

## COLUMBIA GATEWAY

Columbia Gateway, located at the intersection of Interstate 95 (I-95) and Maryland Route 175 is a 630-acre master planned corporate community offering quality office, flex, and high technology space in a campus setting.

The park, which opened in 1986, is home to more than 50 companies employing more than 17,000 persons, occupying over 4.0 million square feet. The ultimate development capacity of the park is more than 6.0 million square feet.

### Site Access

Columbia Gateway is accessed from Route 175 by dedicated interchange. Interstate 95, which is less than ½ mile from the entrance, offers rapid access to BWI Airport (8 miles), downtown Baltimore (19 miles), Annapolis (31 miles), and Washington, D.C. (26 miles).

### Major Tenants

Columbia Gateway has successfully attracted many regional and corporate offices, including:

Micros	SAIC
Motorola	Nucletron Corp.
CareFirst BlueCross BlueShield	Johns Hopkins University
Magellan Health Services	Merkle
Honeywell Technology Solutions	Sparta, Inc.
TRW	MTH Electric Trains
Wachovia Bank Operations Center	Kaiser Permanente
Sun Microsystems	CitiFinancial
Maxim Healthcare	CoStar Group
Lifetime Fitness	Cadmus Communications
Northrup Gruman Mission Systems	American Healthways

### BWI Airport

The "fastest growing airport in the U.S." with flights all over the U.S., as well as international, is less than 15 minutes door-to-door.

## **Amenities**

Columbia Gateway offers occupants an array of amenities. Gateway Plaza, a 20,000-square-foot retail center with restaurants, a bank, convenience stores, post office and other services including a child care center is located within the park. The 110,000-square-foot Lifetime Fitness Center offers a wide range of athletic and recreational facilities and activities.

Located within a three-mile radius are more than 15 child care facilities and numerous bank branches, fast food and full-service restaurants.

The nearby Columbia Restaurant Park offers T.G.I. Fridays, Olive Garden, Applebees, Bob Evans and McDonald's as well as an Exxon Gas 'N Go and a 150-room Homewood Suites Hotel.

Just across Rt. 175, the 490,000-square-foot Gateway Overlook retail center contains Lowe's, Costco, Trader Joe's, Best Buy, Lowman's, Office Depot, restaurants, gas station and a bank.

More than three million square feet of retail space and restaurants are located within five minutes of Columbia Gateway, including The Mall in Columbia with anchors Nordstrom, Macy's, Lord & Taylor, JCPenney and Sear's and 200 specialty shops and eateries.

## **Hotel Accommodations**

Just minutes away is a selection of hotels, which ensures competitive rates and easy access for visitors and employees. They include the Columbia Sheraton, Courtyard by Marriott, Hilton Columbia, Hilton Garden Inn, Homewood Suites and Studio Plus.

## **A Safe, Secure Environment**

Not to be underestimated in importance, employees in Gateway walk, jog or sit on pathway benches at lunchtime. There are even volleyball and softball facilities in the park.

## **Zoning/Covenants/Design Guidelines**

Columbia Gateway is largely zoned M-1 (Light Manufacturing), and is also subject to the Columbia Gateway Covenants, Conditions and Restrictions, and the Columbia Gateway Design and Development Guidelines.

## Utilities...

Sewer and Water: Have been installed throughout the park.

Electricity and Natural Gas: Are both available within Gateway, and will be extended by BGE to sites within the park.

Telecommunications: Verizon has constructed a state-of-the-art fiber optic "switch station" within Columbia Gateway.

Many of the tenants/owners in the park have heavy power and telecommunications needs and have chosen Columbia Gateway at least partly because of the existence of "clean" power and fiber optics.

## Diverse Labor Market

Columbia's, and particularly Gateway's, access to both Baltimore and Washington area workers, for administrative, executive and technical is significant, particularly to a growing company.

- About 70,000 people work in Columbia, making it the largest employment center in the Baltimore/Washington corridor.
- Just less than 50% of this employee base commutes into Columbia from outside Howard County. Columbia businesses pull a large percentage of personnel from all over the Baltimore/ Washington corridor area.
- High technology and clerical workers are available in greater numbers within Baltimore and Anne Arundel Counties and Baltimore City than Washington jurisdictions to the south.
- Columbia's extensive geographic reach is fueled by the ease of the reverse commute from both north and south along I-95.
- A 20-mile radius extends beyond the 30-minute drive time and best approximates a 45-50 minute rush hour commute from most directions. This area now includes 2.9 million people.
- The Baltimore/Washington market is one of the most dynamic employment centers in the country. Columbia Gateway is ideally situated to capitalize on continued growth. Its attributes support a variety of sectors, but it is especially well-positioned to support the employment gains projected for nearby Fort Meade. Recent plans to expand Fort Meade and the National Security Agency call for an addition of 10,000 jobs over the next seven years.

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