

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**

5,000 - 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

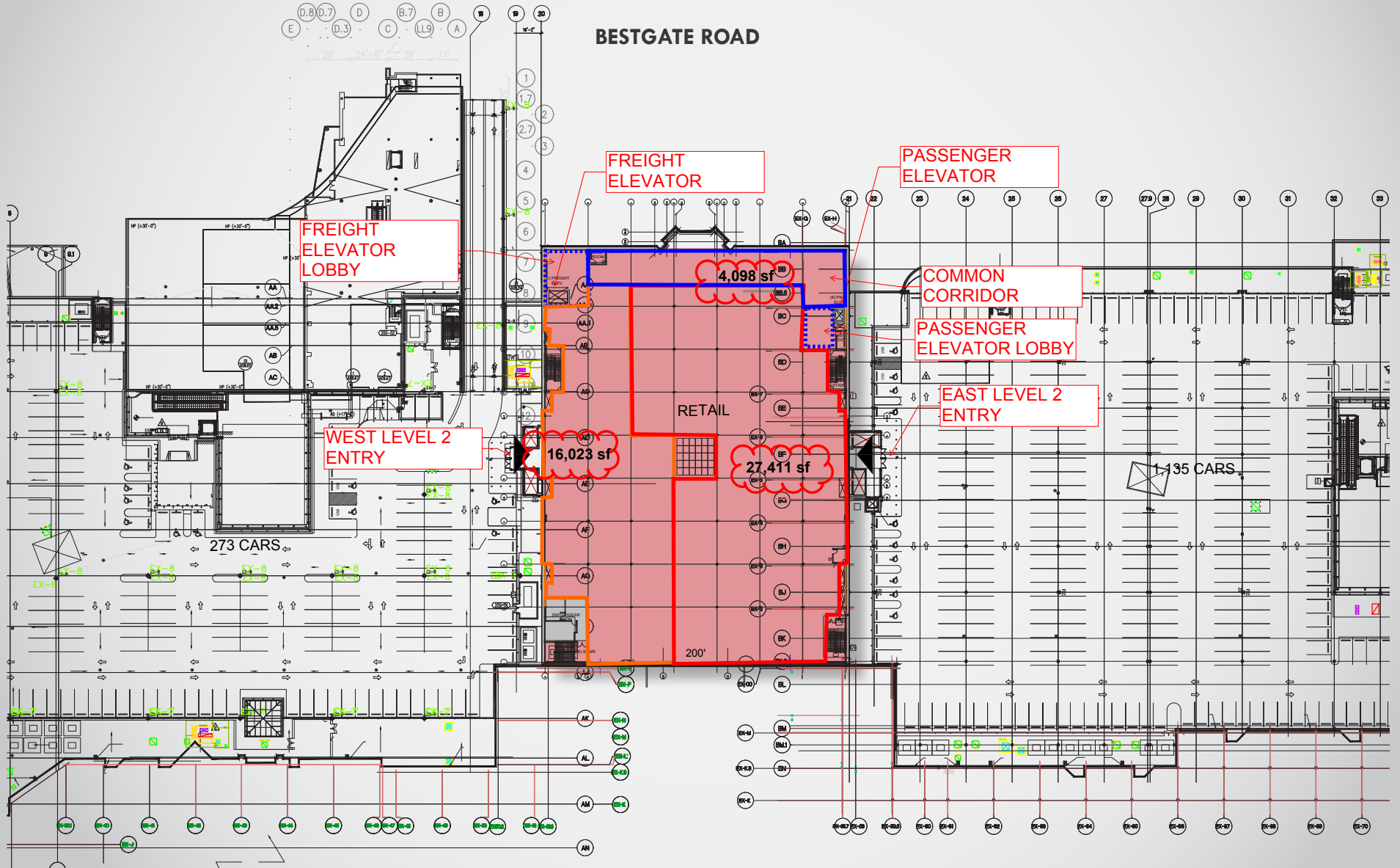


Close proximity to Anne Arundel Medical Center, Routes 50 & I-97, and just minutes to Historic Downtown Annapolis



# SECOND FLOOR PLAN

BESTGATE ROAD



# TENANT SIGNAGE



**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 lanebryant 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 NORDSTROM rack BAMA FRESH

**Eastport Shopping Center**

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

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.



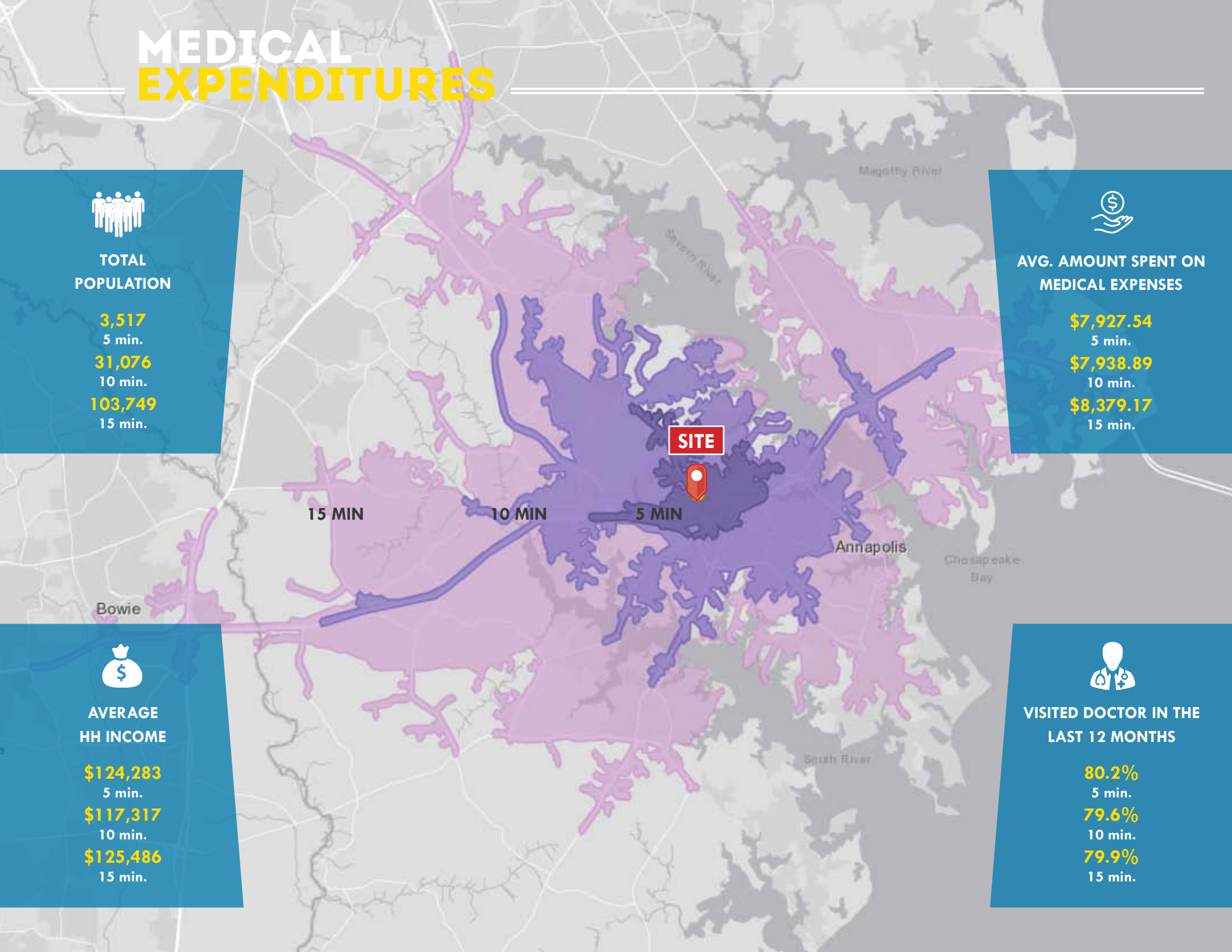
## AVERAGE HH INCOME

**\$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**

**Adam Nachlas, SIOR**

[anachlas@mackenziecommercial.com](mailto:anachlas@mackenziecommercial.com)

443.798.9343

**Trish Farrell**

[tfarrell@mackenziecommercial.com](mailto:tfarrell@mackenziecommercial.com)

410.974.9003

**Hayes Merkert, SIOR**

[hmerkert@mackenziecommercial.com](mailto:hmerkert@mackenziecommercial.com)

443.798.9344

**Maggie Merkert**

[mmerkert@mackenziecommercial.com](mailto:mmerkert@mackenziecommercial.com)

443.572.3214