



ANNAPOLIS CITY MARINA

410 SEVERN AVENUE | ANNAPOLIS, MARYLAND 21403

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Stunning Class A waterfront office with water views from all suites
- Eastport Annapolis location with excellent restaurants, shops, and amenities
- Located immediately across Spa Creek from City Dock
- Carrol's Creek Cafe on site
- Ample covered parking
- Professionally managed office building/marina complex
- Nearby Amenities Include: Waterfront dining, multiple eclectic shops, marinas, yacht clubs and sailing associations
- For Sublease: Exquisite, newly built out and fully furnished waterfront office space with parking included

AVAILABLE:

DIRECT LEASE:
SUITE 204-205: 2,408 SF
DIVISIBLE TO 1,216 SF AND 1,192 SF
SUITE 305: 1,144 SF
SUITE 307-308: 2,729 SF

FOR SUBLEASE:
SUITE 109-112: 4,373 SF

ZONING:

WMM

RENTAL RATE:

NEGOTIABLE

**SPECIAL RATE
FOR MARITIME
TENANTS**



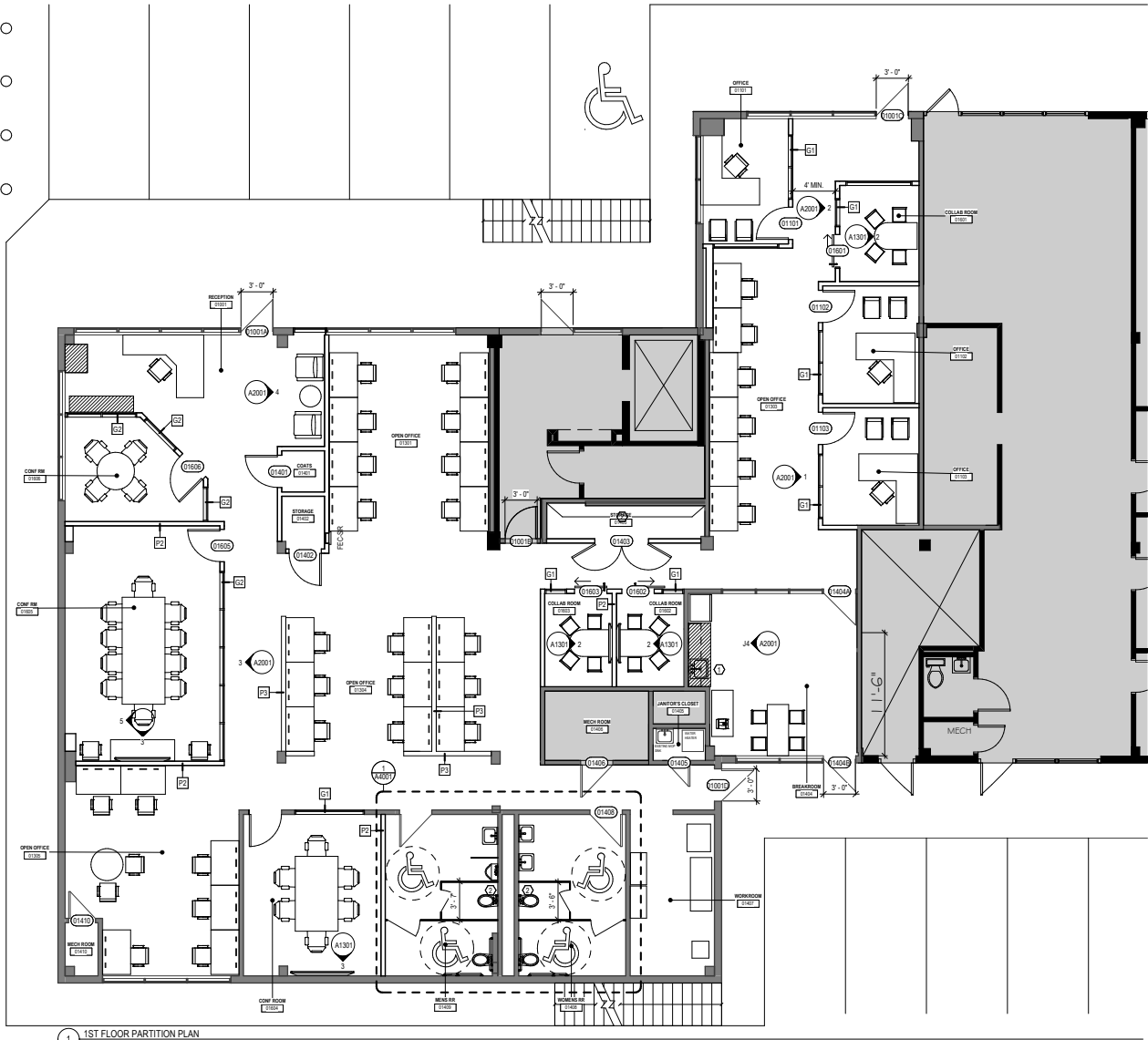
PHOTOS



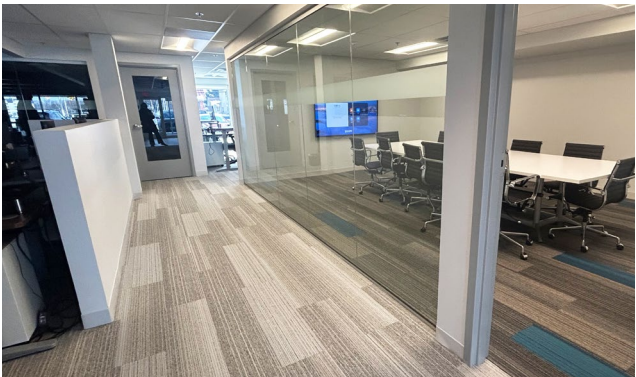
FLOOR PLAN - SUITE 109-112

FOR
SUBLEASE

SUITE 109-112: 4,373 SF



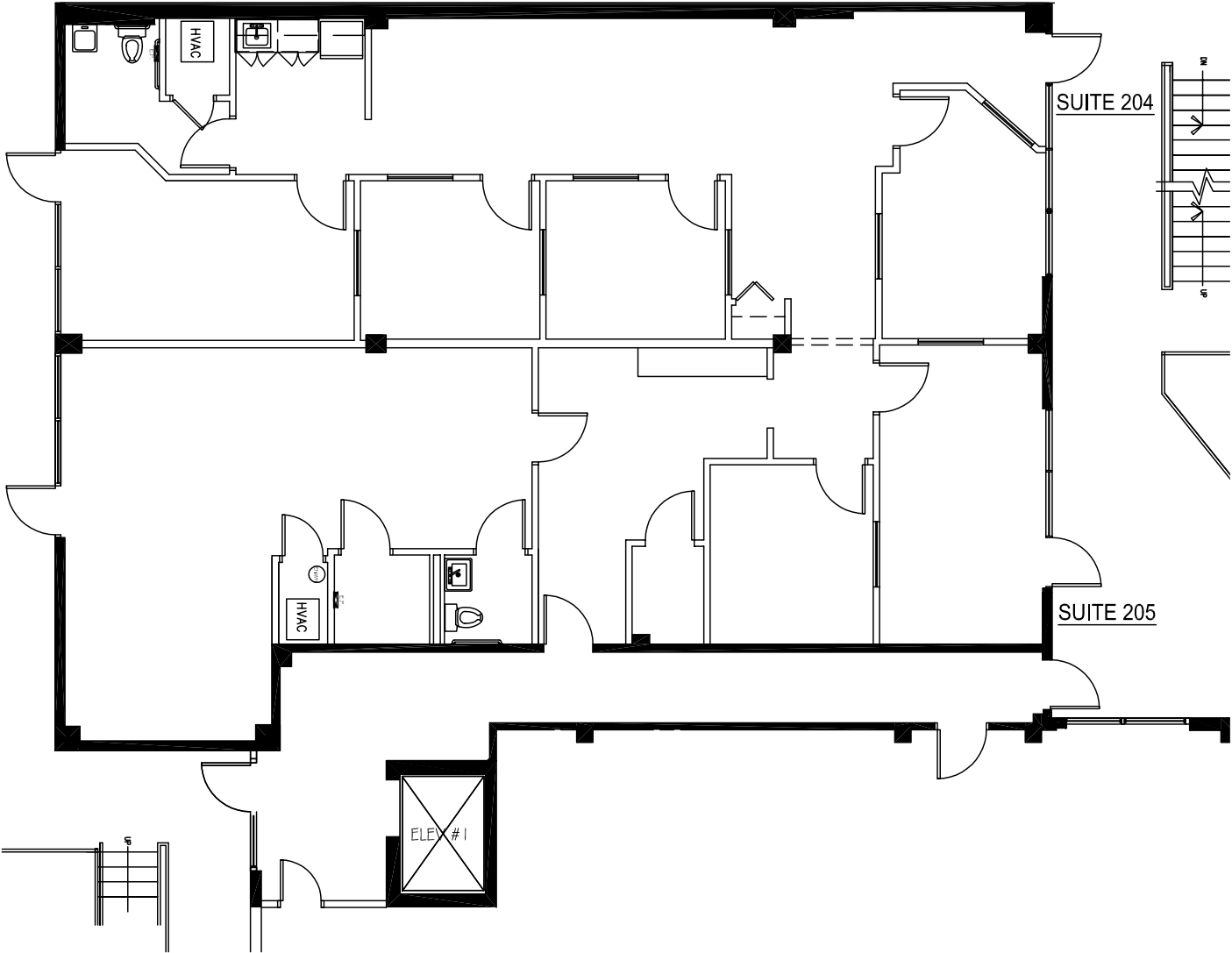
1 1ST FLOOR PARTITION PLAN
SCALE: 3/16" = 1'-0"



FLOOR PLAN - SUITE 204-205

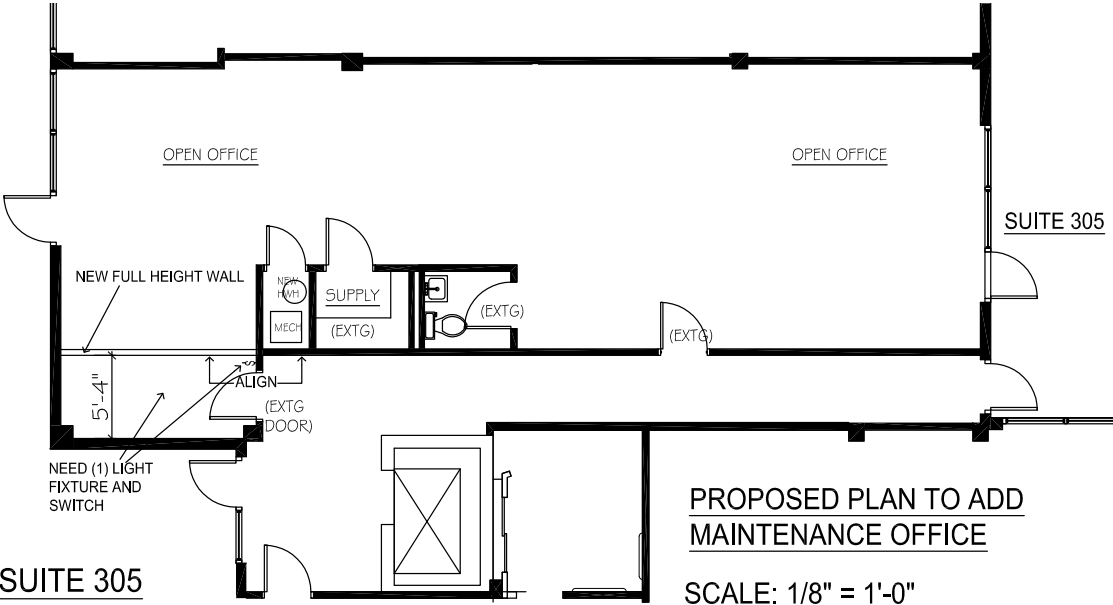
SUITE 204-205: 2,408 SF

DIVISIBLE TO 1,216 SF AND 1,192 SF



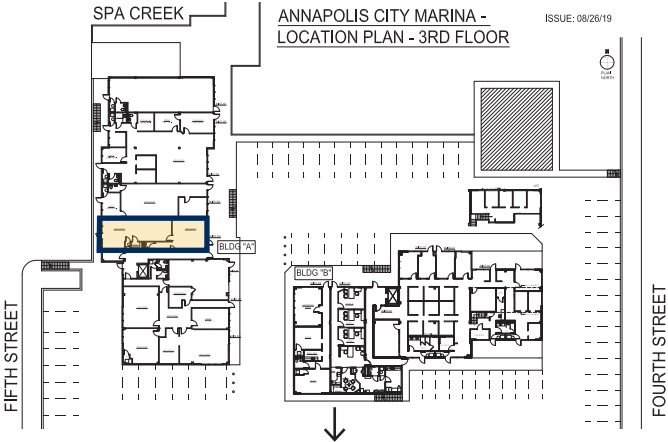
FLOOR PLAN - SUITE 305

SUITE 305: 1,144 SF*



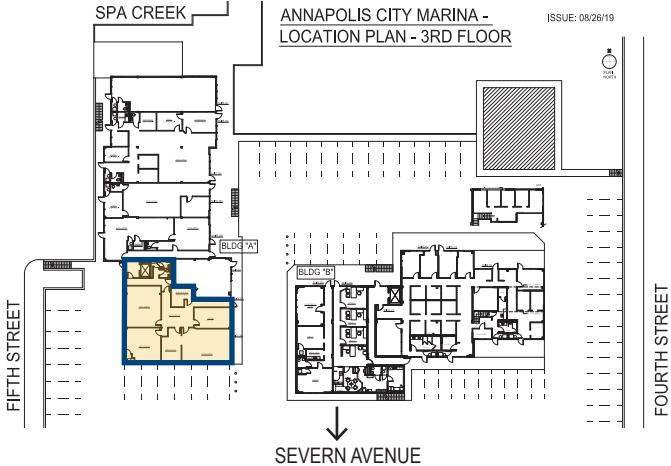
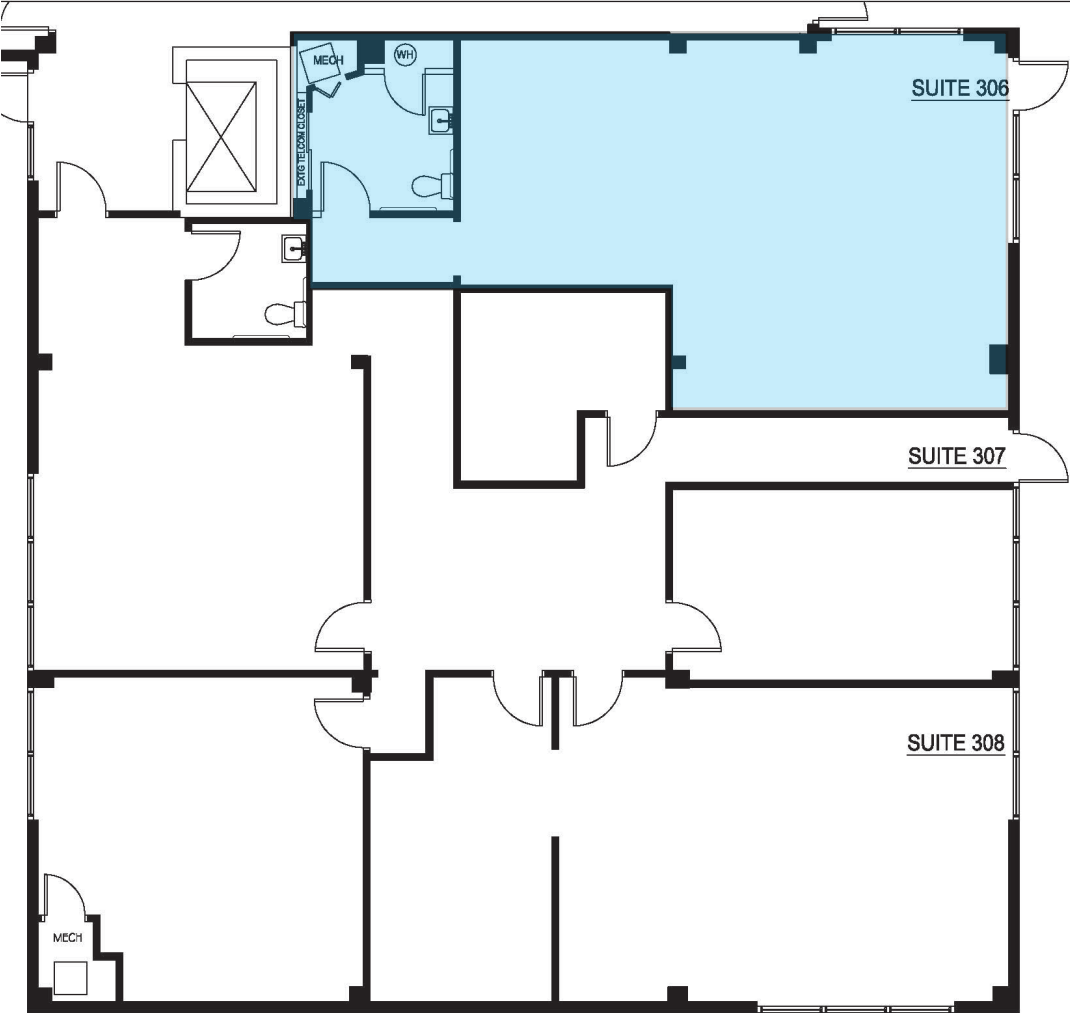
**PROPOSED PLAN TO ADD
MAINTENANCE OFFICE**

SCALE: 1/8" = 1'-0"



FLOOR PLAN - SUITE 307 & 308

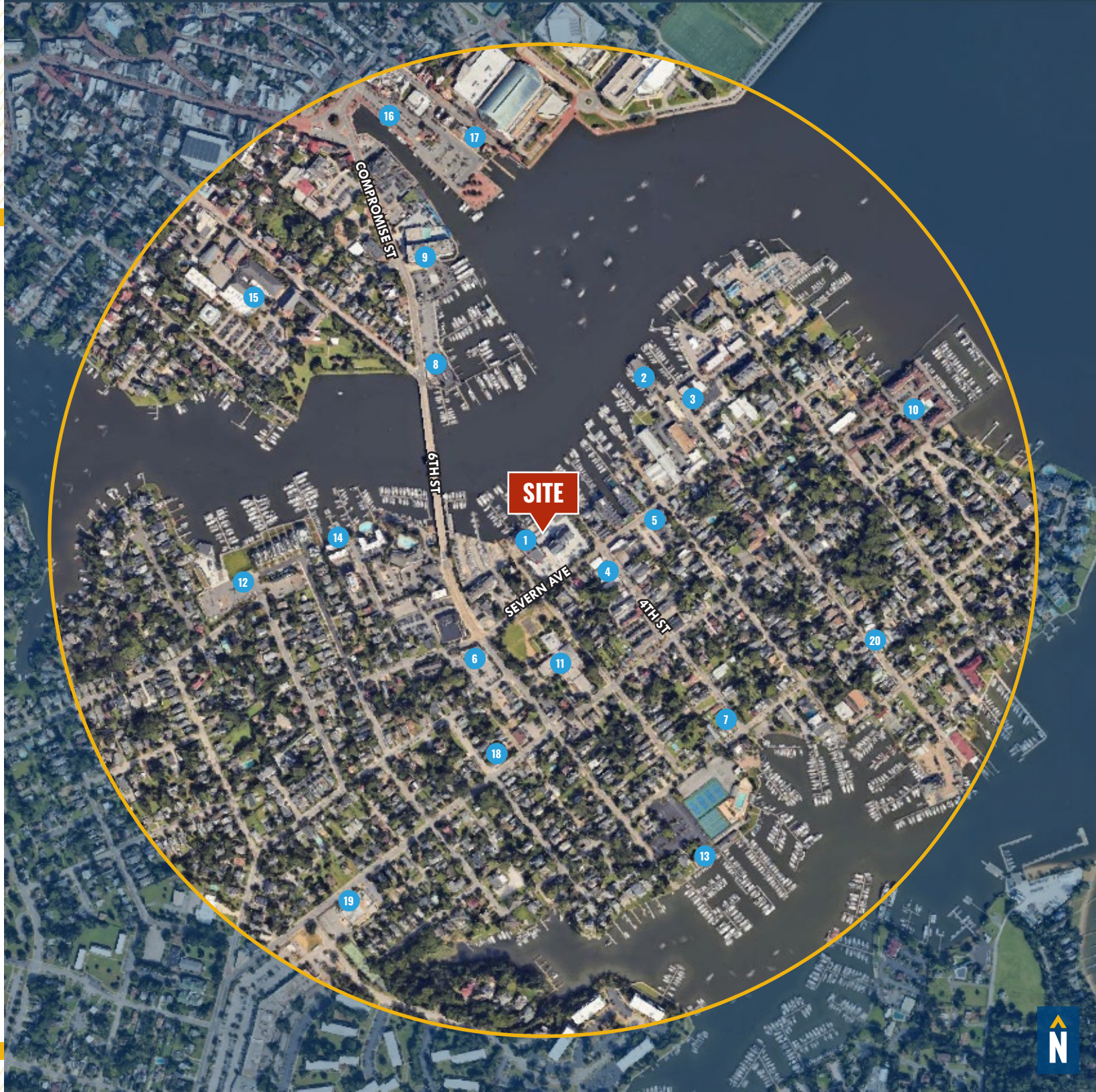
SUITE 307-308: 2,729 SF



TRADE AREA

NEARBY POINTS OF INTEREST (0.5 MILE):

- 1 CARROL'S CREEK CAFE
- 2 CHART HOUSE
- 3 BREAD AND BUTTER KITCHEN
- 4 BOATYARD BAR & GRILL
- 5 RUTH'S CHRIS STEAK HOUSE
- 6 BLACKWALL HITCH
- 7 DAVIS' PUB
- 8 ANNAPOLIS YACHT CLUB
- 9 ANNAPOLIS WATERFRONT HOTEL
- 10 ANNAPOLIS MD CAPITAL YACHT CLUB
- 11 EASTPORT ELEMENTARY SCHOOL
- 12 SOUTH ANNAPOLIS YACHT CENTRE
- 13 SAFE HARBOR ANNAPOLIS
- 14 BURNSIDE PARK
- 15 ST. MARY'S HIGH SCHOOL
- 16 ANNAPOLIS CITY DOCK
- 17 LATITUDE 38° WATERFRONT DINING
- 18 BAKERS & CO
- 19 US POSTAL SERVICE
- 20 LEEWARD MARKET



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,984

57,249

101,185

DAYTIME POPULATION



23,220

72,021

144,959

AVERAGE HOUSEHOLD INCOME



\$165,468

\$158,421

\$169,904

NUMBER OF HOUSEHOLDS



5,247

23,722

41,596

MEDIAN AGE

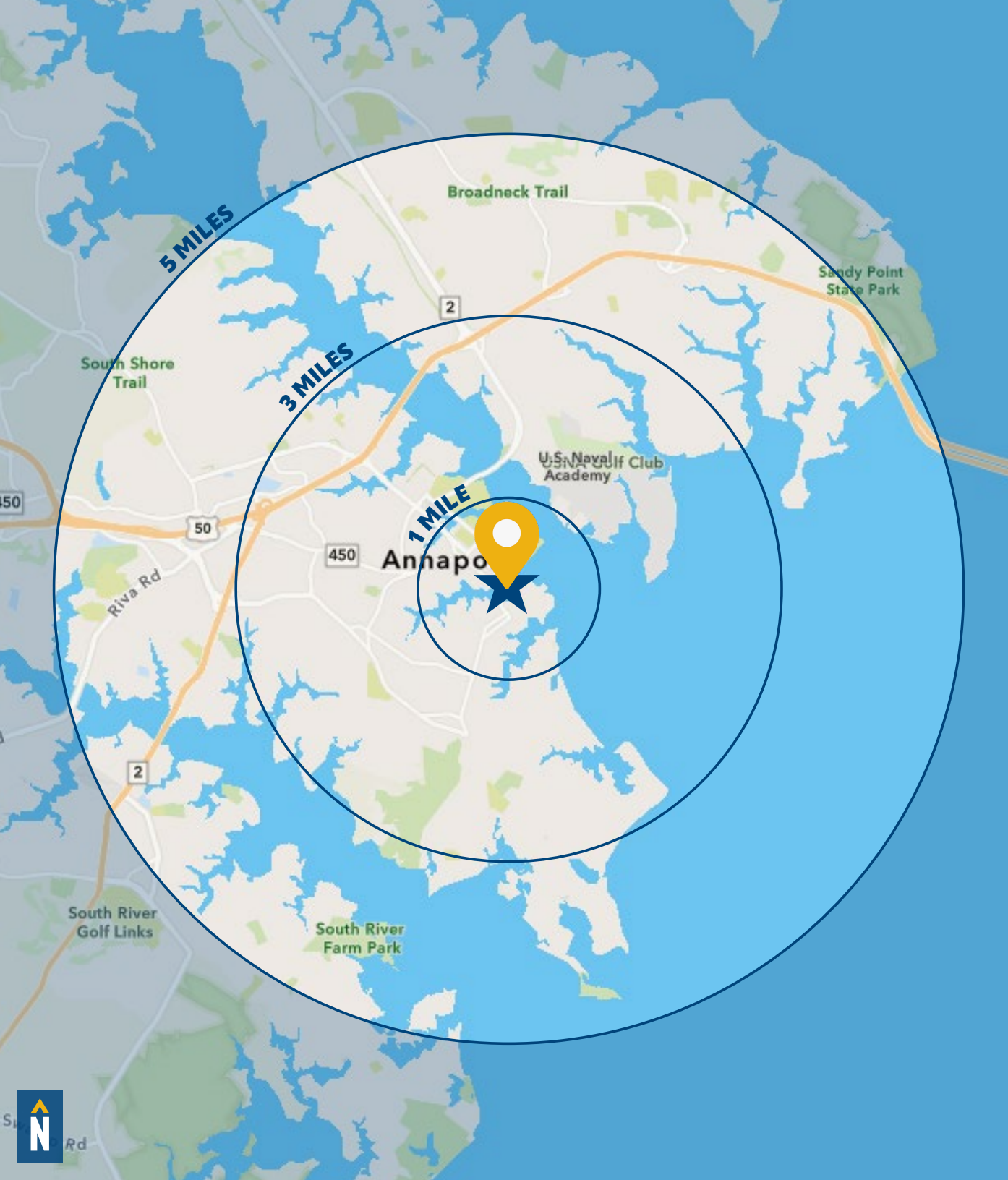


43.2

39.4

41.3

[FULL DEMOS REPORT](#)



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