

PRIME REAL ESTATE OPPORTUNITY



3,532 RSF AVAILABLE IN
29,612 SF CLASS B OFFICE BUILDING

7170 Riverwood Drive

RIVERWOOD BUSINESS CENTER • COLUMBIA, MARYLAND

LOCATION AND AMENITIES

- Park located at intersection of Rt. 29 and Rt. 32 in Howard County, Maryland
- Complete range of business services available nearby including hotels, restaurants and banks
- 15 minutes to Baltimore-Washington International (BWI) Airport, 30 minutes to Washington Beltway (I-495), 15 minutes to Baltimore Beltway (I-695)

BUILDING HIGHLIGHTS

- Free and unreserved surface parking at a ratio of approximately 4/1,000 SF leased
- Individually controlled HVAC unit(s)
- Shell condition
- Brick and glass exterior
- Nine-foot ceiling heights
- Onsite property management by COPT Property Management Services, rated #1 nationally in customer service by CEL & Associates



7170 RIVERWOOD DRIVE



WHO WE ARE

Corporate Office Properties Trust (COPT) is a fully-integrated, self-managed Real Estate Investment Trust (REIT). The Company is focused on suburban Class A office properties and is publicly traded on the New York Stock Exchange (NYSE: OFC).

WHAT WE DO

COPT acquires, owns, develops, leases and manages suburban office properties located in the Greater Washington, DC, and Mid-Atlantic regions. COPT also meets anticipated tenant demand and facilitates tenants' growth by pursuing selective expansion opportunities outside of the core Mid-Atlantic markets.

HOW WE'RE DIFFERENT

COPT's team of experts provides customers with superior value and the personal attention they deserve. This emphasis on service allows COPT to build strong relationships with its tenant base.

DISTANCE TO:

I-95	2.6 miles
BWI	15 miles
Baltimore Beltway	13 miles
Washington Beltway	13.6 miles
Downtown Columbia	5.8 miles
MD Route 29	1.7 miles
MD Route 32	.8 miles

LEASED BY:



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OWNED AND MANAGED BY:



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