

THREE PONDS BUSINESS PARK

7080 Columbia Gateway Drive, Columbia, MD



BUILDING HIGHLIGHTS

The choice of high-tech firms and industry-leading brands, Three Ponds offers intense neighbors, but peaceful surroundings. Situated just west of I-95, Three Ponds Business Park provides 140,000 square feet of flex space. The complex itself offers tenants a serene environment featuring beautiful landscaping and ponds, as well as convenient access to restaurants, hotels, banks, sports facilities & a post office. Join tenants like SAIC, Spectrum Microwave, General Dynamics, Nike and Rockwell Collins in leveraging the resources and productivity only a world class property like Three Ponds can provide.

Property Type: Class B Flex

Building Size: 145,655 RSF

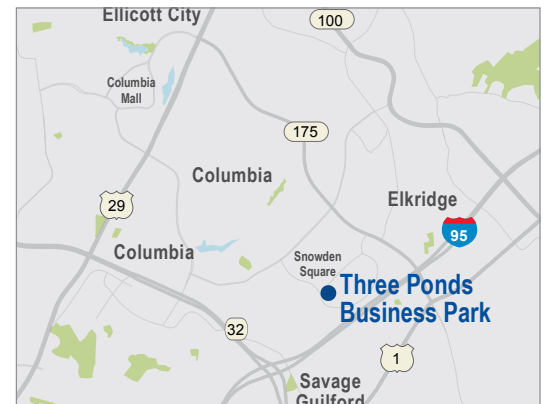
Features:

- Park-like setting with outdoor seating area
- Loading docks and high ceilings
- Access to BECO Fitness Centers & Living Rooms

Accessibility:


- Located 1/2 mile west of I-95 on south side of Rt. 175
- Easy drive to Baltimore and Washington, DC
- Close proximity to full-service restaurants, hotels, banks, sports facility and post office
- Conveniently located on Howard Transit red line

LOCATION



UNPARALLELED AMENITIES

 **BECO FITNESS**
Tenant-only fitness facilities

 **THE LIVING ROOM**
Informal meeting spaces

 **BECOnet WI-FI**
Complimentary Wi-Fi service

 **BECO AUTOCARE**
On-site auto care

 **BECO TICKETS**
Discounted sports tickets



LEASING INFORMATION

Kris Broder, Director of Leasing, MD
301.816.1561 | kris.broder@beconet.com
www.beconet.com



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