

FOR LEASE

Anne Arundel County, MD

ANNAPOLIS OFFICE PLAZA 1

170 JENNIFER ROAD | ANNAPOLIS, MARYLAND 21401

AVAILABLE

2,312 - 3,331 sf on the second floor

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Suite entry directly off 2nd floor elevator lobby
- ▶ Class A office with strong tenants, including Charles Schwab, M&T Bank, Coldwell Banker NRT, Insurance Solutions & The Beatson Companies
- ▶ Building affords 24-hour access via key fob system
- ▶ Immediate access to Rt. 50 & I-97
- ▶ Impressive window line throughout
- ▶ Owner-occupied with professional on-site management; Facilities manager is on site daily to ensure all tenant needs are met
- ▶ Nearby amenities include Westfield Annapolis Mall, Annapolis Plaza, Anne Arundel Medical Center and Annapolis Restaurant Park



LOOK US UP AT WWW.170JENNIFER.COM

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REPRESENTATIVE INTERIOR PHOTOS

ANNAPOLIS OFFICE PARK 1 | 170 JENNIFER ROAD | ANNAPOLIS, MARYLAND 21401

Annapolis Office Park & Plaza is **patrolled 7 nights a week** by Anne Arundel County police officers, with additional security during the holidays

Full service building includes **cleaning 5 nights a week** by a professional cleaning company

Oversized HVAC system with high-tech computer system, which can **customize the temperature** in each individual office within the suite

Indoor air and water quality tested **semi-annually** by Healthy Buildings International

Monthly testing of HVAC system cooling tower done by ARC Water Treatment

Building is equipped with **state-of-the-art security systems**

Recently renovated, **eclectic lobby**

Newly installed, high-end **LED lighting** in common areas

Custom walkways installed that automatically heat sidewalk once temperatures hit freezing mark

Continuous upgrades to building and surrounding landscape

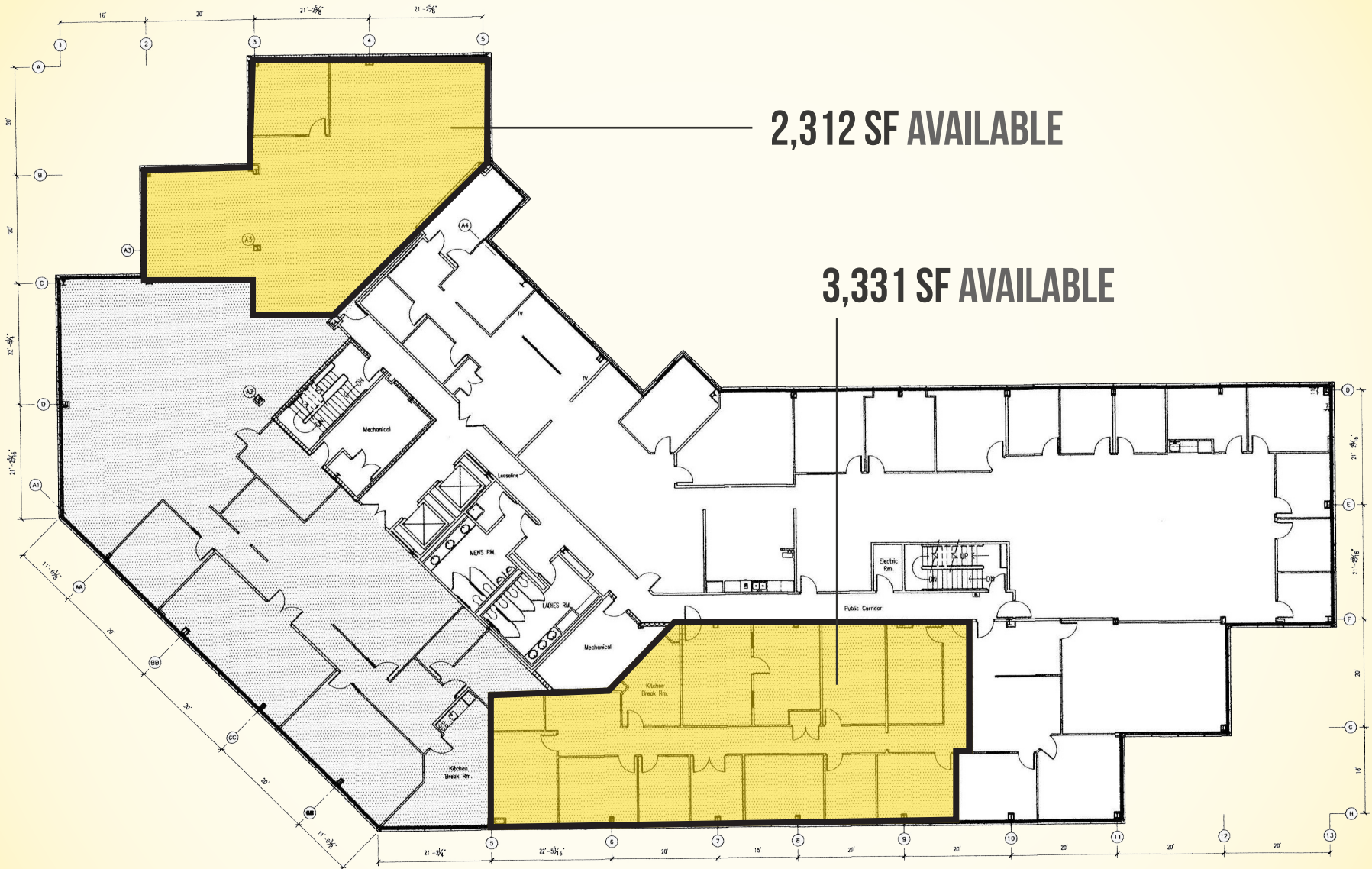


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SECOND FLOOR PLAN

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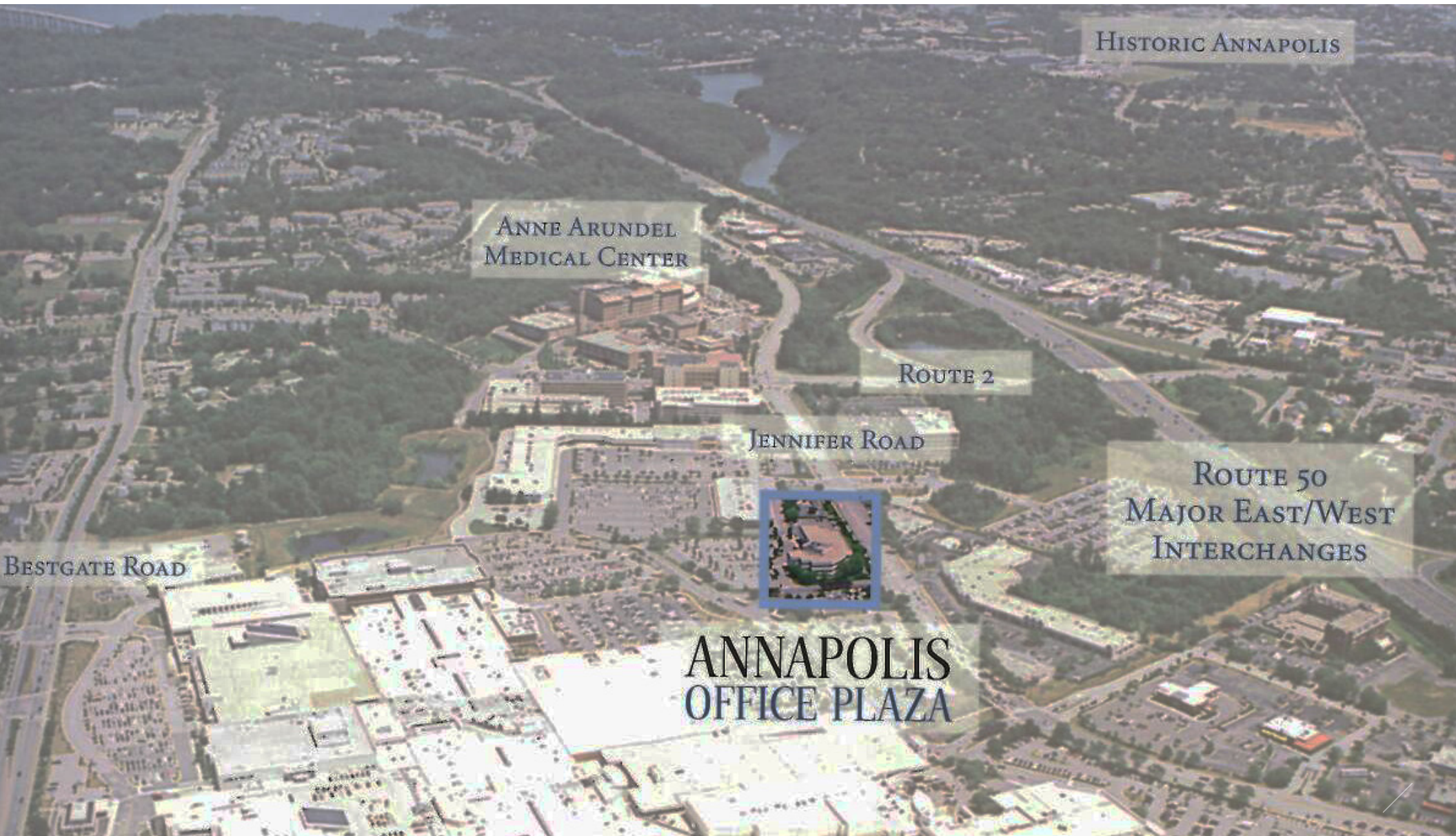


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LOCATION

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SURROUNDING AMENITIES

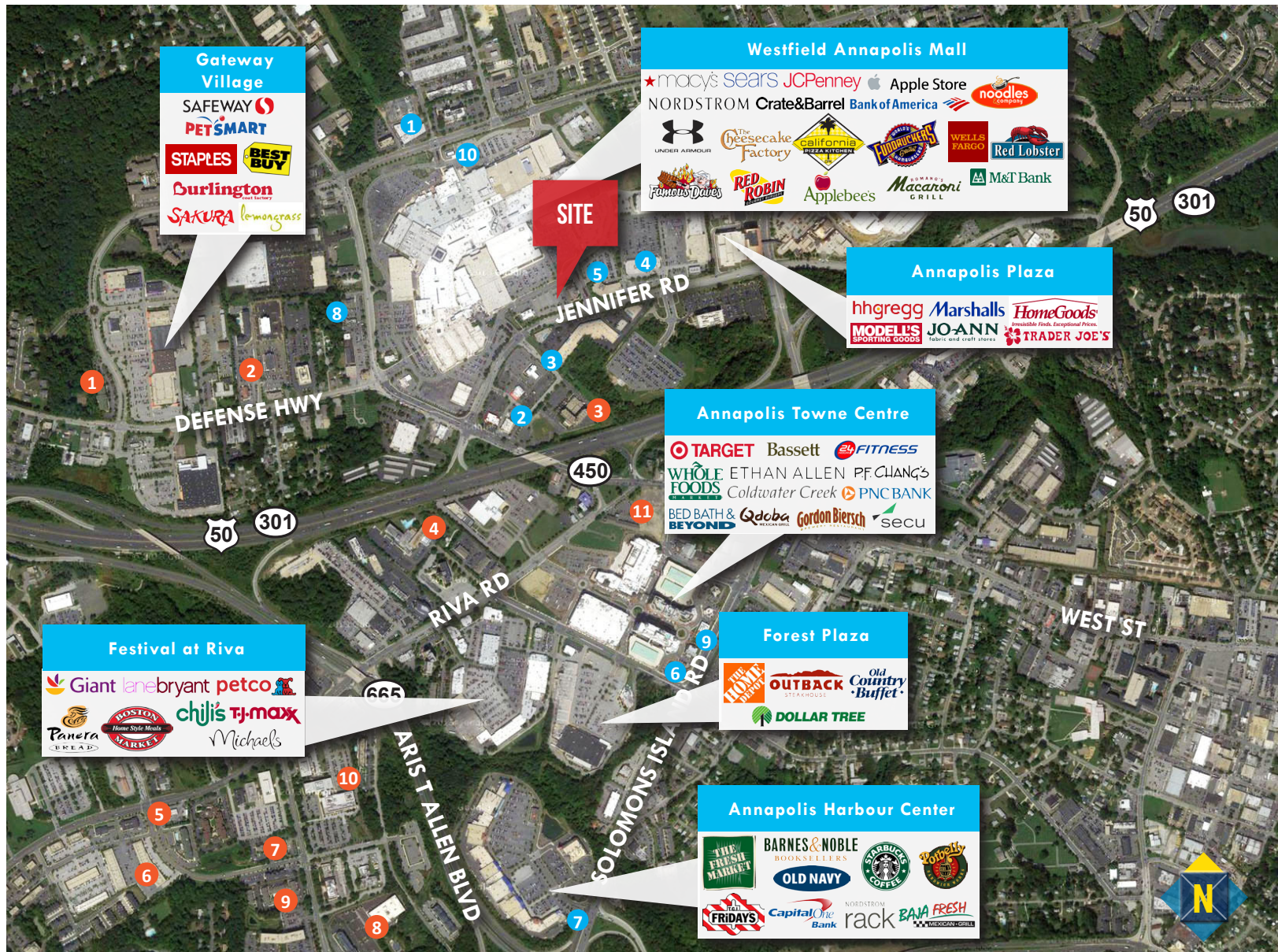
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LODGING:

- 1 Country Inn & Suites
- 2 Extended Stay America
- 3 Sheraton
- 4 DoubleTree by Hilton
- 5 Courtyard by Marriott
- 6 Hilton Garden Inn
- 7 Extended Stay America
- 8 SpringHill Suites by Marriott
- 9 Residence Inn by Marriott
- 10 Hampton Inn & Suites
- 11 Holiday Inn Express

BANKING:

- 1 First National Bank
- 2 Wells Fargo
- 3 1st Mariner Bank
- 4 Sandy Spring Bank
- 5 Navy Federal Credit Union
- 6 Bank of America
- 7 Capital One Bank
- 8 SunTrust Bank
- 9 PNC Bank
- 10 M&T Bank



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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	7,507	47,600	109,361
Male Population	3,863	23,331	54,535
Female Population	3,644	24,269	54,826
Number of Households	3,579	19,971	42,457
Average Household Size	1.94	2.30	2.43
Median Age	36.5	41.1	41.1
Average Household Income	110,154	117,932	122,820
Daytime Employees	29,912	68,758	91,246
Education (College+)	72.7%	72.7%	75.2%

