



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# ANNAPOLIS COMMERCE PARK

2001-2003 ANNAPOLIS COMMERCE PARK DRIVE  
ANNAPOLIS, MARYLAND

THE  
RMR  
GROUP

LOCATED IN THE HIGHLY SOUGHT-AFTER  
ANNAPOLIS MARKET



**MacKenzie Commercial Real Estate Services** is pleased to present the opportunity to lease the largest and most accessible block of quality office/flex space in Annapolis, Maryland. The **Annapolis Commerce Park** offers almost 47,000 square feet available for lease and features an excellent window line on all sides of the buildings. With Direct access to the Westfield Annapolis Mall, as well as surrounding shopping centers and restaurants, this highly sought-after property provides an ideal option for numerous types of users.

### Available

- » 2001 - 2003: 2,994 - 46,999 SF

### Zoning

- » W1 (Industrial Park District)

### Occupancy

- » Immediate

### Building Features

- » Clear ceiling height: 16' - 18'
- » Extensive window line
- » 2.04/1,000 sf parking ratio

### Unparalleled Annapolis Location

- » Accessible from Route 50, MD 665, and I-97



# SURROUNDING AMENITIES

**ANNAPOLIS COMMERCE PARK**

**Westfield Annapolis Mall**

Macy's Sears JCPenney Apple Store noodles  
 NORDSTROM Crate&Barrel Bank of America  
 Under Armour The Cheesecake Factory California Pizza Kitchen  
 Firehouse Subs Red Lobster  
 Famous Dave's RED ROBIN Applebee's Macaroni Grill M&T Bank

1 mi.

**Annapolis Towne Centre**

Target Bassett 24 FITNESS  
 Whole Foods Ethan Allen P.F. Chang's  
 lululemon PNC BANK  
 Bed Bath & Beyond Qdoba Gordon Biersch secu

**Festival at Riva**

Giant lanebryant petco  
 Panera Bread Boston Market MOD T.J. Maxx  
 SUBWAY Michaels

**Forest Plaza**

The Home Depot  
 Outback Steakhouse Old Country Buffet  
 DOLLAR TREE

2 mi.

**Annapolis Technology Park**

Fit Noodles CVS pharmacy  
 Squish! SUBWAY  
 BB&T HIGHSTARR COPY & PRINT SERVICES

**Annapolis Harbour Center**

The Fresh Market Barnes & Noble Starbucks  
 Old Navy Starbucks Coffee  
 FRIDAYS Capital One Bank Nordstrom rack BAVA FRESH

3 mi.

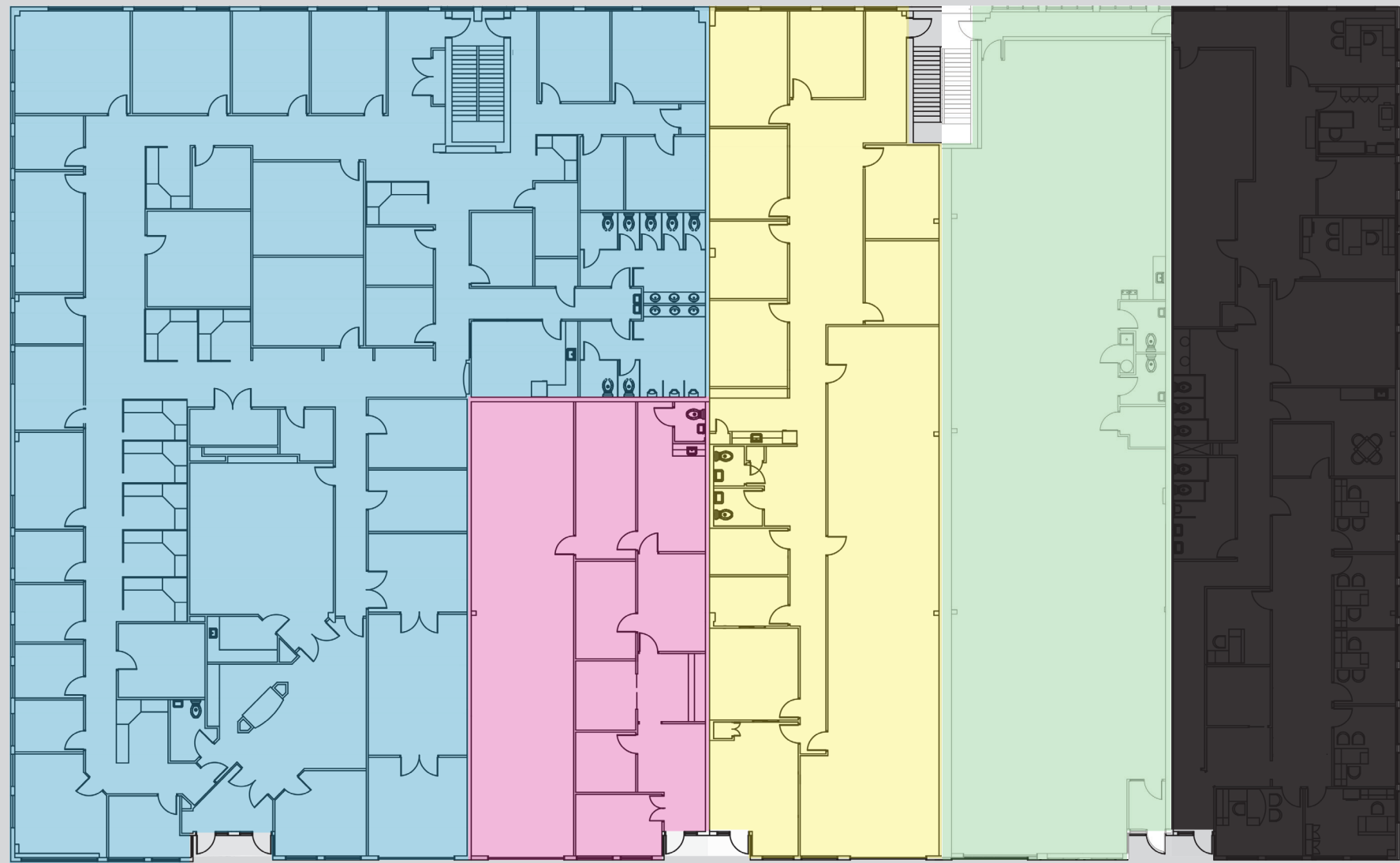
USNA UNITED STATES NAVAL ACADEMY  
 NAVAL ACADEMY  
 CITY DOCK ANNAPOLIS  
 THE MARYLAND STATE HOUSE

Annapolis



**FLOOR PLAN**

**2001 ANNAPOLIS COMMERCE PARK DRIVE**



2001 E/F Commerce Park Drive

2001 D Commerce Park Drive

2001 C Commerce Park Drive

2001 B Commerce Park Drive

2001 A Commerce Park Drive

**Suites E/F: 12,715 SF**

**Suite D: 2,944 SF**

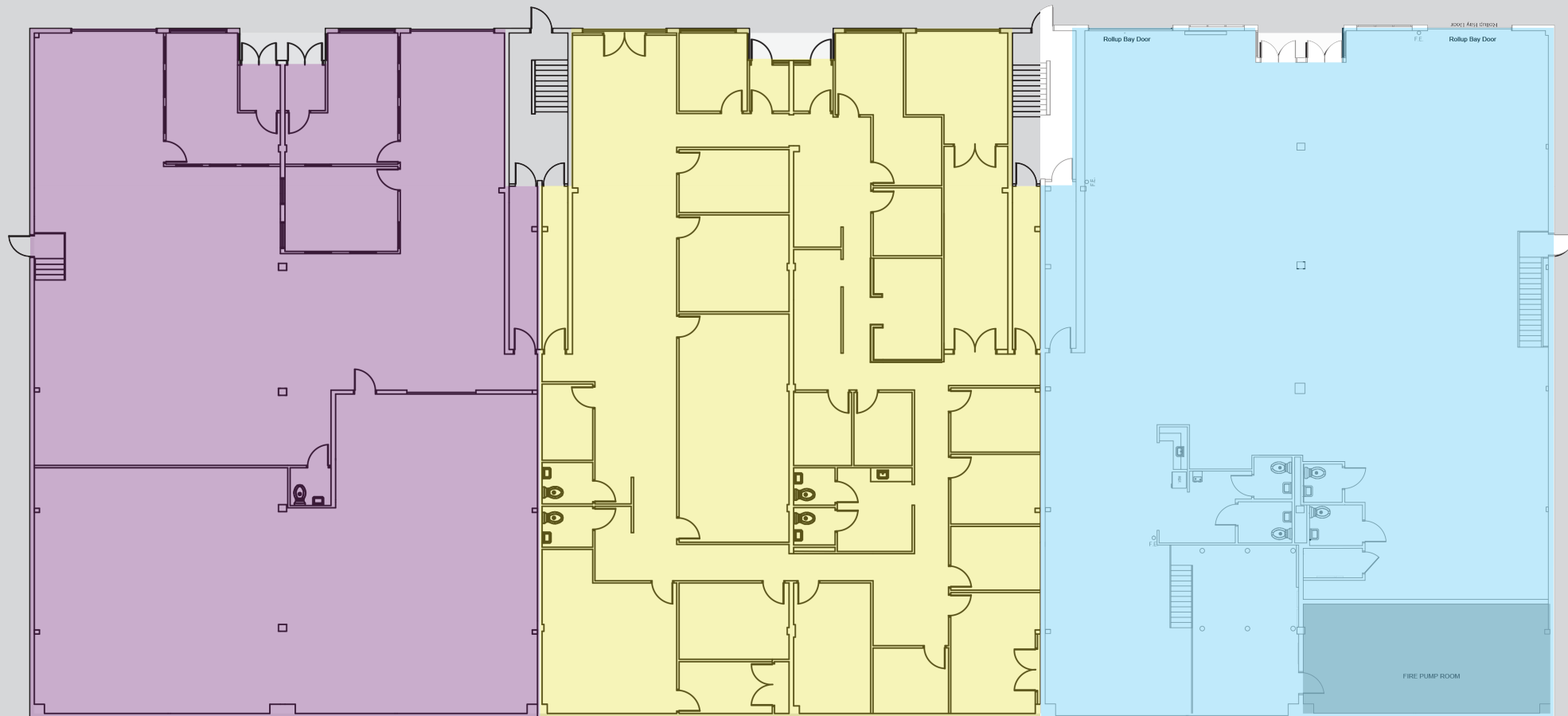
**Suite C: 5,218 SF**

**Suite B: 5,139 SF**

**LEASED**

# FLOOR PLAN

## 2003 ANNAPOLIS COMMERCE PARK DRIVE



2003 E/F Commerce Park Drive

2003 C/D Commerce Park Drive

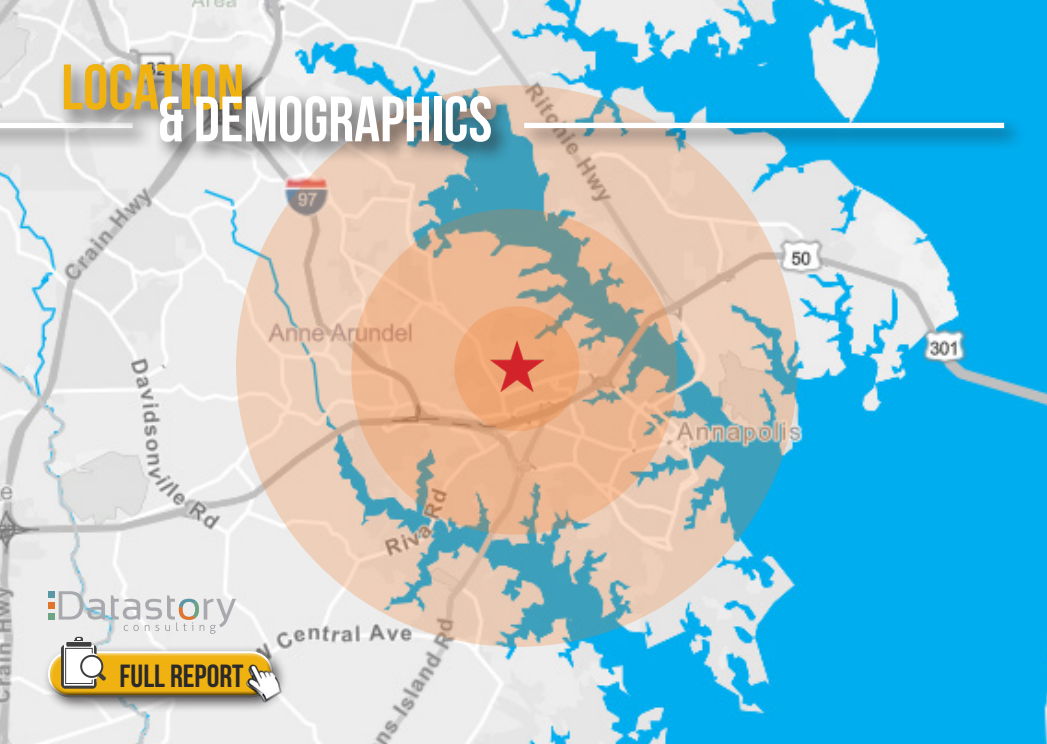
2003 A/B Commerce Park Drive

**Suites E/F: 7,278 SF**

**Suite C/D: 7,133 SF**

**Suite A/B: 6,572 SF**

# LOCATION & DEMOGRAPHICS



**Datastory**  
consulting

**FULL REPORT**

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
<b>1,745</b> 1 MILE	<b>1,978</b> 1 MILE	<b>2.01</b> 1 MILE	<b>39.8</b> 1 MILE
<b>19,939</b> 3 MILES	<b>17,698</b> 3 MILES	<b>2.33</b> 3 MILES	<b>42.6</b> 3 MILES
<b>52,161</b> 5 MILES	<b>39,672</b> 5 MILES	<b>2.44</b> 5 MILES	<b>41.3</b> 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
<b>\$140,996</b> 1 MILE	<b>76.6%</b> 1 MILE	<b>96.6%</b> 1 MILE	<b>22,318</b> 1 MILE
<b>\$132,615</b> 3 MILES	<b>73.2%</b> 3 MILES	<b>97.1%</b> 3 MILES	<b>87,651</b> 3 MILES
<b>\$133,234</b> 5 MILES	<b>75.6%</b> 5 MILES	<b>96.6%</b> 5 MILES	<b>160,001</b> 5 MILES



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