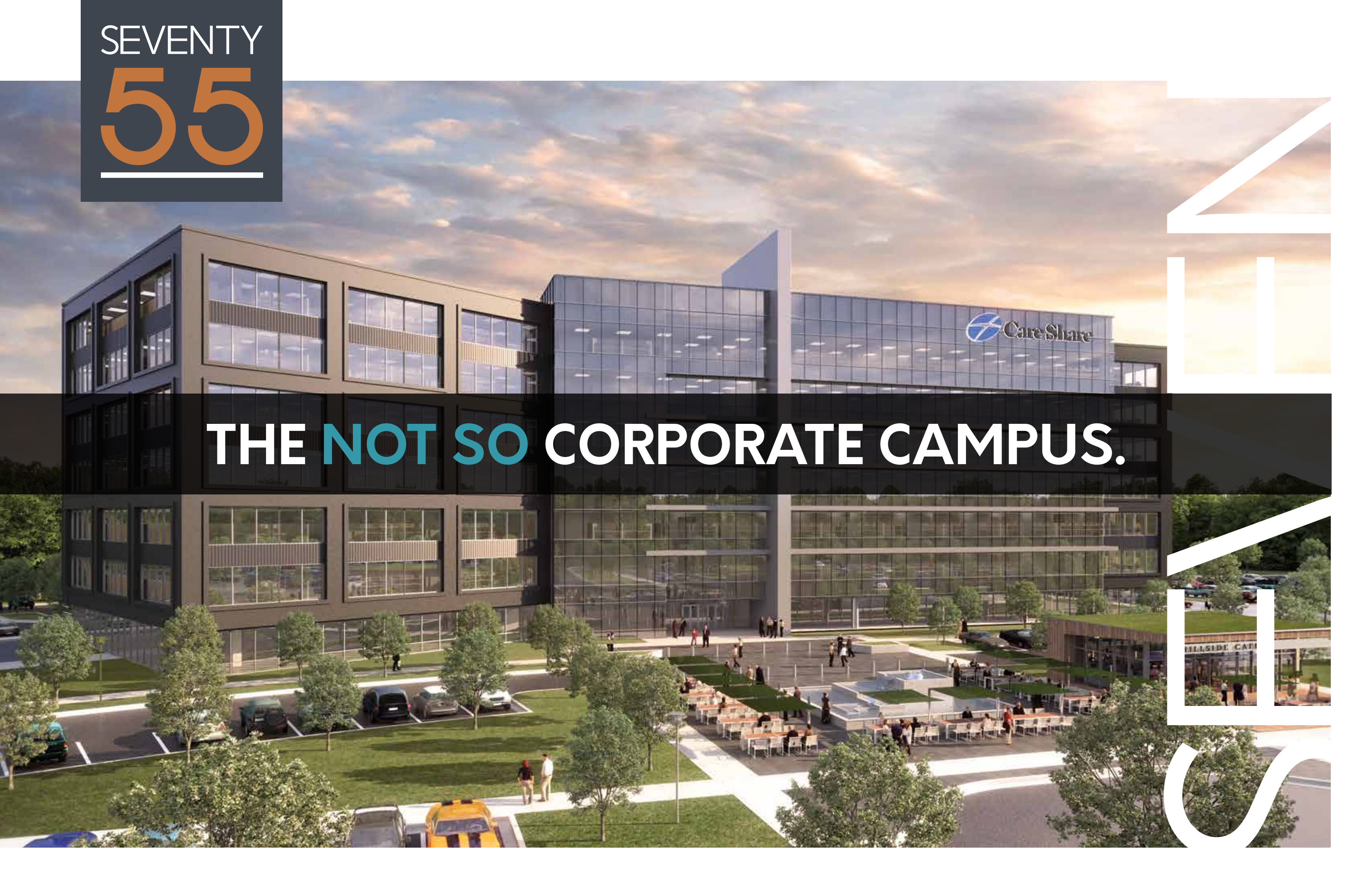


SEVENTY
55



THE **NOT SO** CORPORATE CAMPUS.

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7055 COLUMBIA GATEWAY

THE FUTURE OF CAMPUS; LESS CORPORATE & MORE CAMPUS

An inspired campus ignites innovation and collaboration. It causes people to love where they work. It creates loyalty, productivity, job satisfaction and well-being.

We'll help you create your own flexible campus at SEVENTY 55 to endow a contemporary identity for your company and attract the best workforce. We're offering two build-to-suit options for a branded campus on Columbia Gateway's premier site overlooking I-95 that push the boundaries for corporate offices. Each offers a distinct experience, yet both are amenity-filled, urban-influenced and well connected.

Dual Campus

Dual 4 story, 105,000 SF Buildings | 4/1000 Parking

Vertical Campus

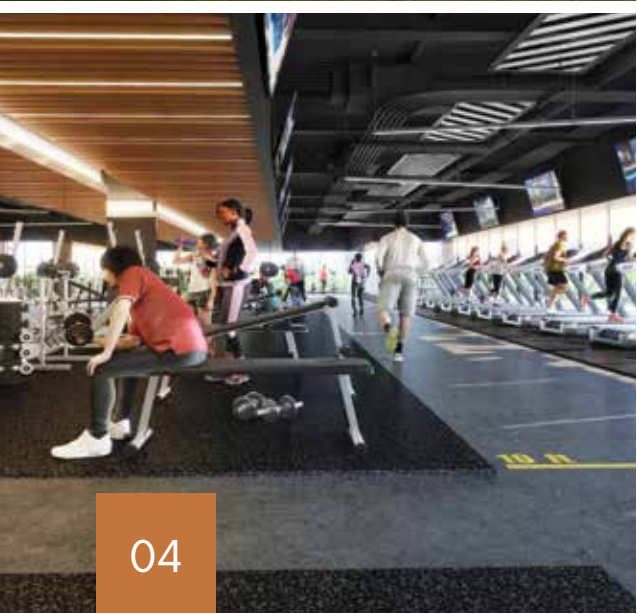
7 Story Tower | 220,000 SF | 4/1000 Parking | I-95 Exposure

EXPERIENCE SEVENTY 55.



SEVENTY 55

4-STORY DUAL CAMPUS



4-STORY DUAL CAMPUS

AN INDOOR-OUTDOOR EXPERIENCE

SEVENTY 55 allows you to create a customized, tech-enabled and modern workplace where access to outdoor amenities can create a more productive and energized workforce.

Dual Campus

Dual 4 story, 105,000 SF Buildings | 4/1000 Parking

SEVENTY
55

4-STORY DUAL CAMPUS



SITE PLAN

4 STORY DUAL CAMPUS



FLOOR PLANS

CREATE THE SPACE YOU NEED

We've built into SEVENTY 55 a unique core which maximizes natural light. SEVENTY 55 will let you shape your spaces to meet the needs of the day. Let your workplace work for you, with infrastructure to meet the specialized needs of any cyber, commercial office, higher education, or lab intensive R&D company.

4-STORY DUAL CAMPUS

FIRST FLOOR

Suite 100

SQUARE FOOTAGE	5,035 RSF
CEILING HEIGHT	10'
WINDOW HEIGHT	10'

Suite 130

SQUARE FOOTAGE	6,120 RSF
CEILING HEIGHT	10'
WINDOW HEIGHT	10'

Suite 150

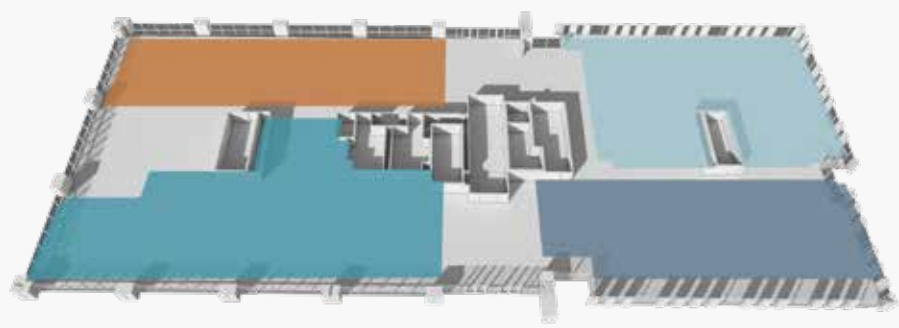
SQUARE FOOTAGE	4,025 RSF
CEILING HEIGHT	10'
WINDOW HEIGHT	10'

Suite 180

SQUARE FOOTAGE	5,900 RSF
CEILING HEIGHT	10'
WINDOW HEIGHT	10'



Key Plan



First Floor Plan

If you're after the flexibility of smaller buildings, the Dual Campus is a great fit. The dramatically designed buildings are uniquely sited to create an amenity-rich campus plaza, and café buildings and outdoor meeting rooms create endless possibilities for creative collaboration.

4-STORY DUAL CAMPUS
UPPER FLOORS

Suite 200

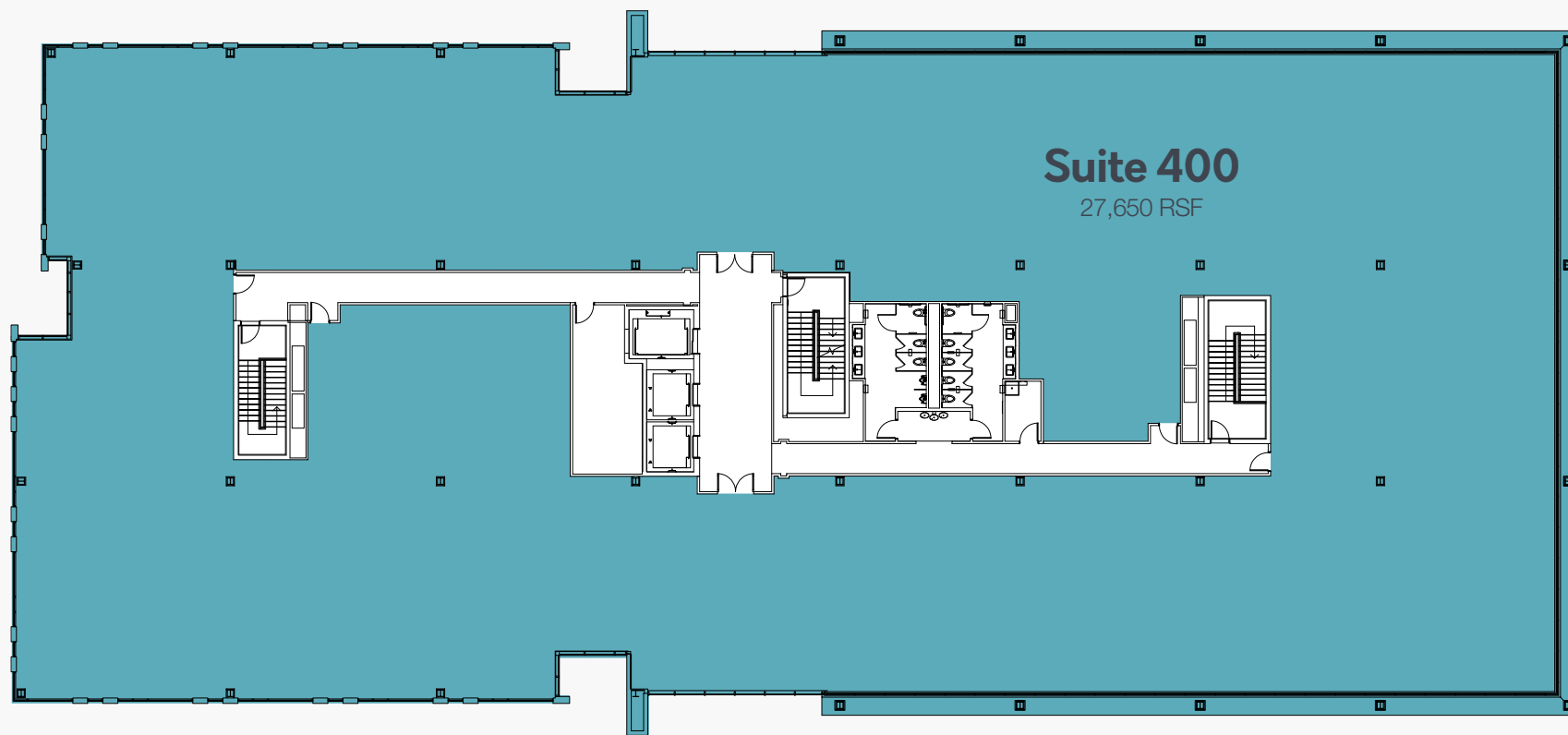
SQUARE FOOTAGE	28,780 RSF
CEILING HEIGHT	9'
WINDOW HEIGHT	9'

Suite 300

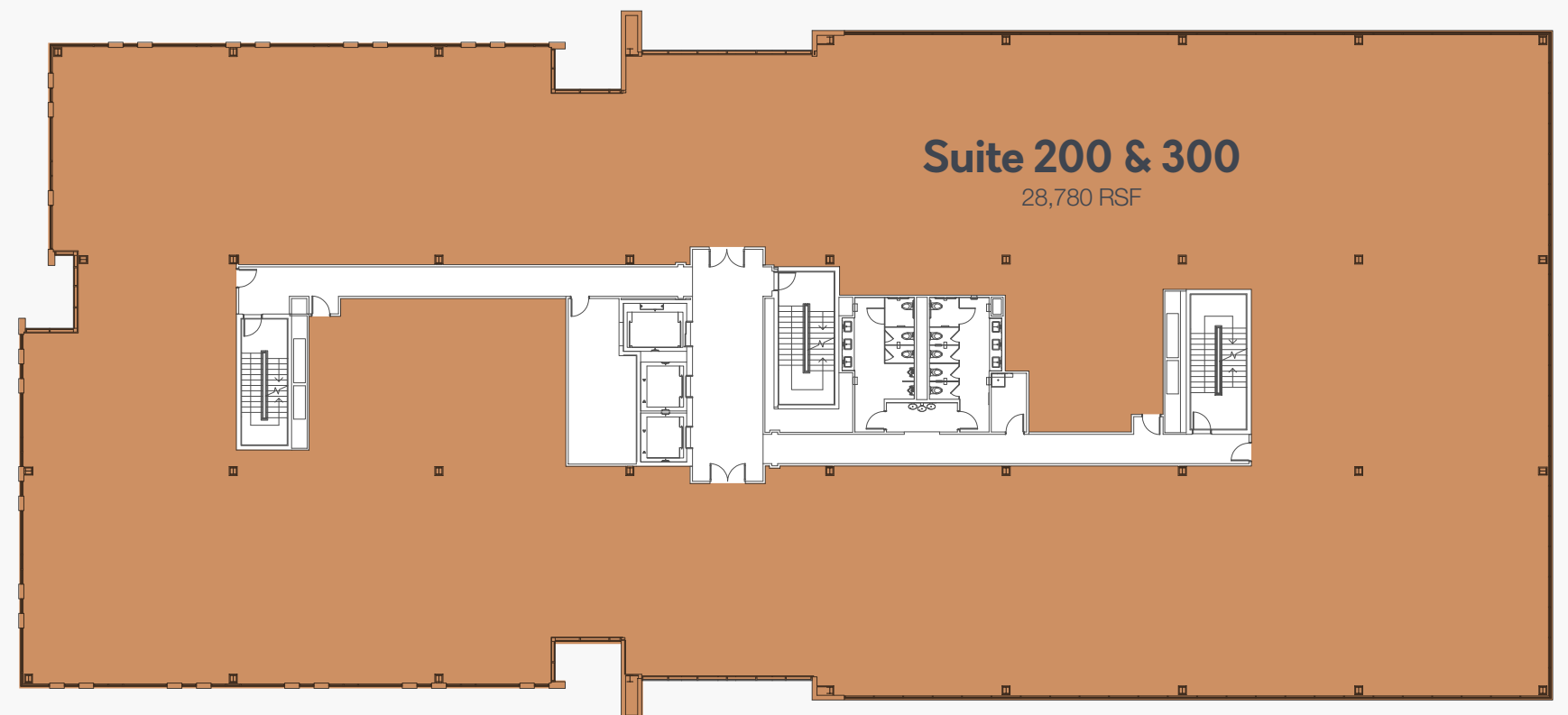
SQUARE FOOTAGE	28,780 RSF
CEILING HEIGHT	9'
WINDOW HEIGHT	9'

Suite 400

SQUARE FOOTAGE	27,650 RSF
CEILING HEIGHT	9'
WINDOW HEIGHT	9'

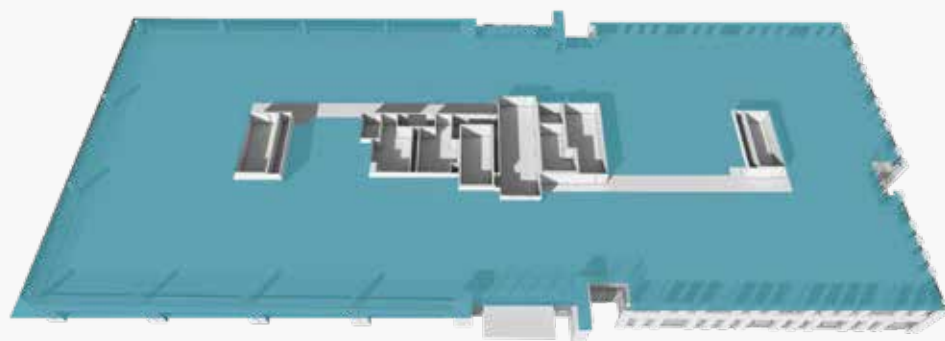


Fourth Floor Plan



Second & Third Floor Plan

Key Plan



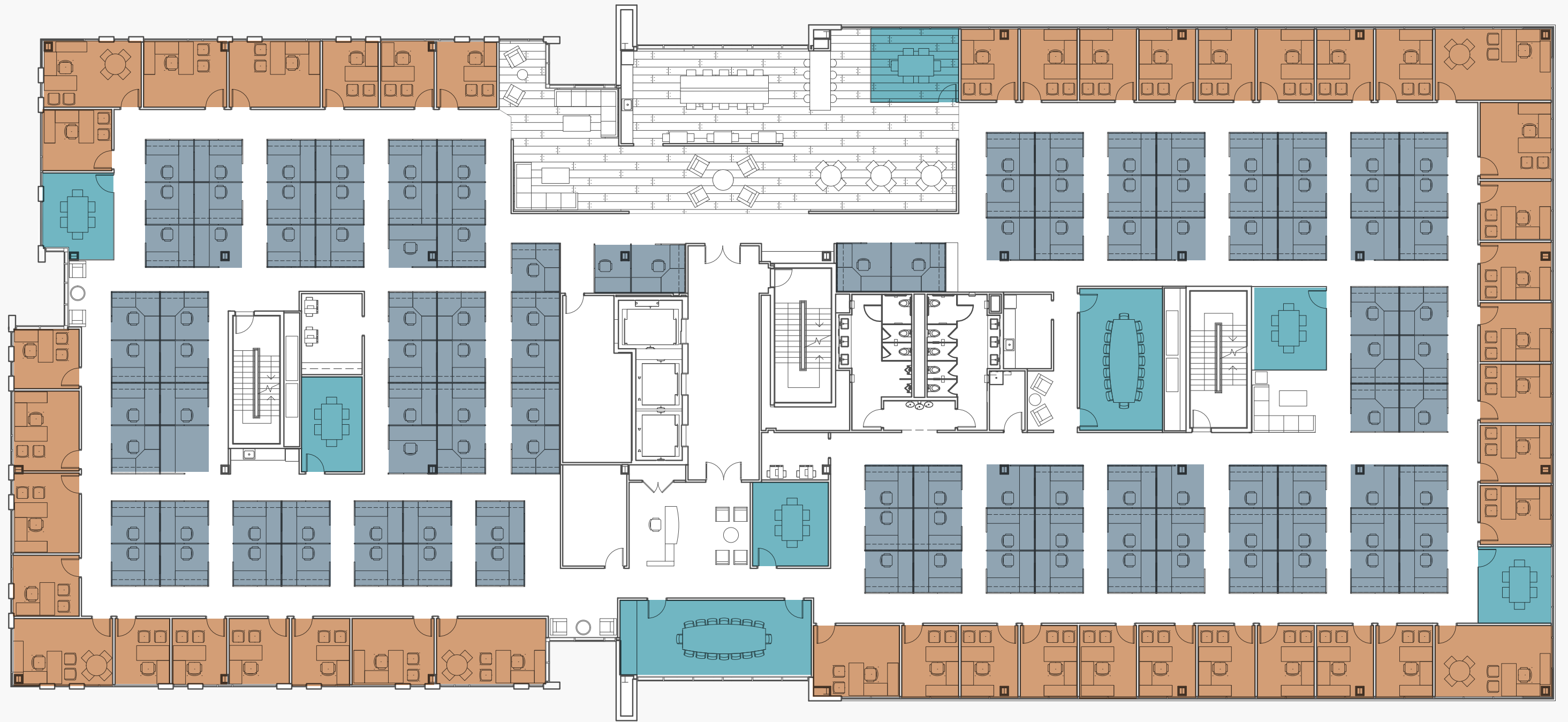


4-STORY DUAL CAMPUS
TYPICAL TEST FIT

Conference Space

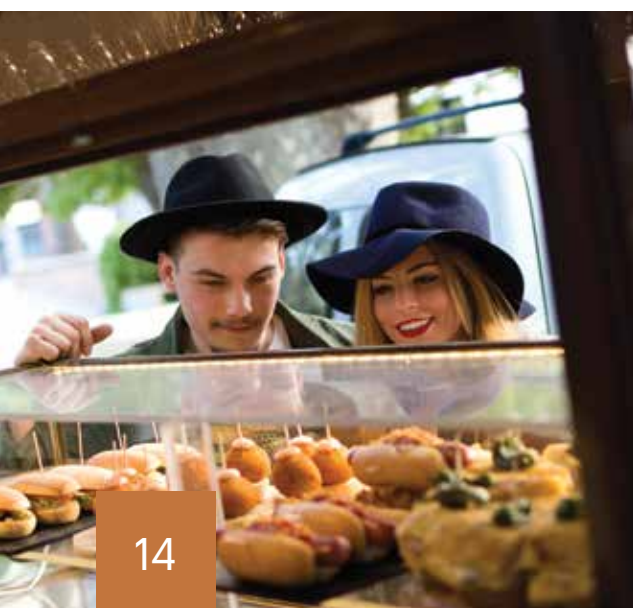
Enclosed Office

Open Office



SEVENTY 55

7-STORY VERTICAL CAMPUS



7-STORY VERTICAL CAMPUS

AN INDOOR-OUTDOOR EXPERIENCE

SEVENTY 55 allows you to create a customized, tech-enabled and modern workplace where access to outdoor amenities can create a more productive and energized workforce.

Vertical Campus

7 Story Tower | 220,000 SF | 4/1000 Parking | I-95 Exposure



SEVENTY
55

7-STORY VERTICAL CAMPUS



SITE PLAN

7 STORY VERTICAL CAMPUS



FLOOR PLANS

CREATE THE SPACE YOU NEED

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7-STORY VERTICAL CAMPUS

FIRST FLOOR

Suite 100

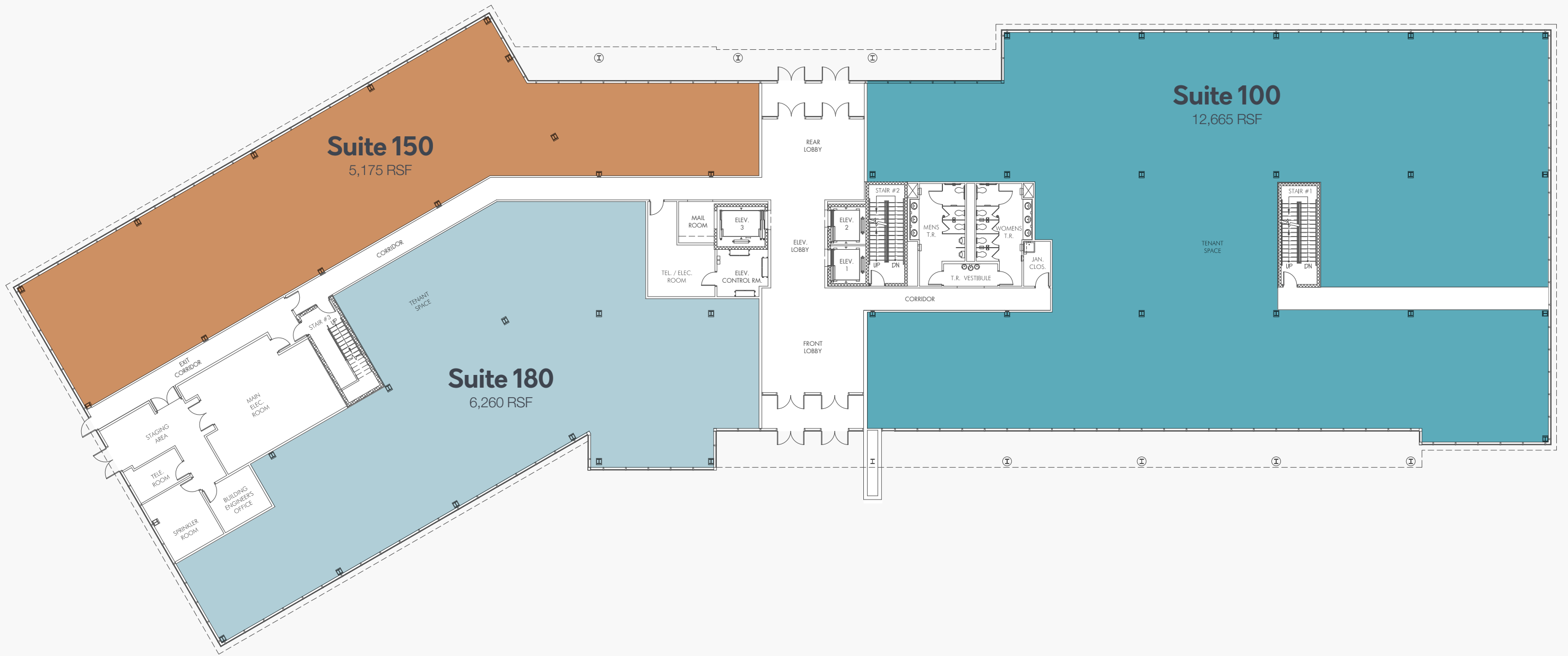
SQUARE FOOTAGE	12,665 RSF
CEILING HEIGHT	10'
WINDOW HEIGHT	10'

Suite 150

SQUARE FOOTAGE	5,175 RSF
CEILING HEIGHT	10'
WINDOW HEIGHT	10'

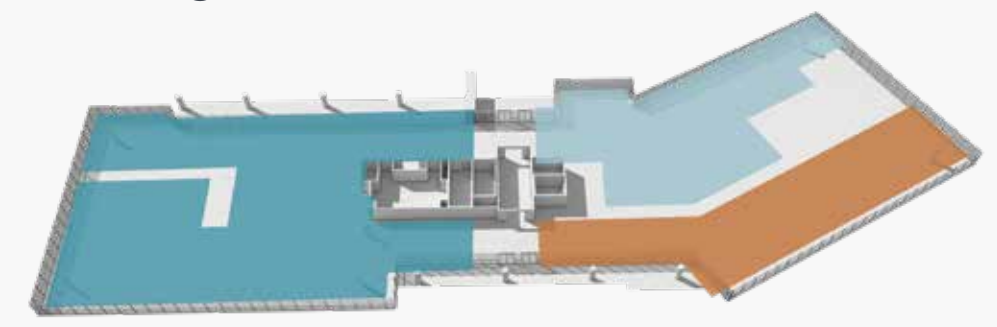
Suite 180

SQUARE FOOTAGE	6,260 RSF
CEILING HEIGHT	10'
WINDOW HEIGHT	10'



First Floor Plan

Key Plan





SEVENTY 55's Vertical Campus features I-95 signage opportunities, inspirational views, and iconic architecture.

7-STORY VERTICAL CAMPUS
UPPER FLOORS

Suite 200

SQUARE FOOTAGE 31,355 RSF
CEILING HEIGHT 9'
WINDOW HEIGHT 9'

Suite 300

SQUARE FOOTAGE 31,355 RSF
CEILING HEIGHT 9'
WINDOW HEIGHT 9'

Suite 400

SQUARE FOOTAGE 31,355 RSF
CEILING HEIGHT 9'
WINDOW HEIGHT 9'

Suite 500

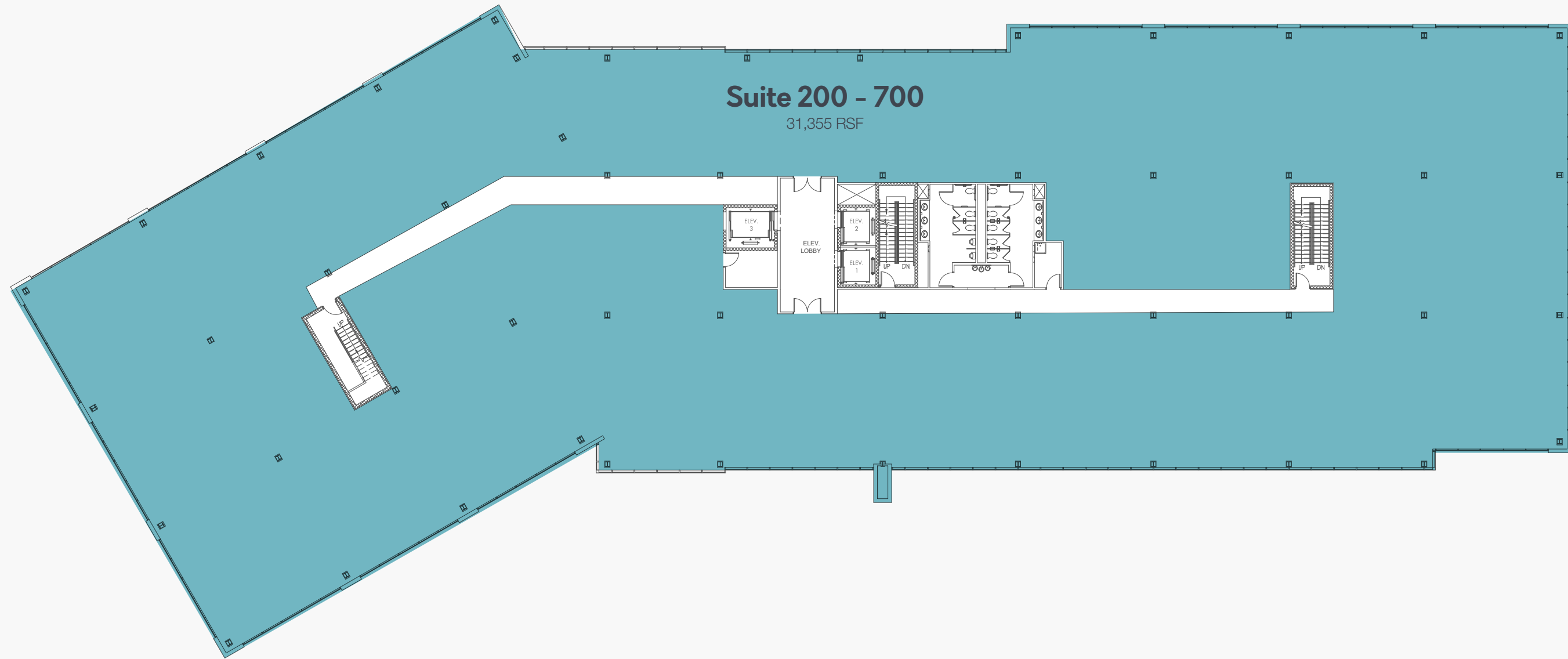
SQUARE FOOTAGE 31,355 RSF
CEILING HEIGHT 9'
WINDOW HEIGHT 9'

Suite 600

SQUARE FOOTAGE 31,355 RSF
CEILING HEIGHT 9'
WINDOW HEIGHT 9'

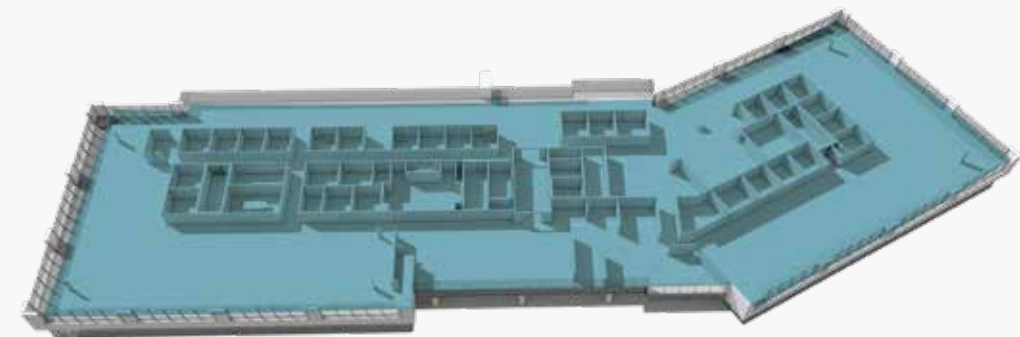
Suite 700

SQUARE FOOTAGE 31,355 RSF
CEILING HEIGHT 9'
WINDOW HEIGHT 9'



First Floor Plan

Key Plan





7-STORY VERTICAL CAMPUS
TEST FIT

Conference Space

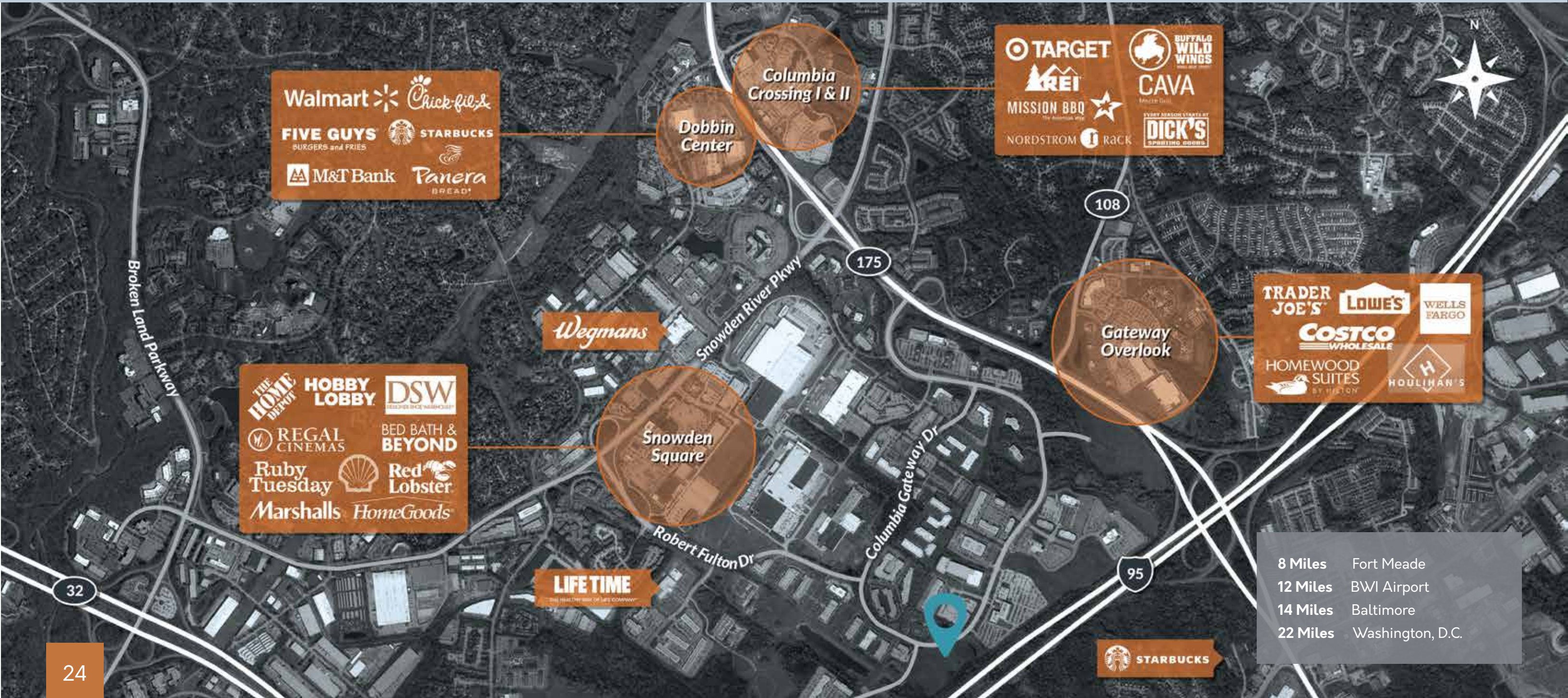
Enclosed Office

Open Office



LIFESTYLE AMENITIES

ACCESS A WORLD BEYOND WORK



**In the past five years, Columbia, MD
has been named “Best Place to Live in America”
by Money Magazine and “Safest City in
America” by Wallet Hub.**

With a thriving community full of shopping, restaurants, hotels and highly sought after schools and neighborhoods, 7055 Columbia Gateway Drive sits at the heart of it all, with super-easy access to I-95 and access to the area’s leading technology workforce.



SEVENTY



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