

MEDICAL OFFICE SPACE FOR LEASE
WESTFIELD ANNAPOLIS
1600 ANNAPOLIS MALL ROAD
ANNAPOLIS, MARYLAND 21401



LOCATED IN THE HEART OF ANNAPOLIS



Anne Arundel
Medical Center

50 301

WEST ST

JENNIFER RD

10000
10416

NORDSTROM

jcpenny

sears

★macy's

MacKenzie Commercial Real Estate is pleased to present the second floor of the former Lord & Taylor space at Westfield Annapolis Mall, now available for office and medical leasing opportunities. With up to 51,210 square feet available, close proximity to Anne Arundel Medical Center, and major market access provided by nearby Route 50 and I-97, this longstanding community staple in Maryland's sought-after Annapolis market provides an ideal option for today's medical industry.

AVAILABLE

15,000 - 51,210 sf on the second floor of the former Lord and Taylor space.



smak

Annapolis Mall location with excellent exposure and direct access to all mall amenities



Parking located immediately adjacent to space



RENTAL RATE

Negotiable



OCCUPANCY

1st Quarter 2019

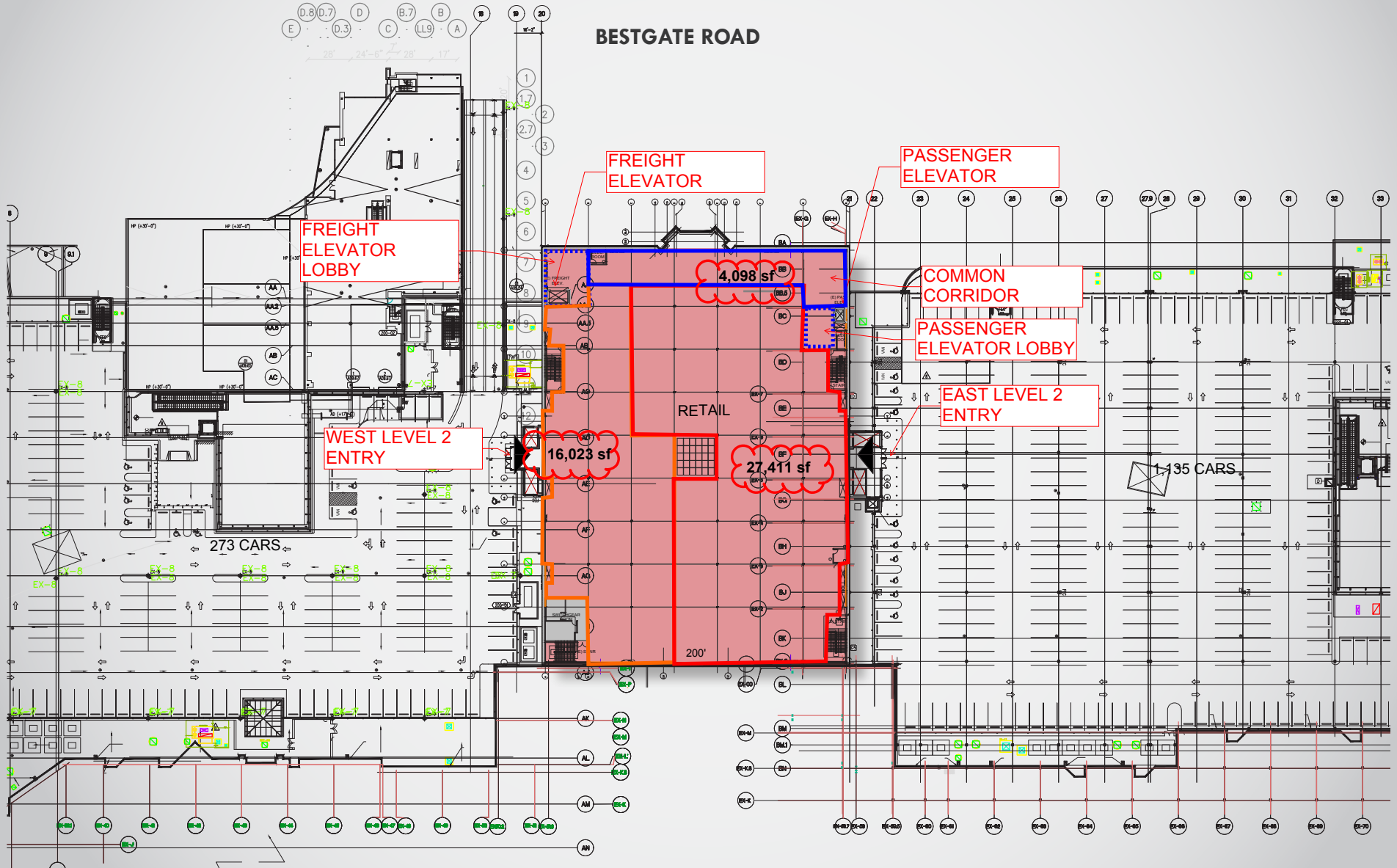


Close proximity to Anne Arundel Medical Center, Routes 50 & I-97, and just minutes to Historic Downtown Annapolis



SECOND FLOOR PLAN

BESTGATE ROAD



TENANT SIGNAGE



TENANT

"TENANT"
SIGNAGE

L.L.Bean

**SECOND FLOOR
MEDICAL OFFICE SPACE
AVAILABLE FOR LEASE**

LOCAL AMENITIES

Westfield Annapolis Mall

★ macys sears JCPenney Apple Store noodles
 NORDSTROM Crate&Barrel Bank of America
 UNDER ARMOUR The Cheesecake Factory California Pizza Kitchen WELLS FARGO Red Lobster
 Famous Dave's RED ROBIN Applebees Macaroni Grill M&T Bank

Festival at Riva

Giant lane bryant petco
 Panera Bread BOSTON MARKET MOD TJ-maxx SUBWAY Michaels

Annapolis Towne Centre

TARGET Bassett 24 FITNESS
 WHOLE FOODS ETHAN ALLEN PF CHANG'S
 BED BATH & BEYOND lululemon PNC BANK
 Odoba Gordon Biersch secu

Forest Plaza

1 mi.
 HOME DEPOT OUTBACK Old Country Buffet
 DOLLAR TREE

Annapolis Technology Park

CVS pharmacy
 fit noodles SUBWAY
 Savitri BB&I HIGHSTARR COPY & PRINT SERVICES

Annapolis Harbour Center

TIME FRESH MARKET BARNES & NOBLE BOOKSELLERS STARBUCKS COFFEE Pottery Barn
 FRIDAYS Capital One Bank rack BAJA FRESH

Eastport Shopping Center

3 mi.
 RITE AID Annapolis EASTPORT KITCHEN
 ADAMS SAMMY'S

NAVY-MARINE CORPS MEMORIAL STADIUM

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

ANNAPOLIS CITY MARINA



MEDICAL EXPENDITURES



TOTAL POPULATION

3,517
5 min.
31,076
10 min.
103,749
15 min.



AVG. AMOUNT SPENT ON MEDICAL EXPENSES

\$7,927.54
5 min.
\$7,938.89
10 min.
\$8,379.17
15 min.

15 MIN

10 MIN

5 MIN

SITE



Annapolis

Chesapeake Bay

Bowie

South River

Magothy River

Severn River



AVERAGE HH INCOME

\$124,283
5 min.
\$117,317
10 min.
\$125,486
15 min.



VISITED DOCTOR IN THE LAST 12 MONTHS

80.2%
5 min.
79.6%
10 min.
79.9%
15 min.

ANNE ARUNDEL MEDICAL CENTER

Anne
Arundel
Medical
Center

Anne
Arundel
Medical
Center

AAMC Hospital Pavilion

Anne Arundel Medical Center is located less than one mile from the Westfield Annapolis Mall and serves an area of more than one million people. AAMC includes a non-profit hospital, a medical center, imaging services, a substance use treatment center, as well as many other health enterprises. Nationally recognized for their joint replacement center, emergency heart attack response, and cancer care, AAMC continues to win awards for their quality, patient satisfaction, and innovation.



Westfield

**MORE
PARKING**



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