



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

ANNAPOLIS

COMMERCE PARK EAST

2001-2003 COMMERCE PARK DRIVE
ANNAPOLIS, MARYLAND

THE
RMR
GROUP

LOCATED IN THE HIGHLY SOUGHT-AFTER
ANNAPOLIS MARKET



MacKenzie Commercial Real Estate Services is pleased to present the opportunity to lease the largest and most accessible block of quality office/flex space in Annapolis, Maryland. The **Annapolis Commerce Park East** offers almost 41,000 square feet available for lease and features an excellent window line on all sides of the buildings. With Direct access to the Westfield Annapolis Mall, as well as surrounding shopping centers and restaurants, this highly sought-after property provides an ideal option for numerous types of users.

PROPERTY HIGHLIGHTS

Available

- » 2001 - 2003: 2,994 - 40,427 SF

Zoning

- » W1 (Industrial Park District) - Sample Uses Include:

| | |
|-------------------------|---------------------------|
| Adult Day Care | Offices |
| Craft Brewery | Religious Facilities |
| Catering Establishments | Health Clubs |
| Clubs | Organizations |
| Non-profit/Charities | Personal Fitness |
| Laboratories/R&D | Showrooms |
| Computer Sale/Service | Schools/Training Facility |

Occupancy

- » Immediate

Building Features

- » Clear ceiling height: 16' - 18'
- » Extensive window line
- » 2.49/1,000 sf parking ratio

Unparalleled Annapolis Location

- » Accessible from Route 50, MD 665, and I-97



SURROUNDING AMENITIES

ANNAPOLIS COMMERCE PARK EAST

Westfield Annapolis Mall



1 mi.

Annapolis Towne Centre



Forest Plaza



2 mi.

Annapolis Technology Park



Annapolis Harbour Center



3 mi.



NAVAL ACADEMY

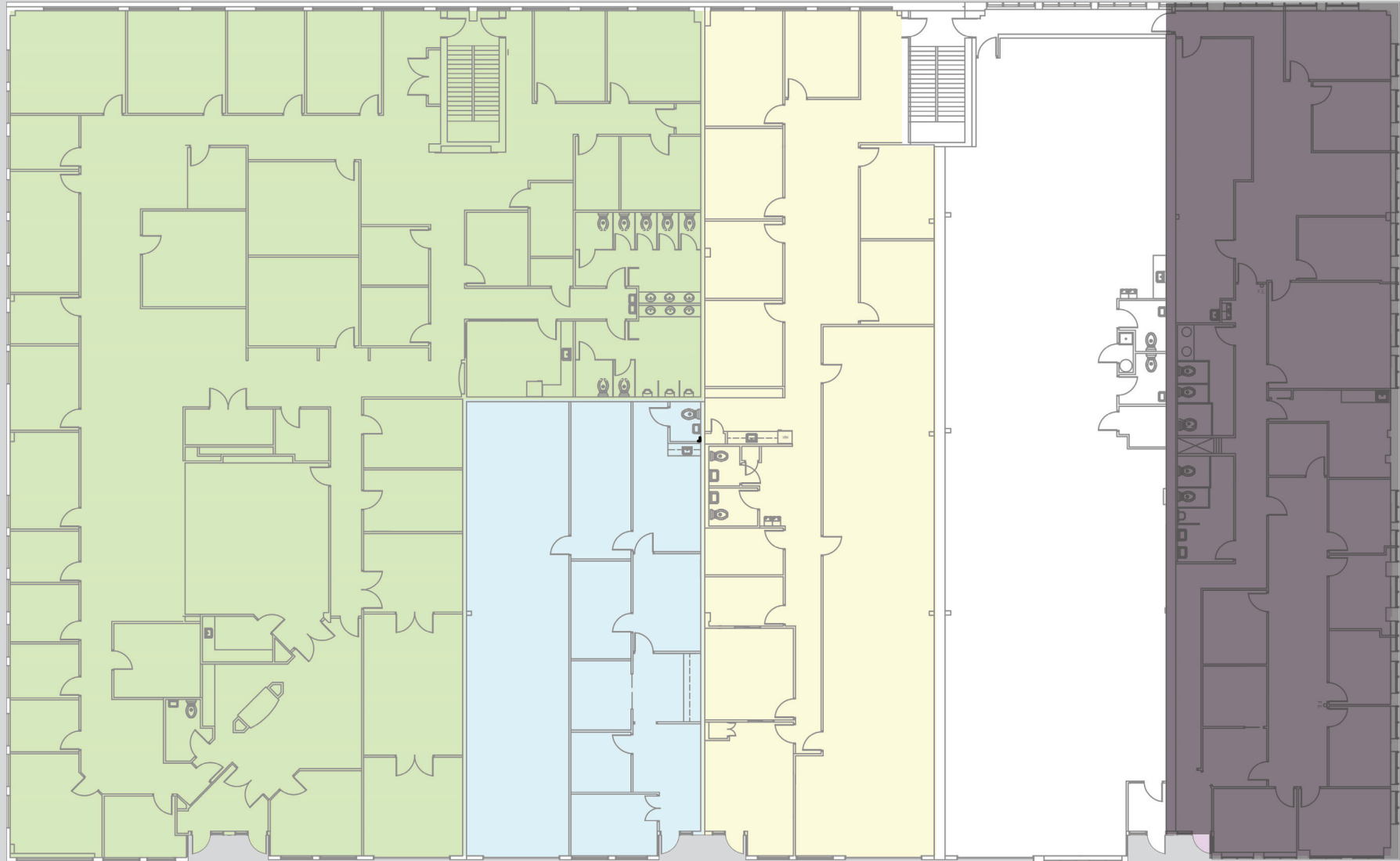
THE MARYLAND STATE HOUSE



Annapolis

FLOOR PLAN

2001 COMMERCE PARK DRIVE



Suites E/F: 12,715 SF

Suite D: 2,944 SF

Suite C: 5,218 SF

Suite B: 5,139 SF

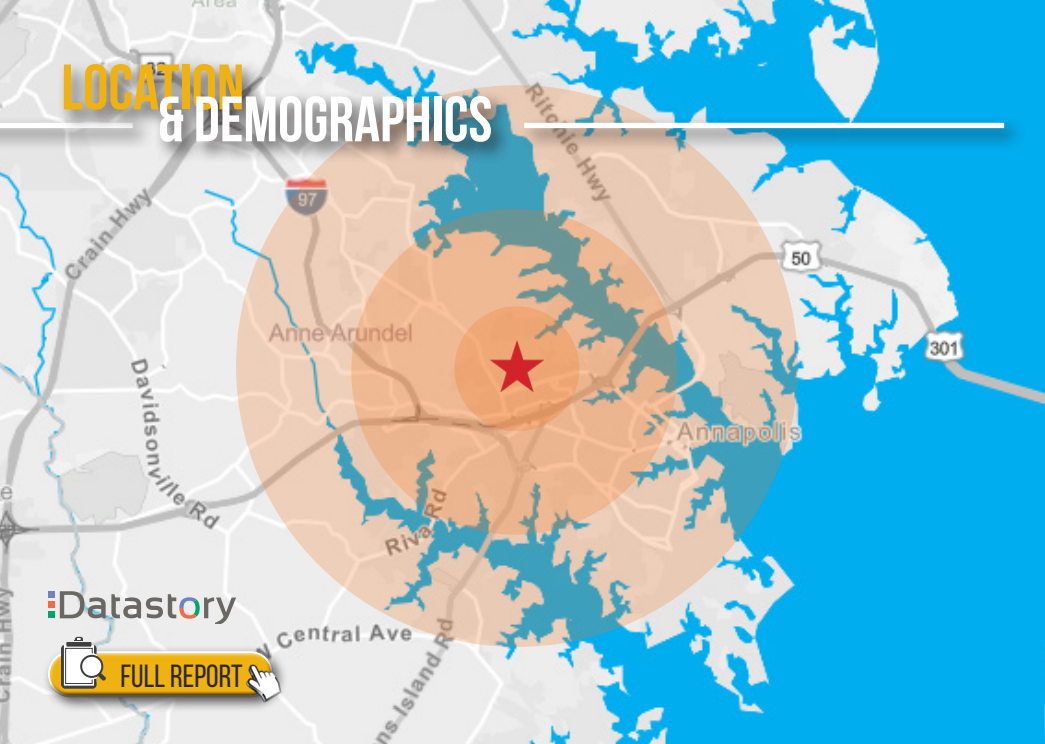
LEASED

FLOOR PLAN

2003 COMMERCE PARK DRIVE



LOCATION & DEMOGRAPHICS



RESIDENTIAL POPULATION

1,745

1 MILE

19,939

3 MILES

52,161

5 MILES

NUMBER OF HOUSEHOLDS

1,978

1 MILE

17,698

3 MILES

39,672

5 MILES

AVERAGE HH SIZE

2.01

1 MILE

2.33

3 MILES

2.44

5 MILES

MEDIAN AGE

39.8

1 MILE

42.6

3 MILES

41.3

5 MILES

AVERAGE HH INCOME

\$140,996

1 MILE

\$132,615

3 MILES

\$133,234

5 MILES

EDUCATION (COLLEGE+)

76.6%

1 MILE

73.2%

3 MILES

75.6%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.6%

1 MILE

97.1%

3 MILES

96.6%

5 MILES

DAYTIME POPULATION

22,318

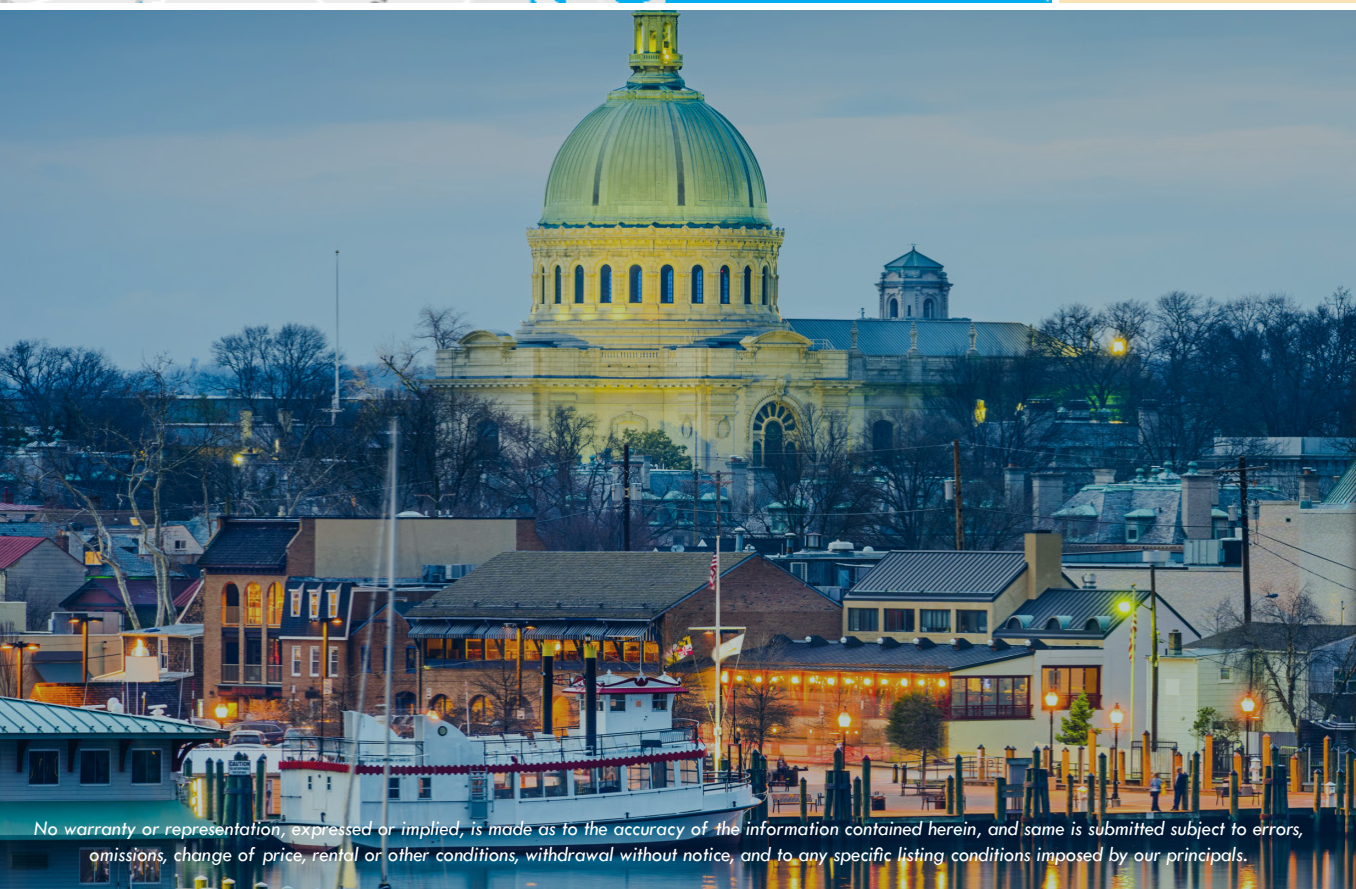
1 MILE

87,651

3 MILES

160,001

5 MILES



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