

SALE/LEASE

Anne Arundel County, MD

(2) CLASS A CONDOMINIUMS

7 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401



AVAILABLE

- ▶ Unit 4: 1,830 sf - \$619,050
(Immediately)
- ▶ Unit 5: 2,013 sf - \$680,950
(Leased thru 2/1/23)

BUILDING SIZE

26,040 sf

YEAR BUILT

2007

RENTAL RATE

\$38.00 psf (Modified/Full Service)

HIGHLIGHTS

- ▶ Iconic Class A office building on State Circle/Main Street in the heart of Annapolis' Historic and City Dock district
- ▶ Upscale office overlooks Main Street with high-end finishes throughout
- ▶ Ideal for lobbyists, attorneys and other professionals requiring close proximity to the State Government and the Maryland State House



Trish Farrell | Senior Vice President & Principal
☎ 410.974.9003 ✉ tfarrell@mackenziecommercial.com

Bethany Hobbs | Senior Real Estate Advisor
☎ 410.953.0359 ✉ bhobbs@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

Anne Arundel County, MD

(2) CLASS A CONDOMINIUMS

7 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401

7 STATE CIRCLE



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Trish Farrell | Senior Vice President & Principal
☎ 410.974.9003 ✉ tfarrell@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

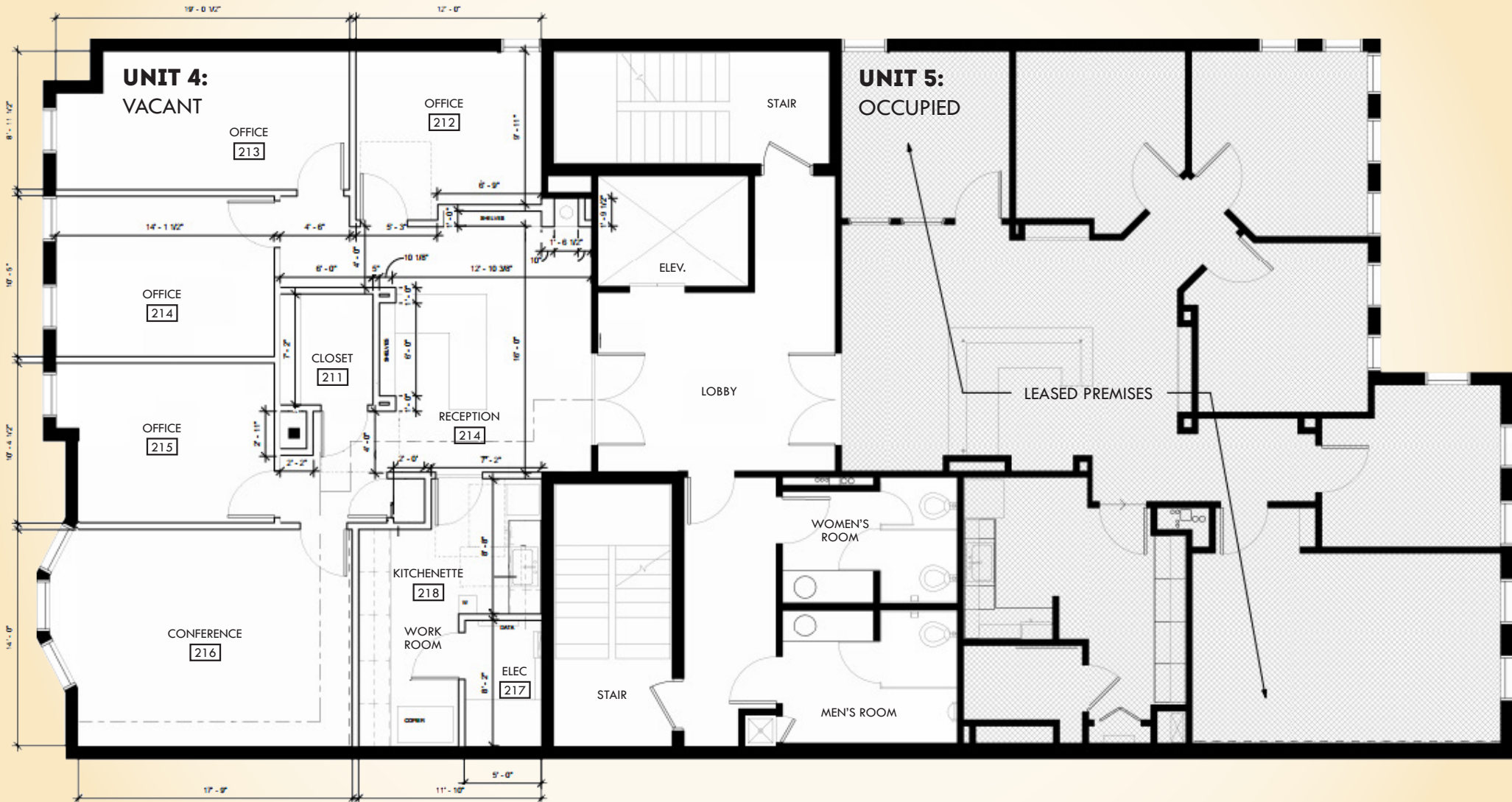
Bethany Hobbs | Senior Real Estate Advisor
☎ 410.953.0359 ✉ bhobbs@mackenziecommercial.com

SALE/LEASE

Anne Arundel County, MD

FLOOR PLAN

7 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401



SALE/LEASE

Anne Arundel County, MD

BIRDSEYE

7 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401



SEVERN RIVER



ANNAPOLIS HARBOR

MARYLAND STATE HOUSE

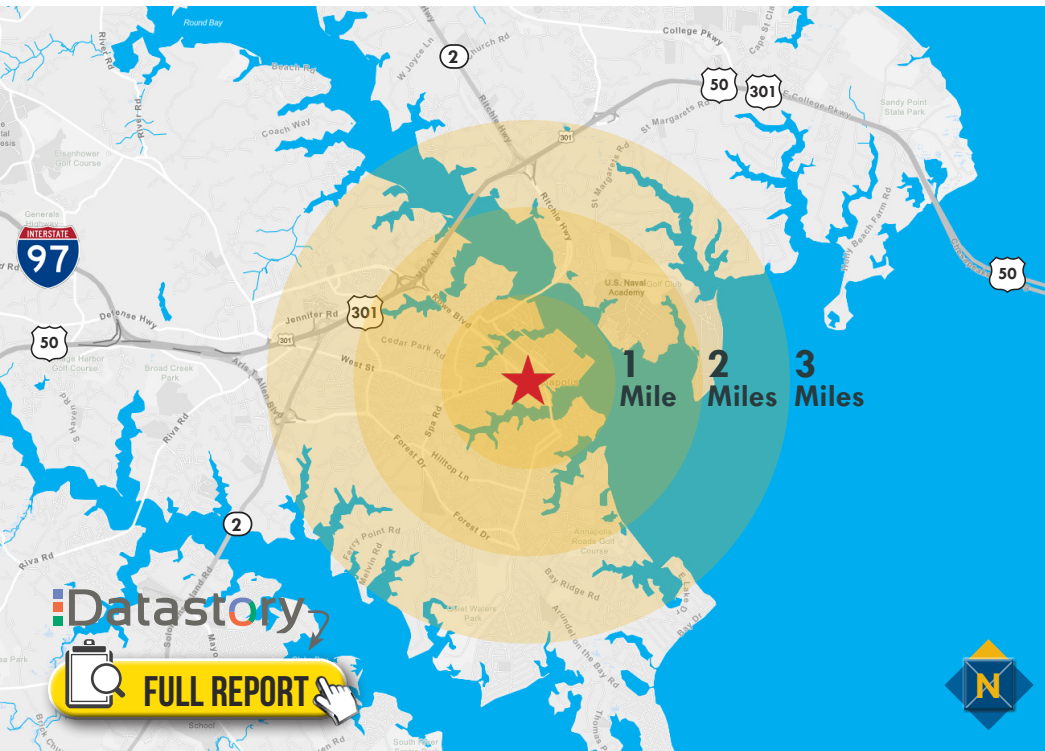
7 STATE CIRCLE

SALE/LEASE

Anne Arundel County, MD

LOCATION / DEMOGRAPHICS

7 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401



RESIDENTIAL POPULATION 15,965 1 MILE 41,028 2 MILES 62,802 3 MILES	NUMBER OF HOUSEHOLDS 5,186 1 MILE 15,372 2 MILES 24,000 3 MILES	AVERAGE HH SIZE 2.07 1 MILE 2.32 2 MILES 2.37 3 MILES	MEDIAN AGE 27.2 1 MILE 35.4 2 MILES 36.9 3 MILES
AVERAGE HH INCOME \$132,836 1 MILE \$119,827 2 MILES \$127,824 3 MILES	EDUCATION (COLLEGE+) 80.5% 1 MILE 71.2% 2 MILES 73.8% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.4% 1 MILE 97.0% 2 MILES 97.0% 3 MILES	DAYTIME POPULATION 35,864 1 MILE 58,197 2 MILES 93,200 3 MILES

43%
LAPTOPS AND LATTES
10 MIN. WALK

LEARN MORE

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

42%
URBAN CHIC
10 MIN. WALK

LEARN MORE

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.39
AVERAGE HH SIZE

43.3
MEDIAN AGE

\$109,400
MEDIAN HH INCOME

14%
SOCIAL SECURITY SET
10 MIN. WALK

LEARN MORE

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73
AVERAGE HH SIZE

45.6
MEDIAN AGE

\$17,900
MEDIAN HH INCOME

1%
MILITARY PROXIMITY
10 MIN. WALK

LEARN MORE

The Armed Forces is the common bond for residents of this young market, comprised of married-couple families just beginning parenthood, who maintain a healthy and active lifestyle.

3.38
AVERAGE HH SIZE

22.6
MEDIAN AGE

\$48,600
MEDIAN HH INCOME