

FOR LEASE

Anne Arundel County, MD

1454 BALTIMORE ANNAPOLIS BOULEVARD

ARNOLD, MARYLAND 21012

AVAILABLE

First floor: 3,000 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



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TRADE AREA

1454 BALTIMORE ANNAPOLIS BOULEVARD | ARNOLD, MARYLAND 21012

