

GATEWAY CENTRE BUSINESS PARK

7226 Lee Deforest Drive
Suite 203

7230 Lee Deforest Drive
Suites 100 & 101

Columbia, MD 21046
Howard County

A wide-angle photograph of the Gateway Centre Business Park building. The building is a modern, multi-story structure with a prominent glass entrance and a large, light-colored concrete overhang. The entrance is marked with the number '7230'. The building is surrounded by lush green landscaping, including trees and shrubs. A paved walkway leads to the entrance, and a small sculpture is visible in the foreground. The sky is clear and blue.

OFFICE CONDOS FOR SALE

GATEWAY CENTRE BUSINESS PARK HIGHLIGHTS

Park Overview

7226 and 7230 Lee Deforest Drive are situated within Columbia Gateway, one of Howard County's most prestigious and well-established business parks. Developed and maintained to a Class A standard, the park is known for its landscaped grounds, attractive common areas, and high-end building finishes that create a polished, professional environment for tenants and their clients alike.

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HIGHLIGHTS

GATEWAY CENTRE BUSINESS PARK HIGHLIGHTS



Location & Access

- Columbia Gateway offers exceptional connectivity, with quick access to I-95, MD Route 175, and Snowden River Parkway — putting the park within easy reach of Baltimore (roughly 15 miles) and Washington, D.C. (roughly 25 miles). This central location along the I-95 corridor makes it a strategic base for businesses serving the greater Baltimore-Washington region.



Corporate Neighbors

- The park has long attracted a strong roster of national and government-affiliated tenants, including organizations such as Northrop Grumman, SAIC, Johns Hopkins University, AT&T, Honeywell, Allstate, and Blue Cross Blue Shield, among others — underscoring the park's reputation as a premier address for established businesses.



Amenities

- Tenants and visitors benefit from an abundance of nearby conveniences, including Lifetime Fitness, a variety of restaurants and dining options, Home Depot, banking, and daycare services — all within close proximity. The park's mature landscaping and pedestrian-friendly layout also provide inviting outdoor space for informal meetings or a midday break.



The Offering

- Positioned within this dynamic, amenity-rich setting, 7226 and 7230 Lee Deforest Drive present buyers or tenants the opportunity to own or occupy space in one of Columbia's most recognized and accessible business parks.

SUITE INFORMATION



► 7226 Lee Deforest Drive, Columbia, MD 21046 (Suite 203)

Fully built out office space with existing private offices, a conference room, a kitchen, and a reception area.

- » Located on the 2nd floor
- » Suite Size: 1,722 SF
- » Sale Price: \$475,000.00
- » Matterport Link: <https://my.matterport.com/show/?m=WMH4hCwzxsj>



► 7230 Lee Deforest Drive, Columbia, MD 21046 (Suite 100)

Fully built out office space with existing private offices, a conference room, an open office area, a kitchen, and a reception area.

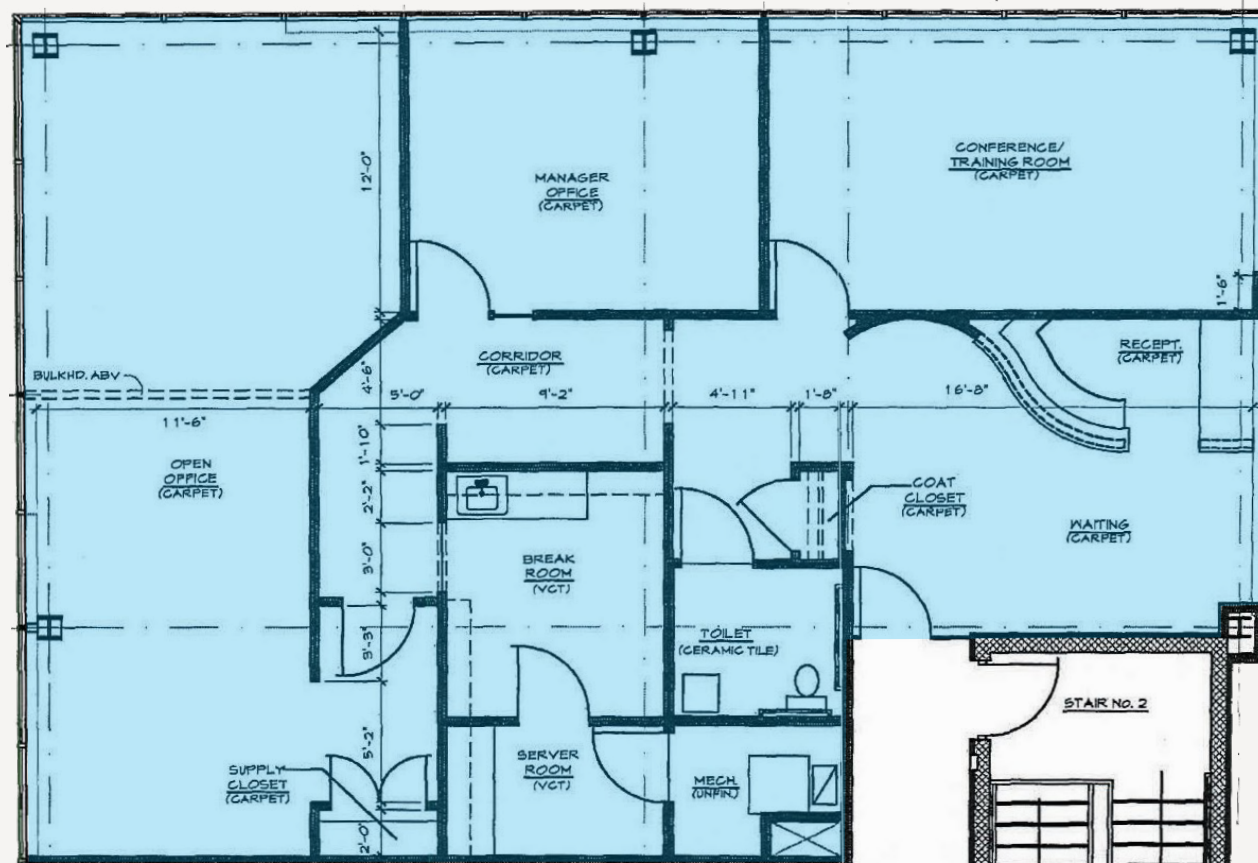
- » Located on the 1st floor
- » Suite Size: 3,593 SF
- » Sale Price: \$990,000.00
- » Matterport Link: <https://my.matterport.com/show/?m=aLp2hRgUSrM>

► 7230 Lee Deforest Drive, Columbia, MD 21046 (Suite 101)

Partially built out office space with an opportunity to build out the remaining space to fit your business needs.

- » Located on the 1st floor
- » Suite Size: 4,963 SF
- » Sale Price: \$1,045,000.00

FLOOR 2 | SUITE 203 | 1,722 SF



7230 FLOOR PLAN

FLOOR 1 | SUITE 100 | 3,593 SF AND SUITE 101 | 4,963 sf



7226 PHOTOS



7230 PHOTOS



LOCATION

SITE

PROXIMITY TO:

Destination	Distance (MI)
Route 32	1.5
Route 1	3.5
Interstate 95	6
BWI Airport	11
Washington, D.C.	23

PROXIMITY TO:

Route 321.5 MI

Route 1 3.5 MI

Interstate 95..... 6 MI

BWI Airport11 M

Washington, D.C.23 MI

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For More Information, Please Contact:

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