



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

ANNAPOLIS COMMERCE PARK EAST

2001-2003 ANNAPOLIS 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 47,000 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 - 46,999 SF

Zoning

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

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

Occupancy

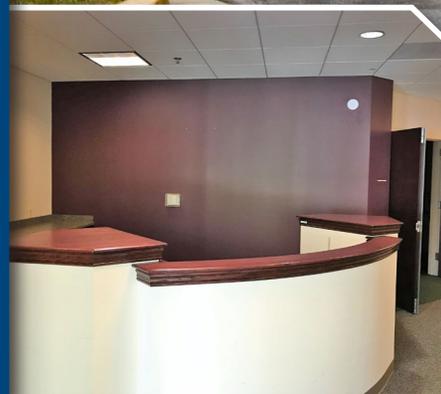
» Immediate

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

Festival at Riva

Forest Plaza

2 mi.

Annapolis Technology Park

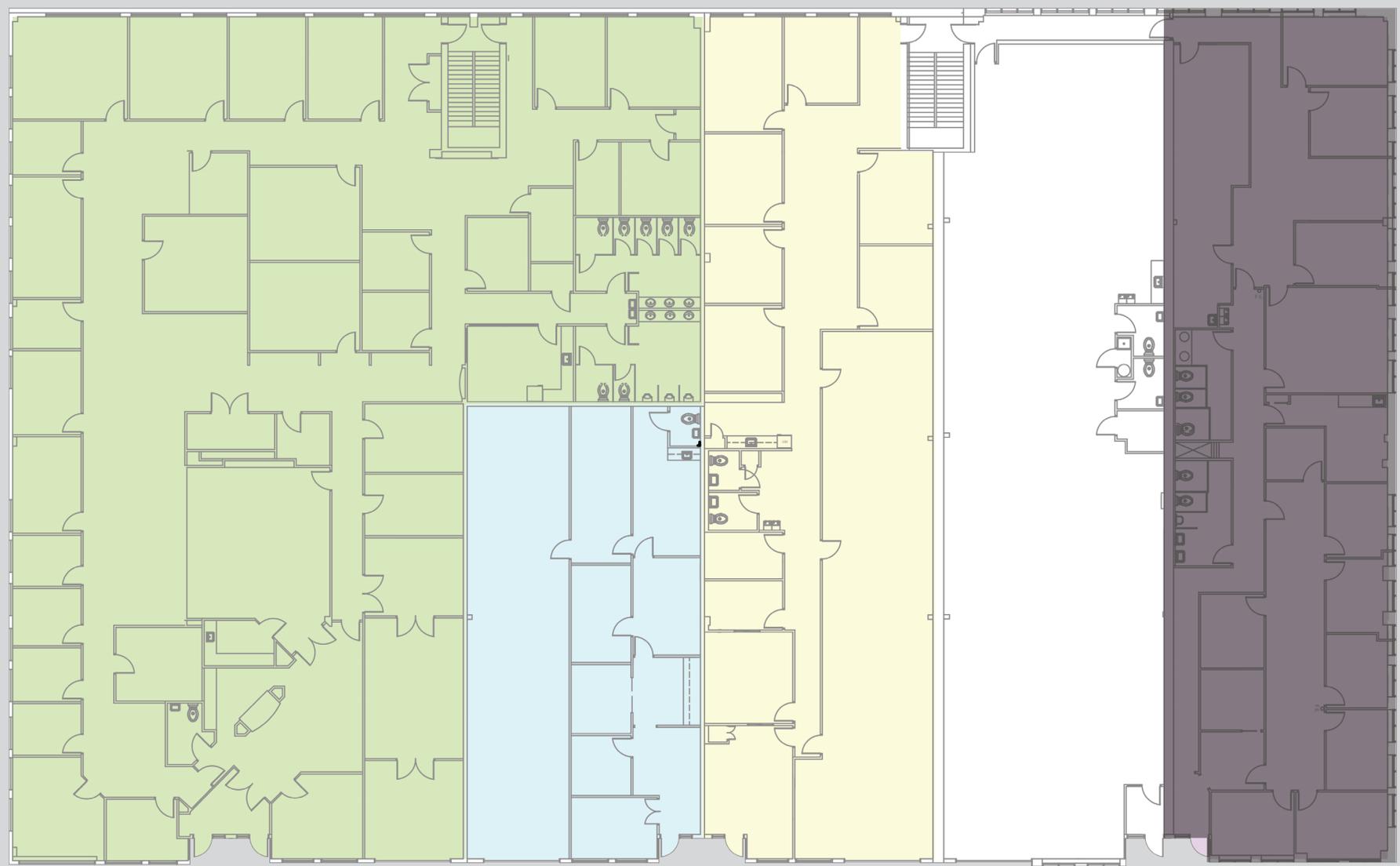
Annapolis Harbour Center

3 mi.



FLOOR PLAN

2001 ANNAPOLIS COMMERCE PARK DRIVE



2001 E/F Commerce Park Drive

2001 D Commerce Park Drive

2001 C Commerce Park Drive

2001 B Commerce Park Drive

2001 A Commerce Park Drive

Suites E/F: 12,715 SF

Suite D: 2,944 SF

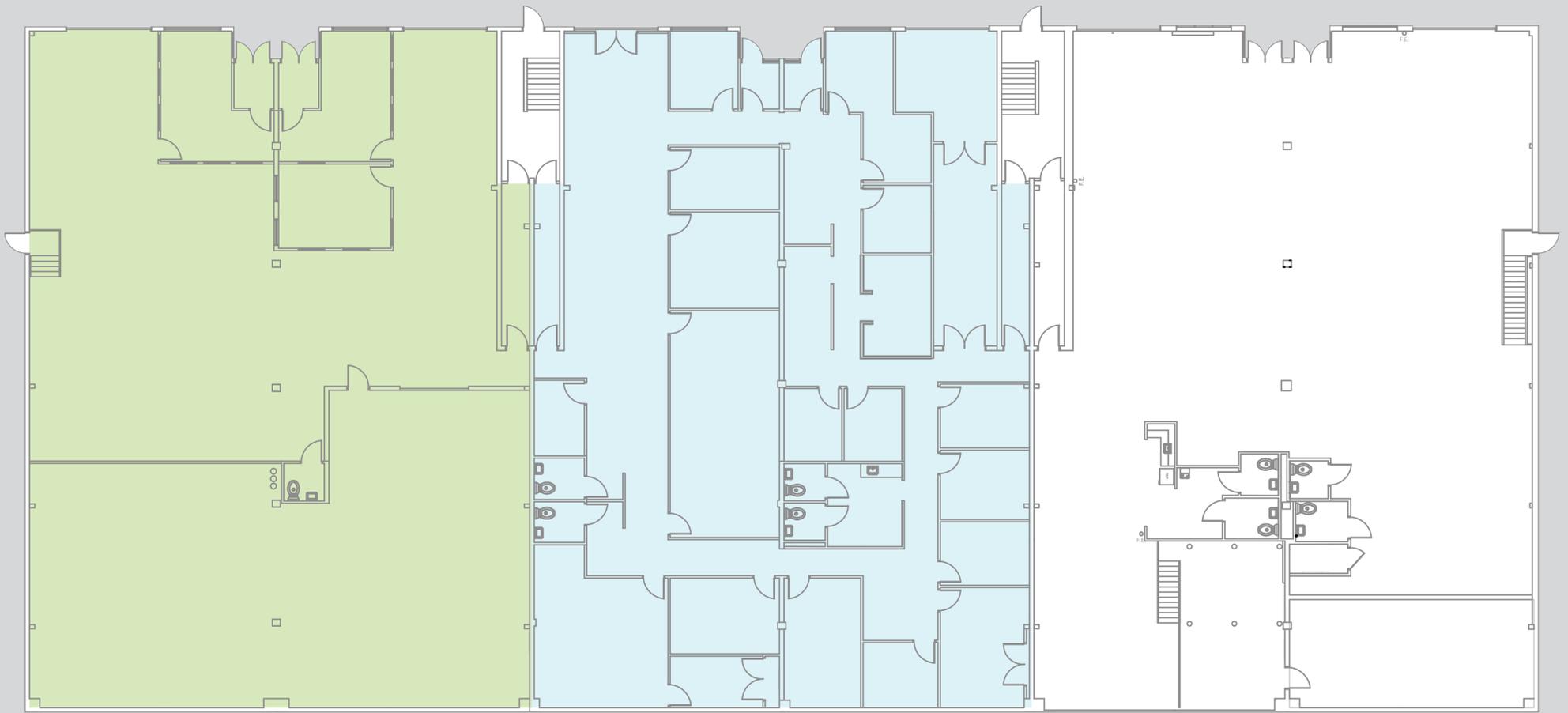
Suite C: 5,218 SF

Suite B: 5,139 SF

LEASED

FLOOR PLAN

2003 ANNAPOLIS COMMERCE PARK DRIVE



2003 E/F Commerce Park Drive

2003 C/D Commerce Park Drive

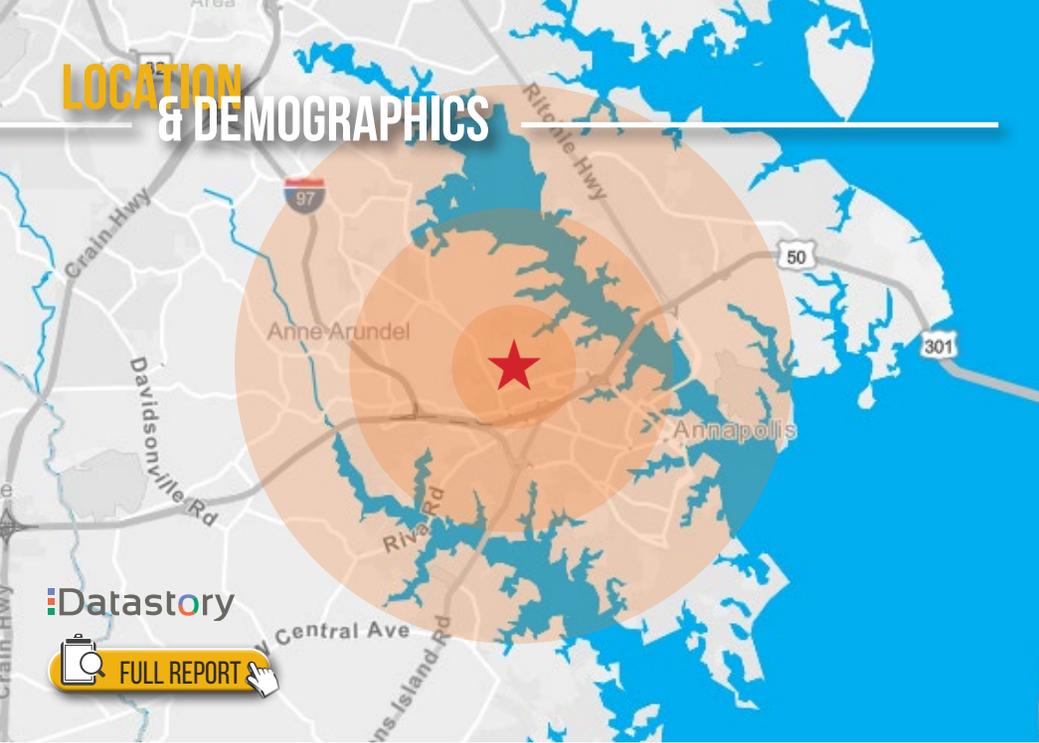
2003 A/B Commerce Park Drive

Suites E/F: 7,278 SF

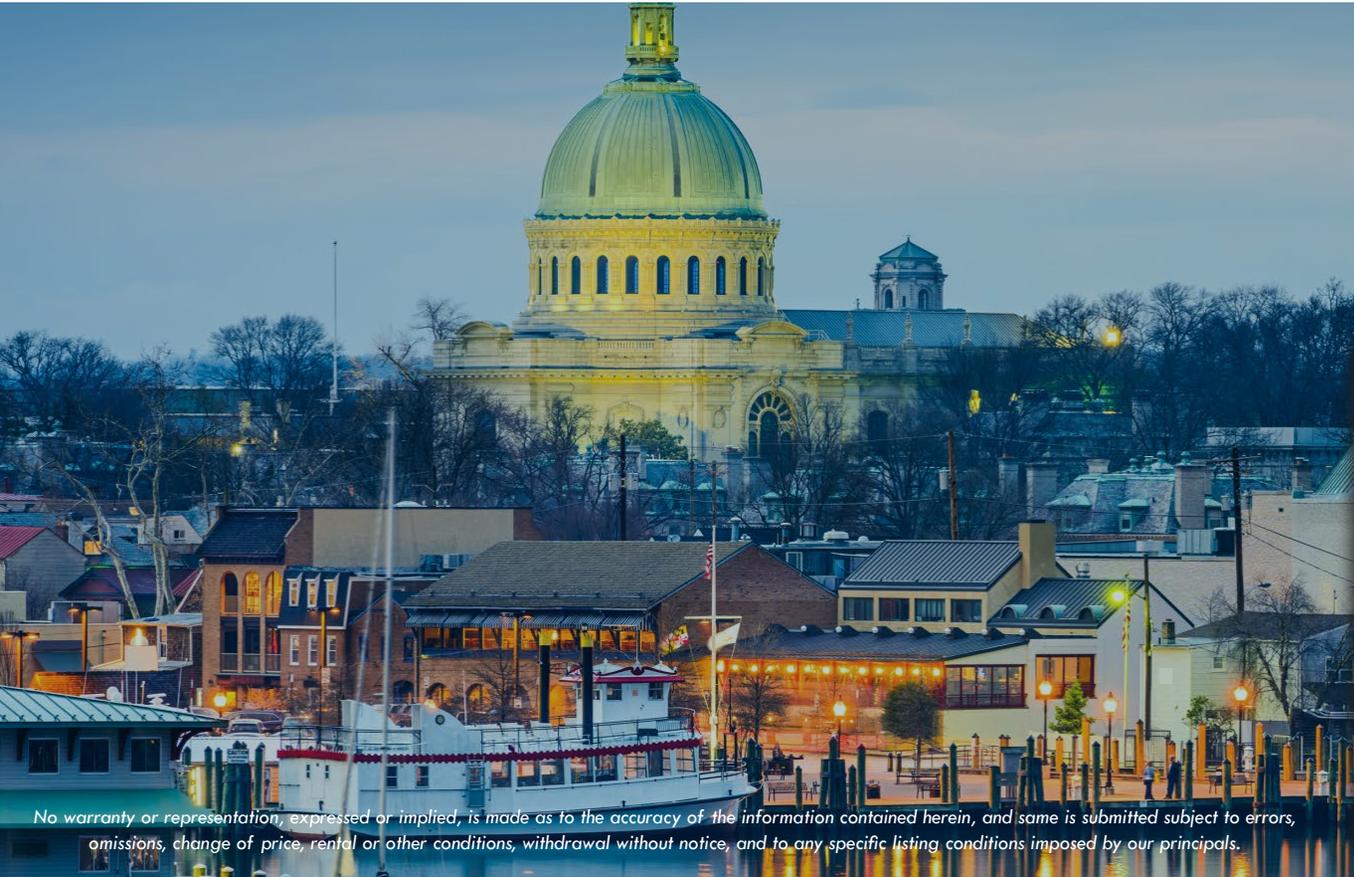
Suite C/D: 7,133 SF

Suite A/B: 6,572 SF

LOCATION & DEMOGRAPHICS



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
1,745 1 MILE	1,978 1 MILE	2.01 1 MILE	39.8 1 MILE
19,939 3 MILES	17,698 3 MILES	2.33 3 MILES	42.6 3 MILES
52,161 5 MILES	39,672 5 MILES	2.44 5 MILES	41.3 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$140,996 1 MILE	76.6% 1 MILE	96.6% 1 MILE	22,318 1 MILE
\$132,615 3 MILES	73.2% 3 MILES	97.1% 3 MILES	87,651 3 MILES
\$133,234 5 MILES	75.6% 5 MILES	96.6% 5 MILES	160,001 5 MILES



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