

918 CHESAPEAKE AVE, ANNAPOLIS, MD 21403

ANNAPOLIS OFFICE FOR LEASE

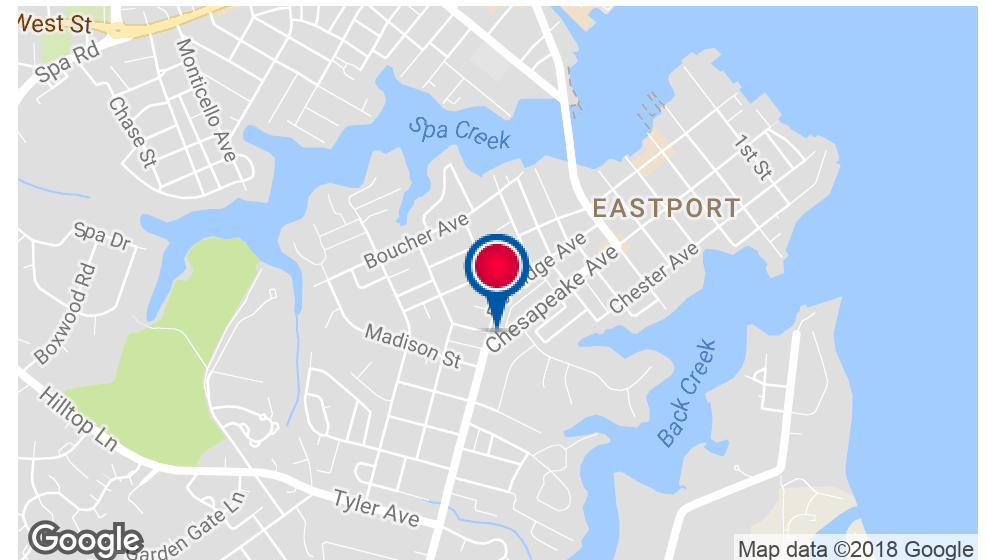


Executive Summary



PROPERTY HIGHLIGHTS

- 8000 SF & 1,200 SF contiguous second-floor office suites for lease
- Close proximity to Eastport Shopping Center, US Post Office
- Easy access to MD Route 655 and MD Route 2
- B2 Zoning
- Property also available for sale

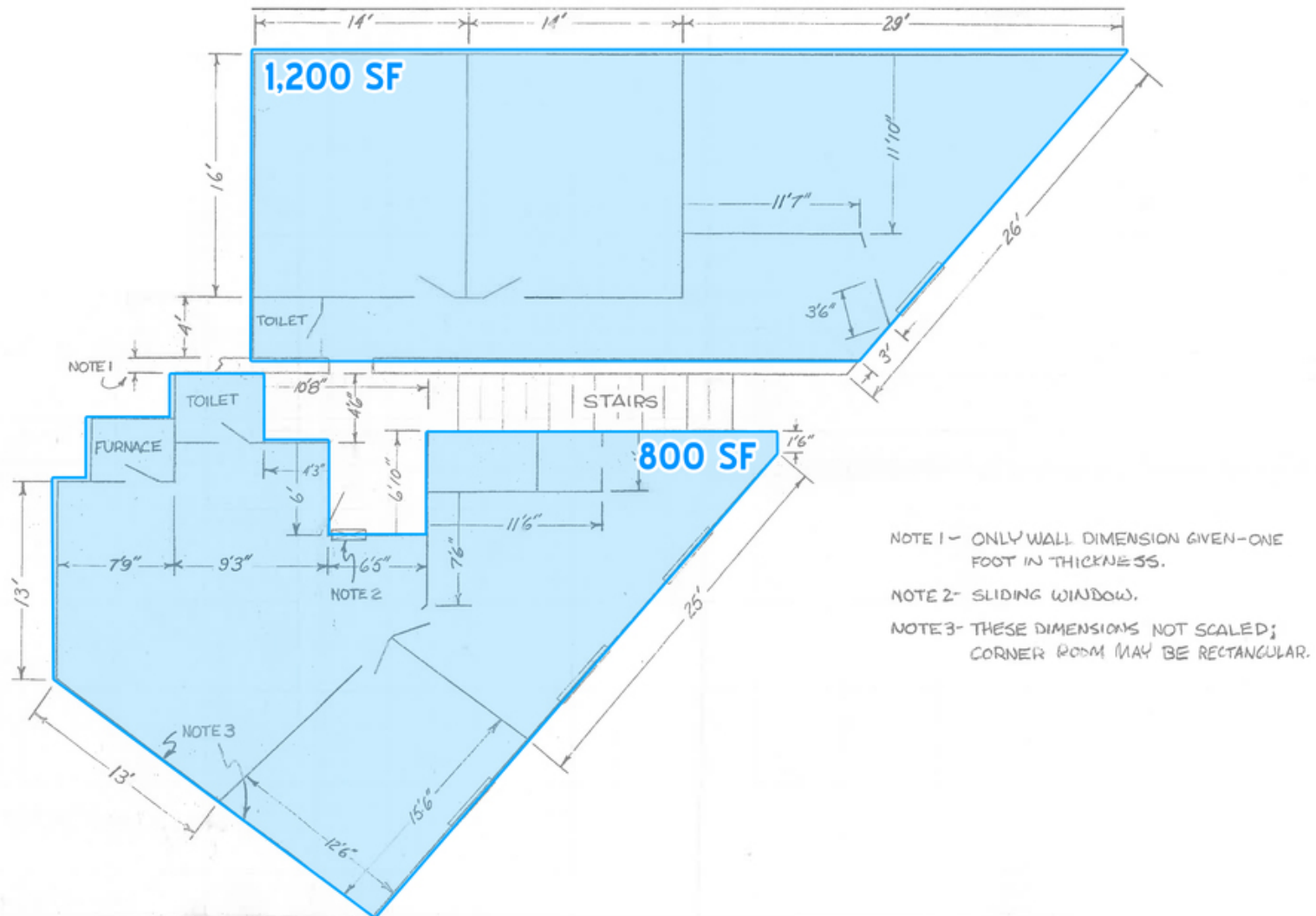


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EASTPORT PROFESSIONAL BUILDING

RECENTLY VACATED OFFICE SPACE IN THE HEART OF ANNAPOLIS

PROPERTY ADDRESS: 918 Chesapeake Ave, Annapolis MD 21403

BUILDING SIZE: Gross Leasable Area (GLA) on two levels: 5,200 SF

AVAILABLE SPACE: Second Floor:
1,200 LSF
800 LSF (up to 2,000 LSF contiguous)

DATE AVAILABLE: Available Immediately

LEASE TYPE: Modified Gross Lease:
Tenant responsible for independently contracting and paying the cost of utilities and interior janitorial

LEASE TERM: 3-year minimum

LEASE RATE: \$14.00 per SF

RENT ESCALATIONS: Negotiable

UTILITIES: Gas, Oil, Electric, Public Water and Sewer
The suites are served by Electric Forced Cold Air and Oil, Gas Forced Hot Air

SIGNAGE: Available on exterior of building

PARKING: Abundant free street parking available

ZONING: B2

AMMENITIES: Located in the heart of Annapolis, just over the bridge into Eastport. Close proximity to Eastport Shopping Center, multiple restaurants, Rite Aid Pharmacy, PNC Bank, and US Post Office.

LEASING AGENT: Steven L. Cornblatt Jared R. Engel
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