FOR **SALE**

DOWNTOWN ANNAPOLIS OFFICE BUILDING

104 WEST STREET | ANNAPOLIS, MARYLAND 21401



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3-story Annapolis office building ideally situated for an Owner/User
- Includes 989 SF basement storage area
- Elevator-served
- Current law firm space
- Short walking distance to amenities in Downtown Annapolis, including the Anne Arundel County Circuit Courthouse. 8 min. walk to Maryland State House
- 17 structured parking garage spaces with gate, more spaces available at the Graduate Hotel next door
- Masonry faced with a mixture of architectural brick and standing seam metal construction
- Heating/cooling provided by rooftop mounted electric heat pump units
- 10' slab-to-slab height

GROSS BUILDING AREA:	23,442 GSF ±
LOT SIZE:	0.18 ACRES ±
AVAILABILITY:	6 MONTHS ±
YEAR BUILT:	1989
STORIES:	3 + BASEMENT
ZONING:	MX (MIXED USE HEIGHT DISTRICT 2)
REAL ESTATE TAXES:	$45,172
SALE PRICE:	**CONTACT BROKER FOR INFO**

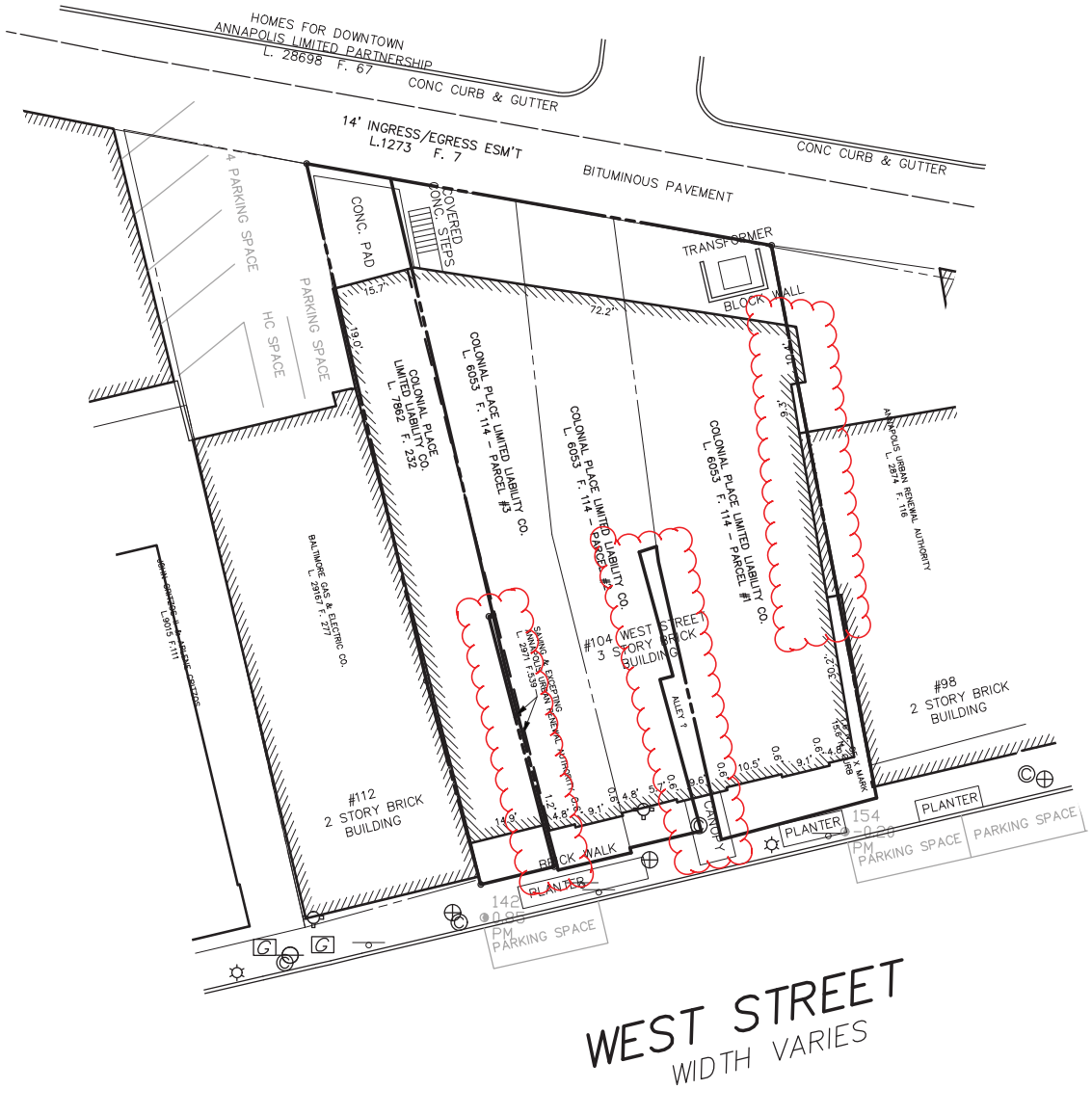
104 West Street - Recent Capital Improvements

3/11/2021	HVAC Replacement - 1	$7,000.00
7/8/2021	HVAC Replacement - 2	$6,150.00
10/31/2022	Front Entry Awning	$7,100.00
10/16/2023	Window Replacement - Front Only	$36,500.00
1/4/2024	Elevator - Major Modernization	$160,000.00
4/10/2024	Front Door Replacement	$13,000.00





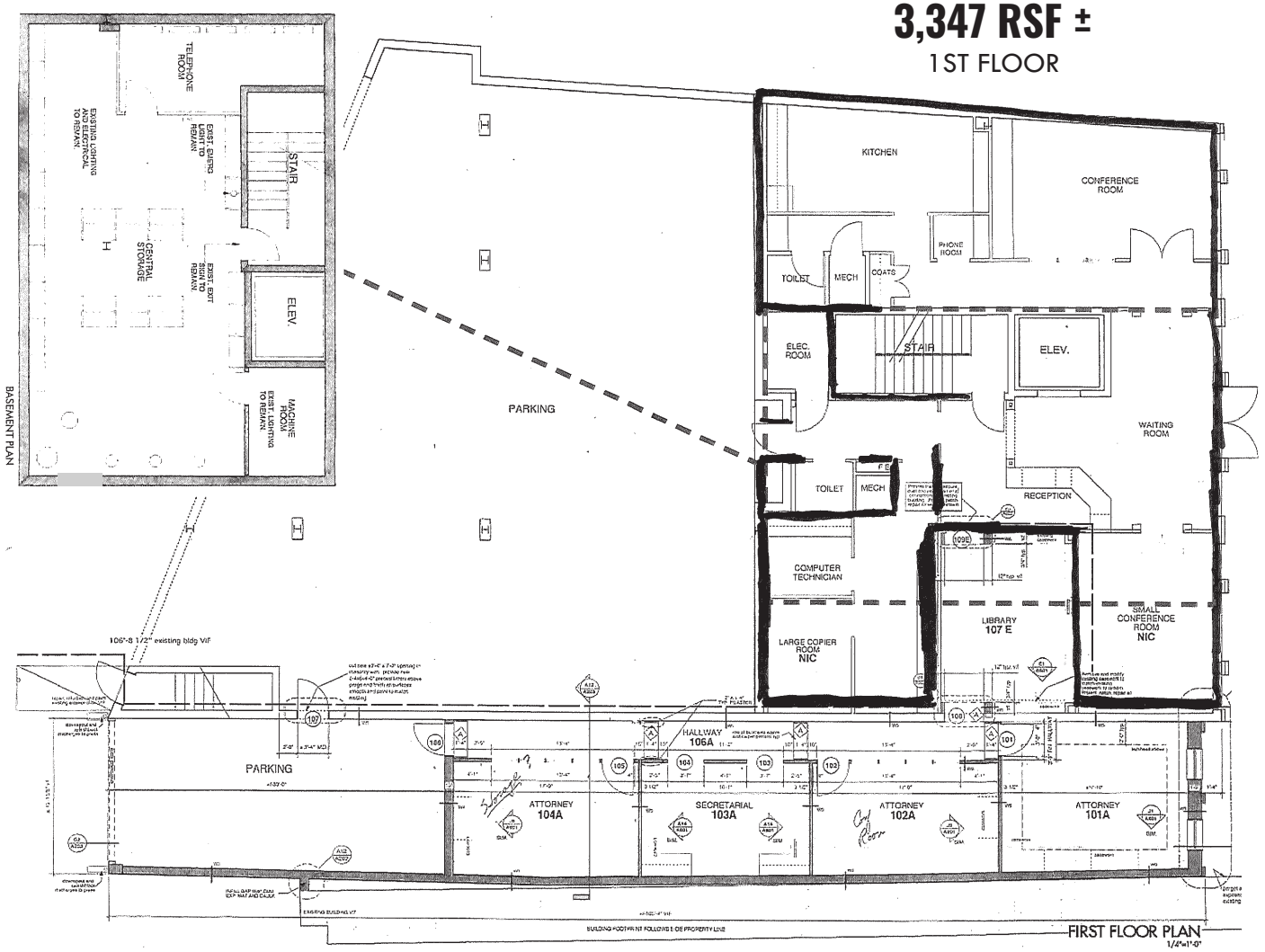
ALTA **SURVEY**


HOMES FOR DOWNTOWN ANNAPOLIS LIMITED PARTNERSHIP
L. 28698 F. 67
CONC CURB & GUTTER
14' INGRESS/EGRESS ESM'T
L.1273 F. 7
BITUMINOUS PAVEMENT
CONC CURB & GUTTER
4 PARKING SPACE
HC SPACE
PARKING SPACE
CONC. PAD
COVERED CONC. STEPS
TRANSFORMER
BLOCK WALL
COLONIAL PLACE LIMITED LIABILITY CO.
L. 7862 F. 232
COLONIAL PLACE LIMITED LIABILITY CO.
L. 6053 F. 114 – PARCEL #3
COLONIAL PLACE LIMITED LIABILITY CO.
L. 6053 F. 114 – PARCEL #2
COLONIAL PLACE LIMITED LIABILITY CO.
L. 6053 F. 114 – PARCEL #1
ANNAPOLIS URBAN RENEWAL AUTHORITY
L. 2874 F. 16
BALTIMORE GAS & ELECTRIC CO.
L. 2916 F. 277
SAVING & EXCEPTING
ANNAPOLIS URBAN RENEWAL AUTHORITY
L. 2917 F. 539
#104
3 STORY BRICK BUILDING
WEST STREET
ALLEY 1
#98
2 STORY BRICK BUILDING
#112
2 STORY BRICK BUILDING
BLOCK WALK
PLANTER
PLANTER
PLANTER
154
PM
PARKING SPACE
PARKING SPACE
142
PM
PARKING SPACE
WEST STREET
WIDTH VARIES

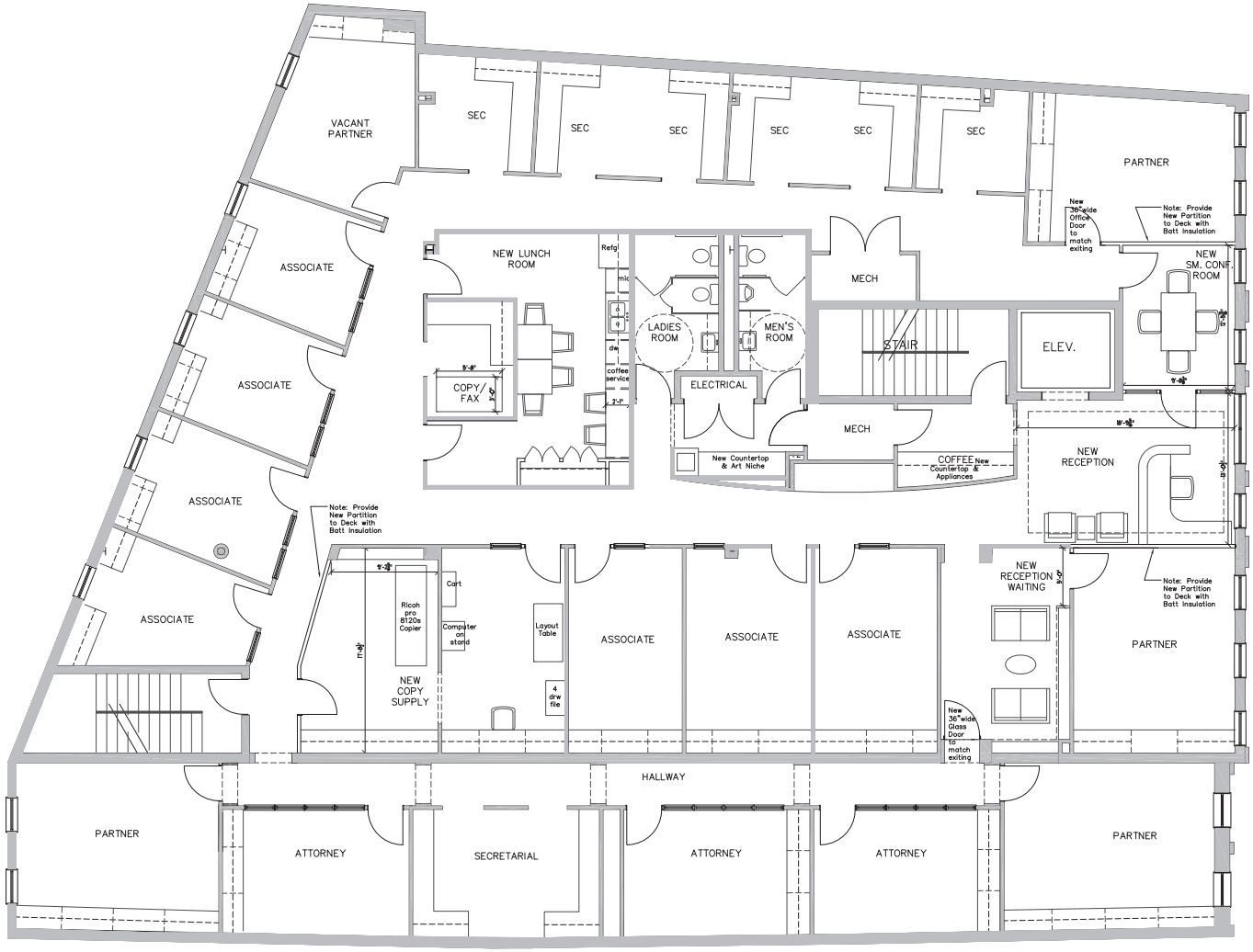
FLOOR **PLAN: BASEMENT AND FIRST FLOOR**

989 RSF ±
BASEMENT STORAGE

3,347 RSF ±
1ST FLOOR



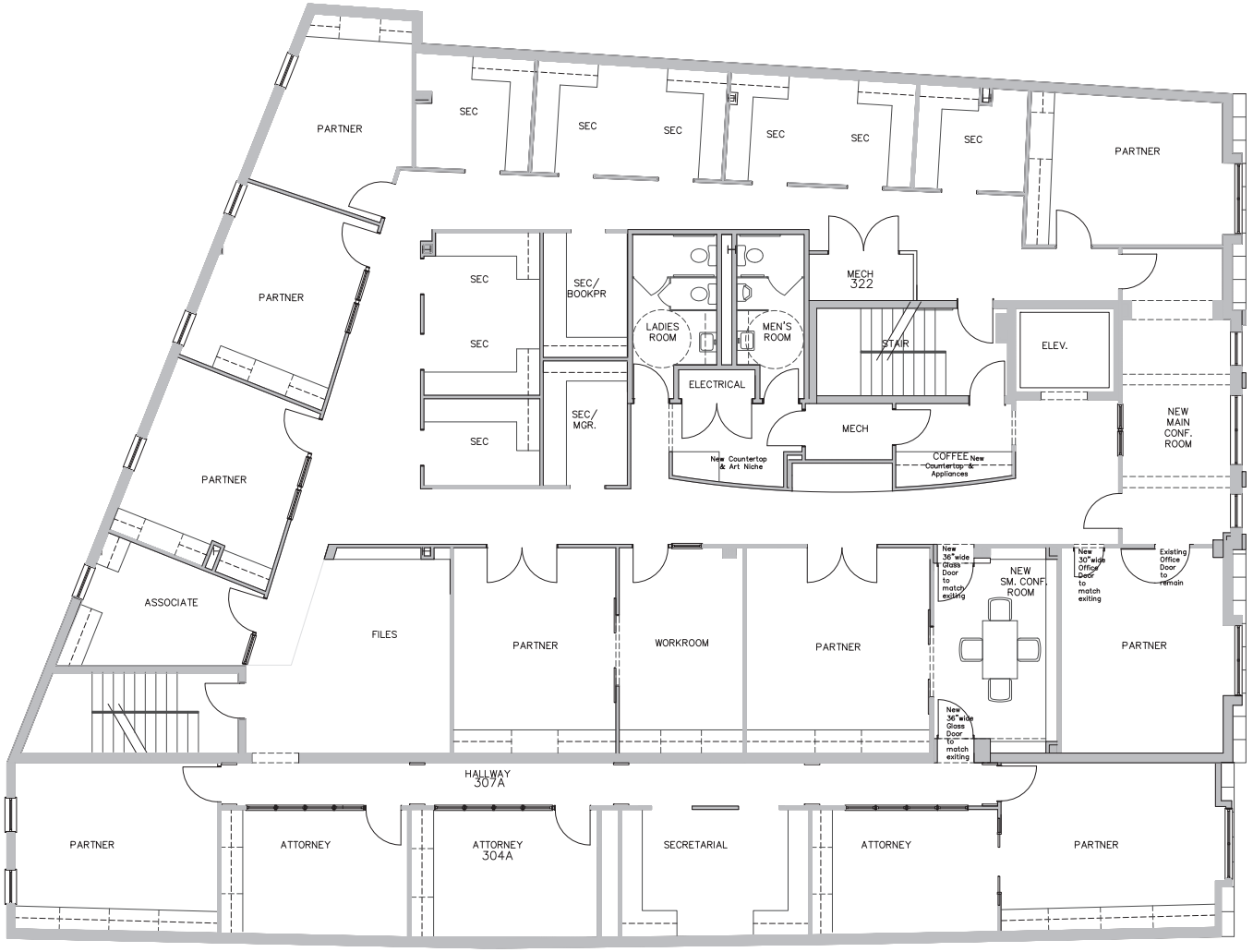
FLOOR **PLAN: SECOND FLOOR**



7,183 RSF ±

2ND FLOOR

FLOOR **PLAN: THIRD FLOOR**



7,183 RSF ±

3RD FLOOR

INTERIOR **PHOTOS**













INTERIOR **PHOTOS**









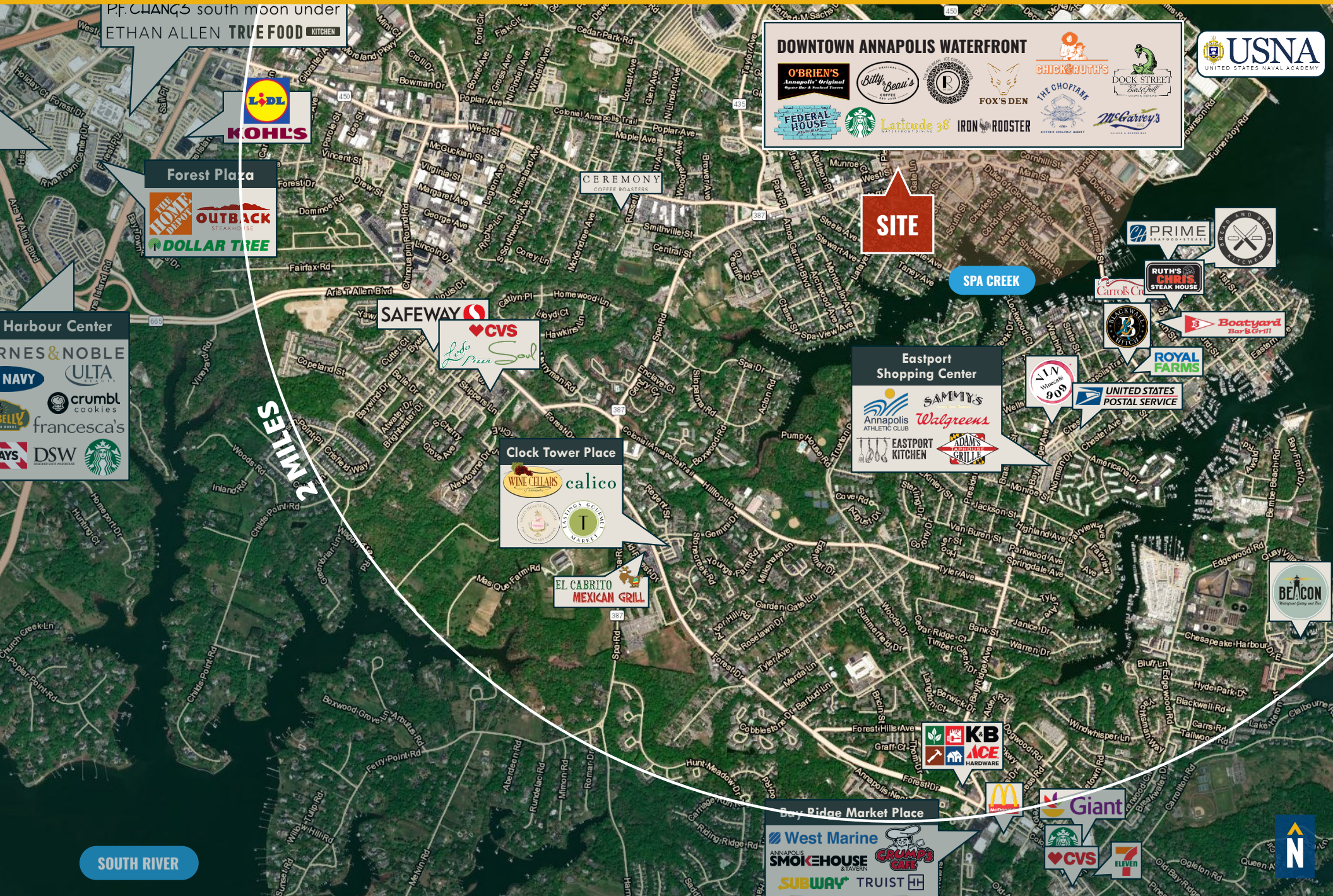
LOCAL **BIRDSEYE**

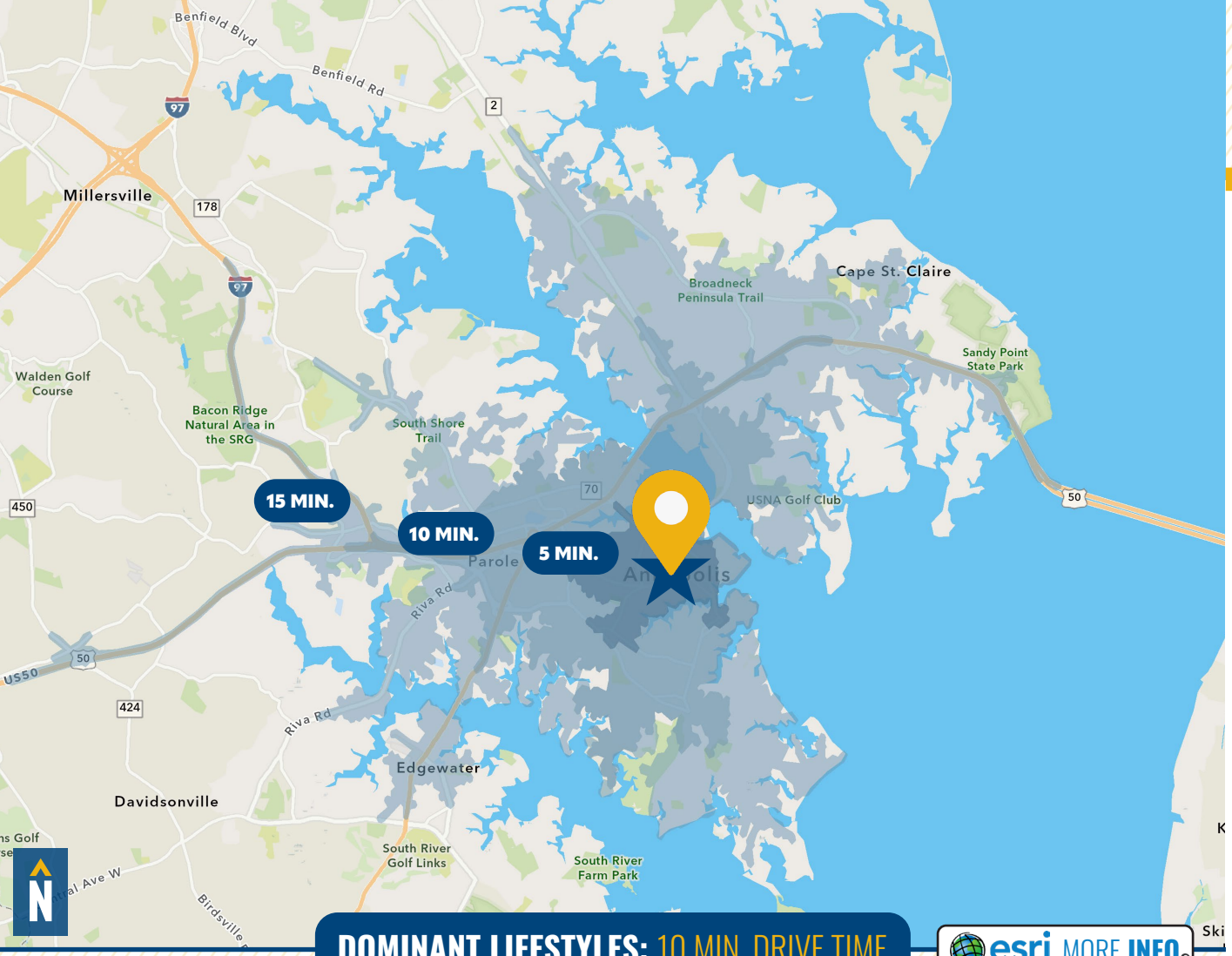


LOCAL **BIRDSEYE**



MARKET AERIAL

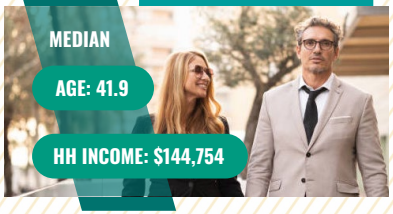




DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri MORE INFO

25% URBAN CHIC



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

14% EMERGING HUB



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

11% CITY GREENS



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

DEMOGRAPHICS

2026

	5 MIN.	10 MIN.	15 MIN.
RESIDENTIAL POPULATION	12,524	52,425	93,526
DAYTIME POPULATION	29,086	85,705	129,360
AVERAGE HOUSEHOLD INCOME	$181,307	$170,395	$183,762
NUMBER OF HOUSEHOLDS	5,497	20,202	36,504
MEDIAN AGE	40.5	36.4	39.6

FULL DEMOS REPORT

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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