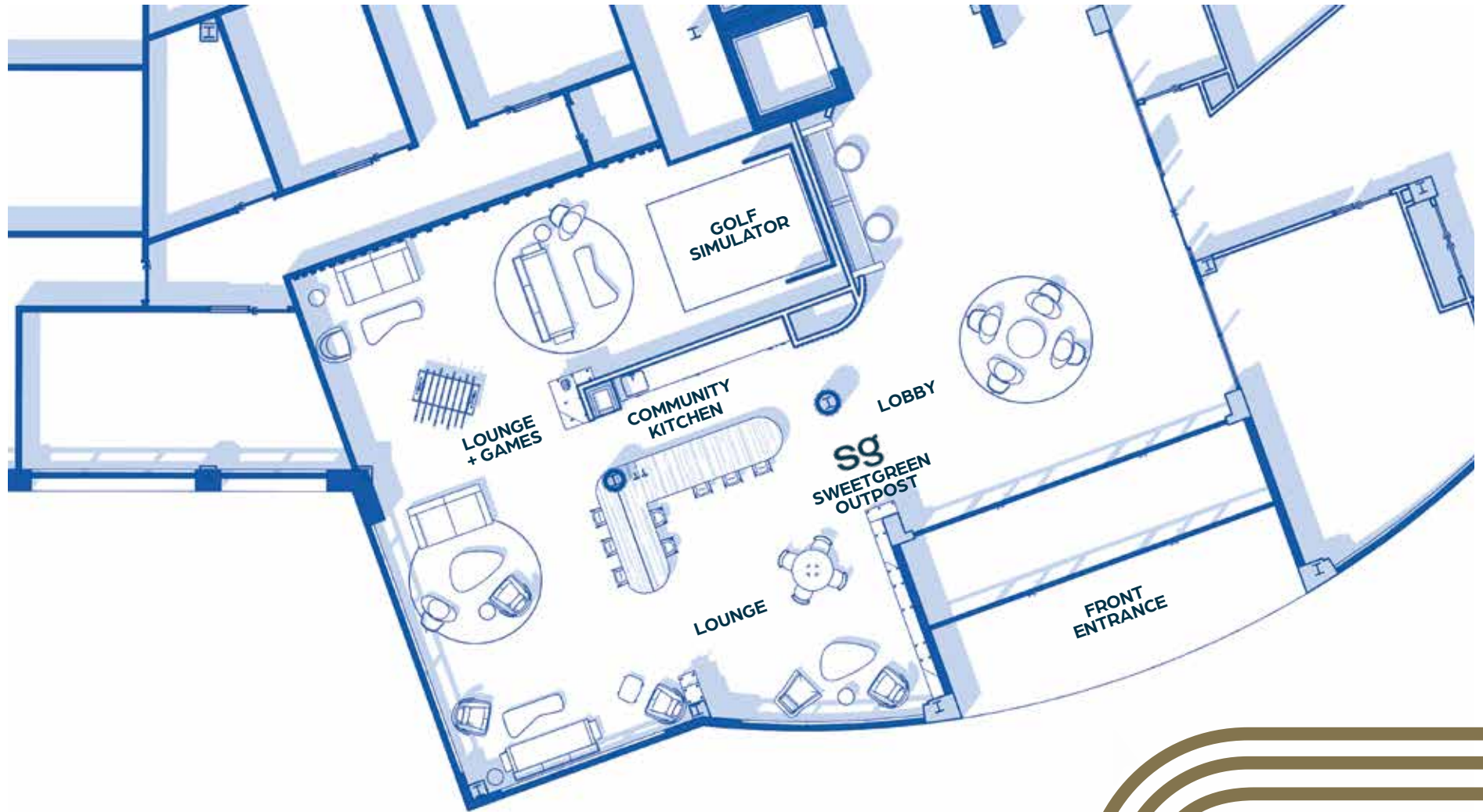


# Boogie Over to Cassette

6940 Columbia Gateway Drive

# Cassette: Amenity Plan

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# Cassette: Community Kitchen

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# Cassette: Lounge + Community Kitchen

6940 Columbia Gateway Drive



# Cassette: Games + Lounge

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# Cassette: Golf Simulator

6940 Columbia Gateway Drive

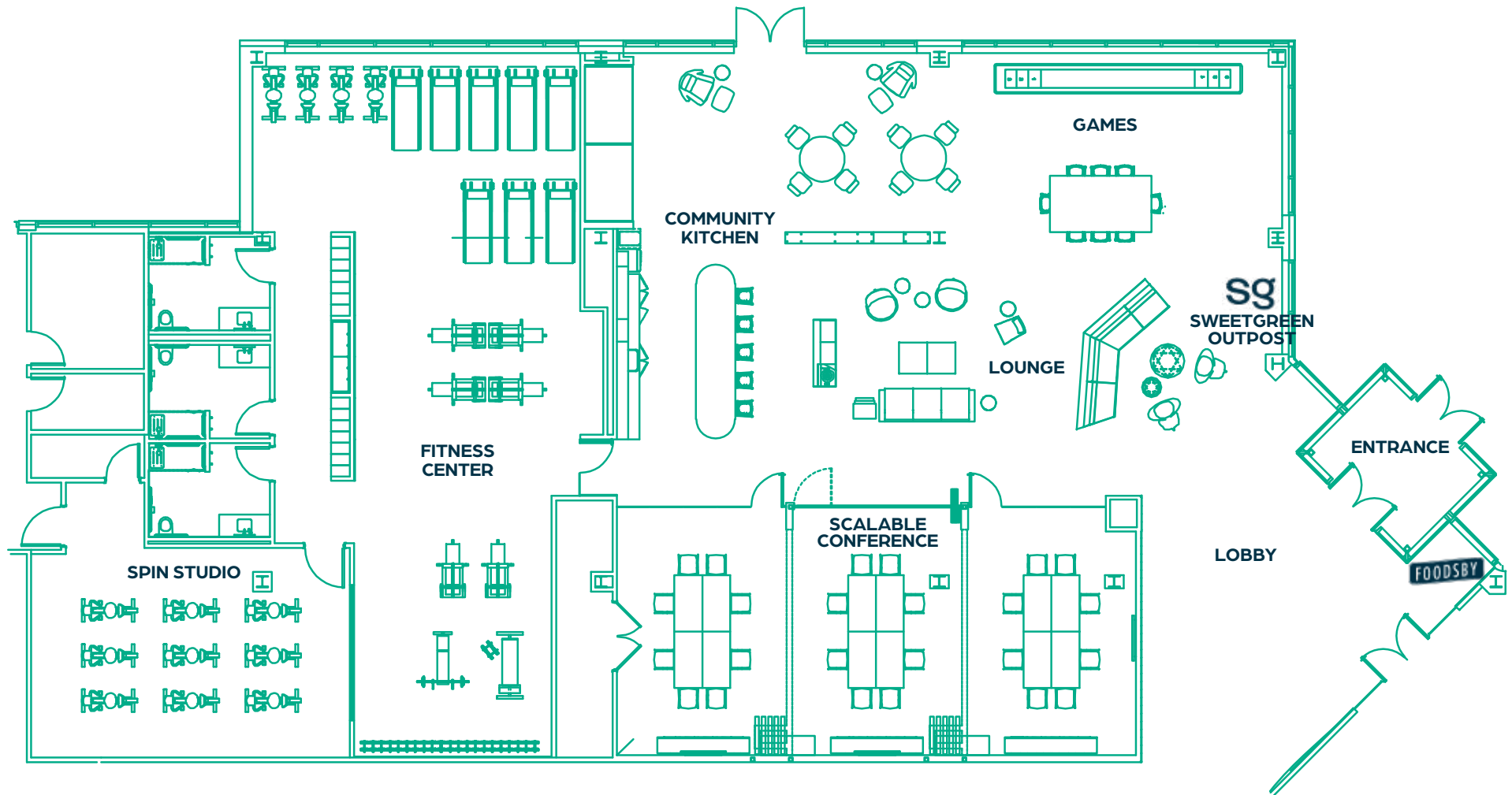


# Swing on Into Record Room

6950 Columbia Gateway Drive

# Record Room: Amenity Plan

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# Record Room: Lounge + Community Kitchen

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# Record Room: Scalable Conference Space

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



# Record Room: Performance Fitness Center

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Peloton Spin  
Studio, Private  
Showers, Lockers  
+ Towel Service





# Leasing

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