

FOR LEASE

Anne Arundel County, MD

1454 BALTIMORE ANNAPOLIS BOULEVARD

ARNOLD, MARYLAND 21012

AVAILABLE

First floor: 3,027 sf

BUILDING SIZE

6,000 sf

PARKING

4.5/1,000 sf

RENTAL RATE

\$19.00/sf, NNN

TRAFFIC COUNT

47,852 AADT (Route 2/Ritchie Hwy)

HIGHLIGHTS

- ▶ Rarely available professional office building along the Route 2 corridor
- ▶ Currently build-out as medical office with several private offices/rooms
- ▶ Centrally located between Annapolis and Severna Park
- ▶ Easily accessible within minutes to Route 50
- ▶ Abundant parking spaces



Trish Farrell

410.974.9003

tfarrell@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

J. Scott Wimbrow, SIOR

410.953.0354

swimbrow@mackenziecommercial.com

410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

Bethany Hobbs

410.953.0359

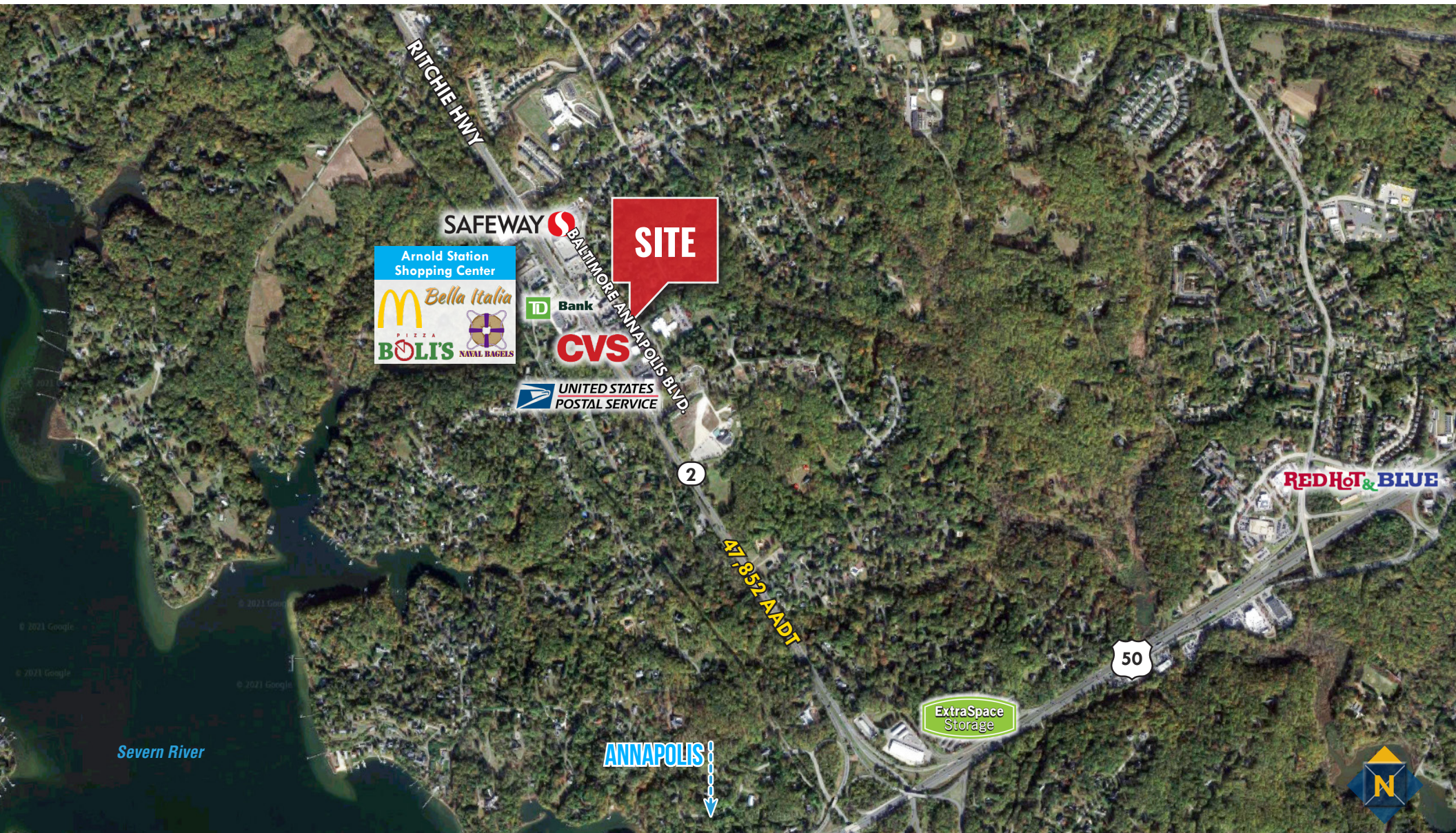
bhobbs@mackenziecommercial.com

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TRADE AREA

1454 BALTIMORE ANNAPOLIS BOULEVARD | ARNOLD, MARYLAND 21012



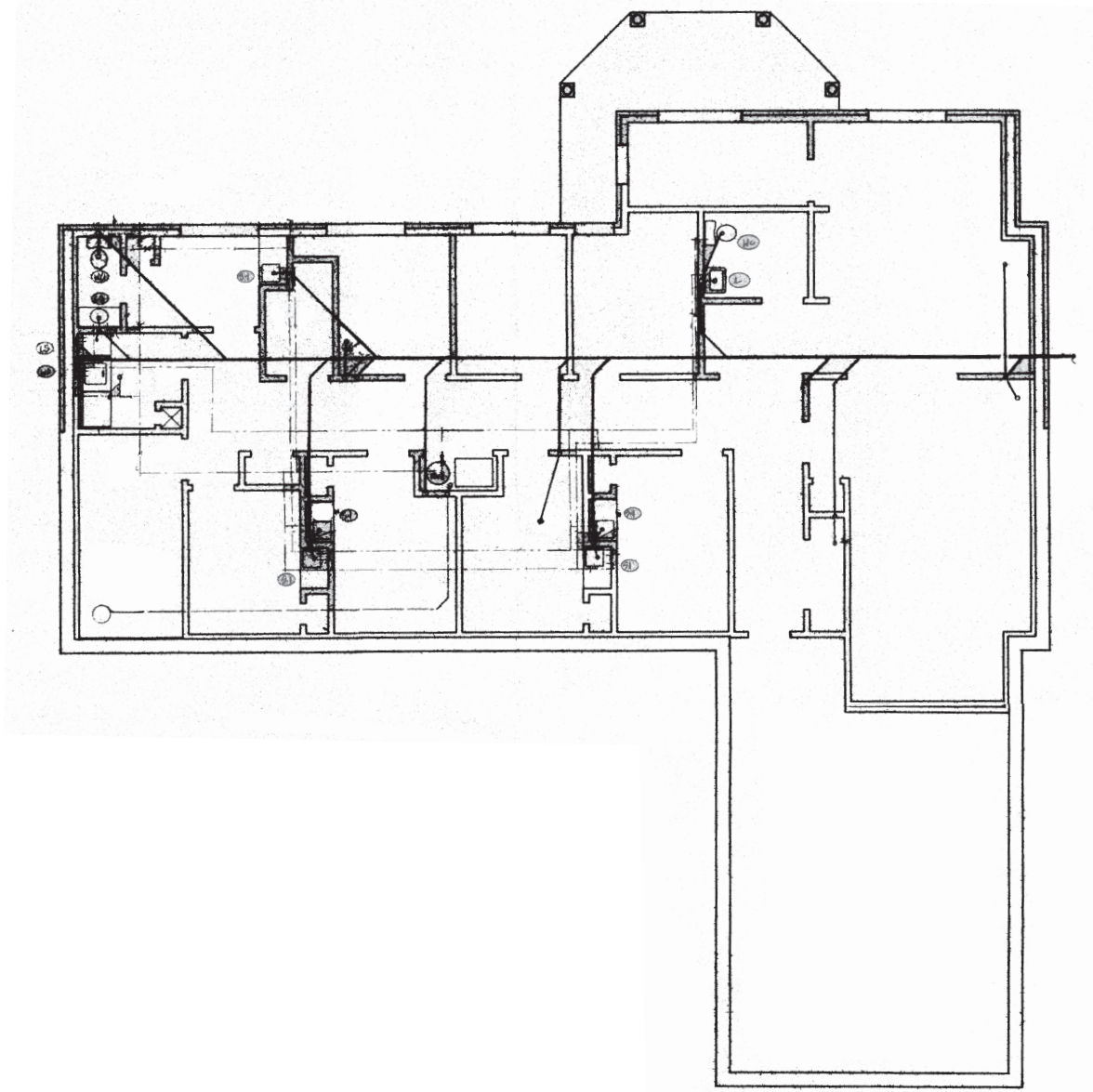
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FLOOR PLAN

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