

ONE ANNAPOLIS

3 ANNAPOLIS STREET
ANNAPOLIS, MARYLAND 21401

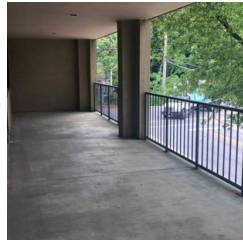


MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

INVESTMENT OFFERING

FULL OFFERING MEMORANDUM AVAILABLE



**8,069
SQ FT
SIZE**



**50%
LEASED
OCCUPANCY**



**FULL
SECOND
FLOOR
AVAILABLE**



Rare Opportunity to Own in West Annapolis

One Annapolis offers the chance to go from tenant to owner and occupy the second floor while receiving income from first floor tenants. The building offers an efficient suite layout, Covid-friendly balconies with exterior entrances and on-site parking at a corner. Excellent glass lines, elevator access from the garage and the ability to control your own space make this property unique.

Walkable amenities and Rowe Boulevard / Route 50 access converge to create superior regional access from One Annapolis.

- » SBA Financing available
- » Stable neighborhood location
- » Close to professionals

PROPERTY OVERVIEW

Property Address	3 Annapolis Street, Annapolis, MD 21401
Year Built	1990
Lot Size	0.39 Acres ±
Building Size	8,069 sf
Vacant Space	4,619 sf
Total No. of Levels	Two (2) plus partial lower level (parking)
Parking	8 surface spaces and 17 enclosed spaces; Ratio of 3.09/1,000 SF
Zoning	PM (Professional Mixed Office)



Naval Academy



Maryland State House



Downtown Annapolis



FOR FULL OFFERING MEMORANDUM, PLEASE CONTACT:

OWEN ROUSE

VICE PRESIDENT, BROKERAGE

410.494.6654

orouse@mackenziecommercial.com

BRENDAN GILL

PRESIDENT, PROPERTY MANAGEMENT

410.494.4889

bgill@mackenziemanagement.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors and omissions.

Confidentiality and Registration Agreement and Co-Brokerage Acknowledgement

_____ (the “Principal”) has advised MacKenzie Commercial Real Estate Services, LLC that it wishes to register with respect to the potential purchase of **One Annapolis** (“Property”). MacKenzie Commercial Real Estate Services, LLC (the “Broker”) has been retained on an exclusive basis by **One Annapolis Street Partnership** (“Owner”) with respect to the contemplated sale of such property. The Owner has indicated that all inquiries and communications are to be directed to Broker. All fees due to Broker in connection with the sale of the property shall be paid by the Owner.

The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to the Owner or MacKenzie for any fees or commissions in connection with the sale of the Property. The Principal acknowledges that it has retained the services of _____ acting as Buyer’s _____ Advisor, (the “Cooperating Broker”). Broker agrees to share the commission payable in the transaction and as a result will pay to such Cooperating Broker a fee equal to one percent (1%) of the sale price.

Broker has available for review certain information concerning the Property which includes brochures and other materials (collectively “Informational Materials”). Broker will not make such Information Materials available to the Principal **until the Principal has executed this agreement.** Upon Broker’s receipt of this executed agreement, Broker is prepared to provide the Information Materials for the Principal’s consideration in connection with the possible purchase of the Property subject to the following conditions.

1. All Informational Materials, which may be furnished to the Principal, by Broker, shall continue to be the property of the Owner and Broker. The Informational Materials will be used by the Principal solely for the purpose of evaluating the transaction between Seller and Principal and may not be copied or duplicated without Broker’s written consent and must be returned or destroyed immediately upon Broker’s request or when the Principal terminates negotiations with respect to the Property.
2. The Principal will not disclose the Informational Materials to any person unless Broker has approved in writing such disclosure, provided, however, that the Informational Materials may be disclosed to the Principal’s partners, employees, legal counsel and lenders (“Related Parties”), for the purpose of evaluating the potential purchase of the Property. The Principal agrees to keep all Informational Materials strictly confidential in accordance with this agreement.
3. The Principal understands and acknowledges that Broker and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the Informational Materials was furnished to Broker by others and has not been independently verified by Broker and is not guaranteed as to completeness or accuracy. The Principal agrees that neither Broker nor the Owner shall have any liability for any reason to the Principal or Related Parties resulting from the use of the Informational Materials.
4. Principal acknowledges and agrees that in the event of a default by Principal hereunder, immediate and irreparable injury or damage may be caused to Broker and/or Owner, and, as a result thereof, Principal hereby agrees to the immediate passage of an order of specific performance, or for

_____ *A MacKenzie Company* _____

injunctive relief against Principal and in favor of Broker and Owner, as a result of such default. The Principal acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice.

5. Owner has indicated that all inquiries and other communications relating to the Property are to be made directly to Broker. All fees due Broker in connection with the Transaction shall be paid by Owner pursuant to a separate agreement between Owner and Broker. You acknowledge that you are a principal or investment advisor acting in a fiduciary capacity on behalf of a principal in connection with this Transaction and you agree that you will not look to Owner or its parent, advisors, affiliates, shareholders, employees, agents, or consultants (collectively, "Owner Parties") for any commissions, fees, or other compensation in connection with the Transaction. You represent to Owner that you have not had any discussions regarding the Property with any broker or agent other than Broker. You hereby agree to indemnify, defend (with counsel reasonably acceptable to Owner), and hold harmless each of the Owner Parties against any and all costs, causes of action, judgments, losses, liabilities, and expenses (including, but not limited to, attorneys' fees) arising out of, or in connection with, (a) claims by any other broker or other parties claiming to have had dealings with you in connection with the Property (excluding Broker), and (b) any other breach by you of the terms of this agreement.
6. This Agreement shall expire one (1) year from the date of execution.

If the Principal is in agreement with the foregoing, please return this agreement via email either to:
Owen Rouse at orouse@mackenziecommercial.com or
Brendan Gill at bgill@mackenziemanagement.com

Signature blocks on next page

Principal:

Accepted and agreed to this _____ day of _____, 2020

By: _____

Title: _____

Company: _____

Address: _____

Phone #: _____

Email: _____

Cooperating Broker:

Accepted and agreed to this _____ day of _____, 2020

By: _____

Title: _____

Company: _____

Address: _____

Phone #: _____

Email: _____