



# GATEWAY270

24,247 SQUARE FEET OF LARGE  
OFFICE/FLEX SPACES FOR LEASE

# GATEWAY270

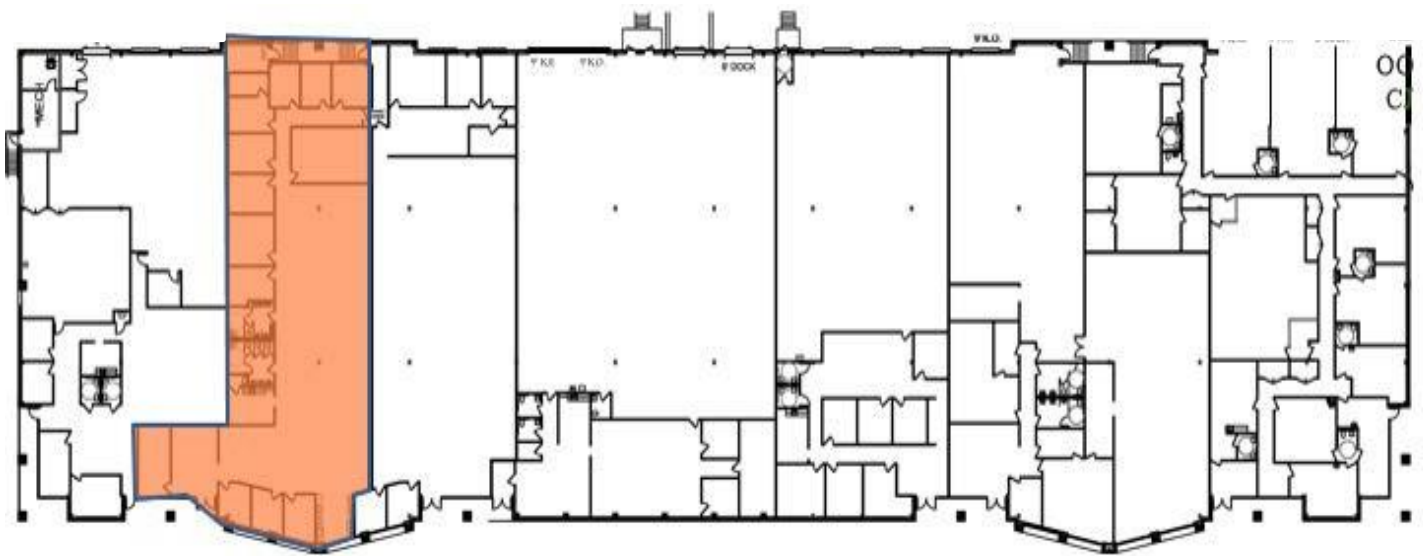


## AVAILABILITY

22530 Gateway Center Drive	Suite 200	7,086 s.f.
22616 Gateway Center Drive	Suite 400-500	10,909 s.f.

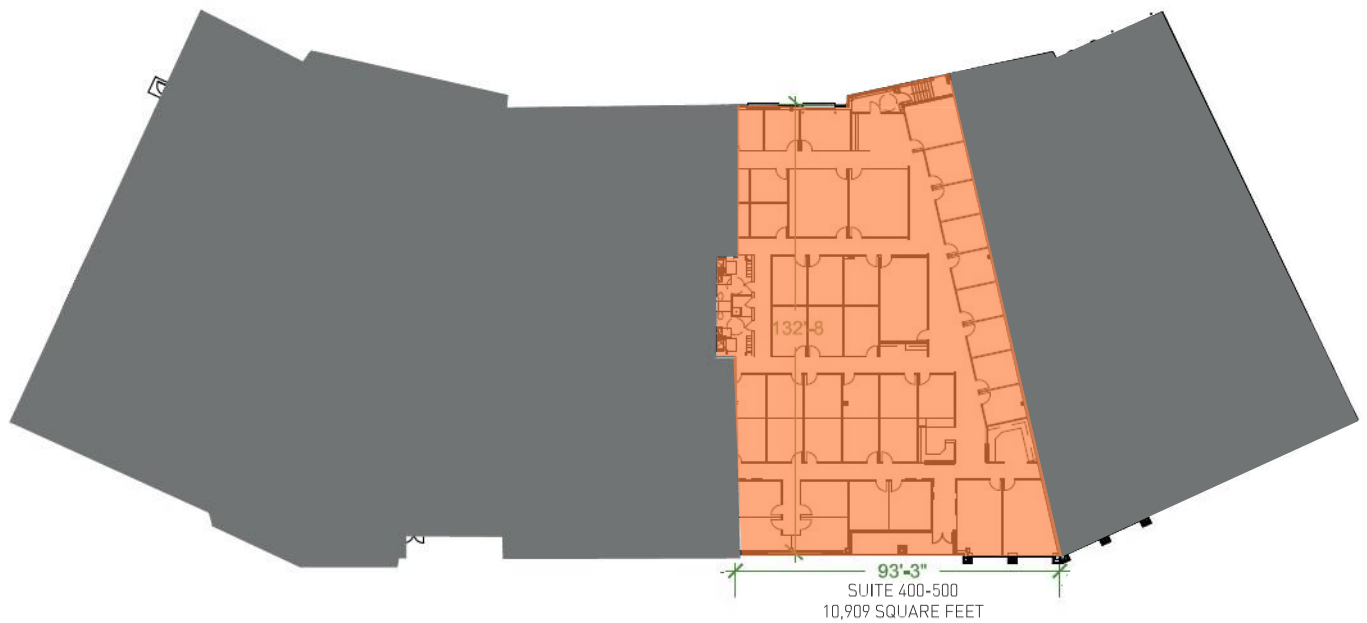
Includes six, one-story office/flex buildings totaling 254,900 square feet, of which 24,247 square feet are currently available. Benefits of the park include an onsite deli and Ride-On Bus stop. The buildings offer 10foot finished office ceiling heights and 20 foot clear ceiling heights in warehouse spaces. Some buildings also offer dock and drive-in loading capabilities.

22530 Gateway Center Drive 60,680 total s.f.

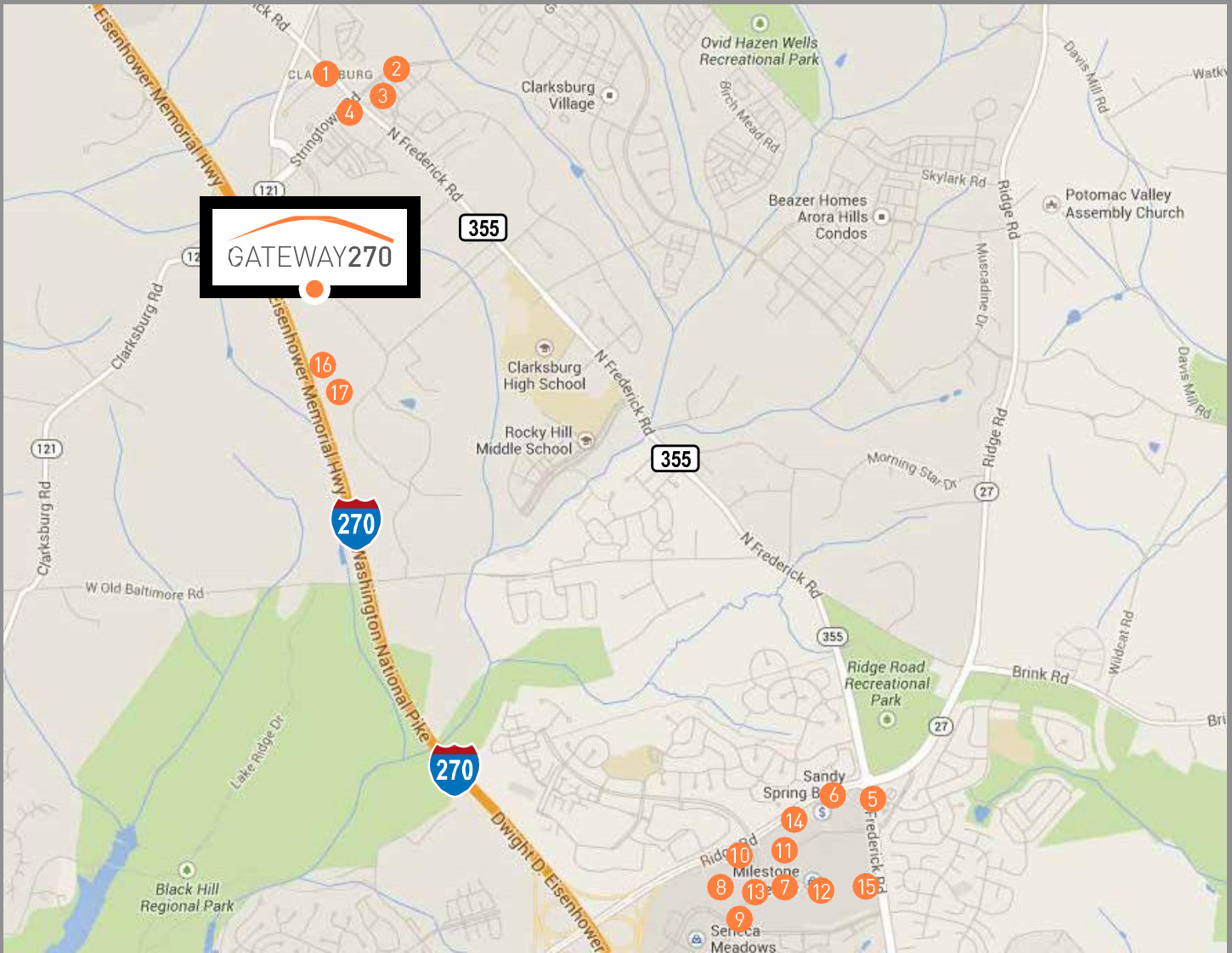


Suite 200  
7,086 s.f.

22616 Gateway Center Drive 47,083 total s.f.



Suite 400-500  
10,909 s.f.



## AMENITIES

- |                       |                                     |
|-----------------------|-------------------------------------|
| 1. Bennigan's         | 10. Kohls                           |
| 2. Subway             | 11. Milestone Center                |
| 3. Pizza 500          | 12. Target                          |
| 4. China Spring       | 13. Best Buy                        |
| 5. Applebee's         | 14. Giant                           |
| 6. Jersey Mike's Subs | 15. Starbucks                       |
| 7. La Tagliatella     | 16. Gateway Café (on-site café)     |
| 8. Smashburger        | 17. Watch Me Grow (on-site daycare) |
| 9. Walmart            |                                     |



22516-22616 GATEWAY CENTER DRIVE | CLARKSBURG, MD



FPO  
LISTED  
NYSE

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