

FOR LEASE

 Anne Arundel County, MD

AVAILABLE

Suite 101: 1,861 SF

LEASE PRICE

\$32.00/SF + electric and janitorial

HIGHLIGHTS

- ▶ Rarely available corner office condominium for lease offering floor to ceiling window line and water views of the U.S. Naval Academy and the Severn River
- ▶ The space is nicely appointed with 5 offices, conference room with banana wood finishes, and bullpen area
- ▶ On site parking
- ▶ Within walking distance to several upscale restaurants, including Ruth's Chris Steakhouse, Forward Brewing, O'Learys Seafood, Boatyard Bar & Grill, Carrol's Creek Cafe, as well as downtown Annapolis and City Dock
- ▶ Located immediately across Spa Creek from City Dock



STREET VIEW

100 SEVERN AVENUE

100 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403



Trish Farrell | **Senior Vice President/Principal**

☎ 410.960.8534 ✉ tfarrell@mackenziecommercial.com

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

Bethany Hobbs | **Sr. Real Estate Advisor**

☎ 410.953.0359 ✉ bhobbs@mackenziecommercial.com

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SUITE PHOTOS

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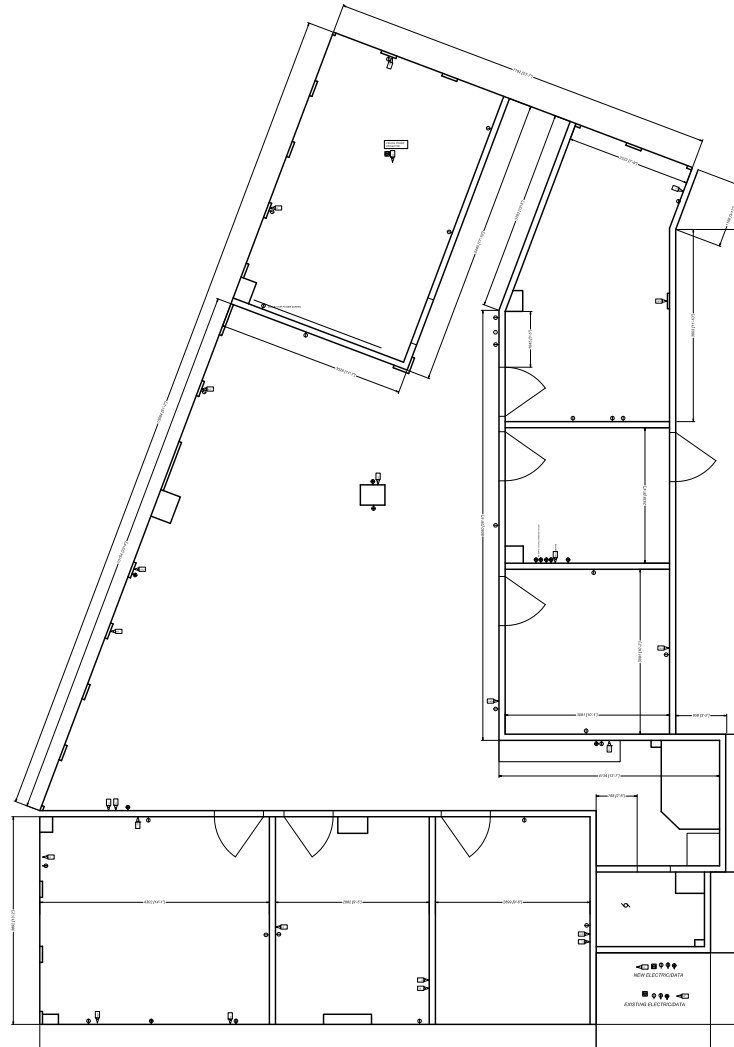
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FLOOR PLAN

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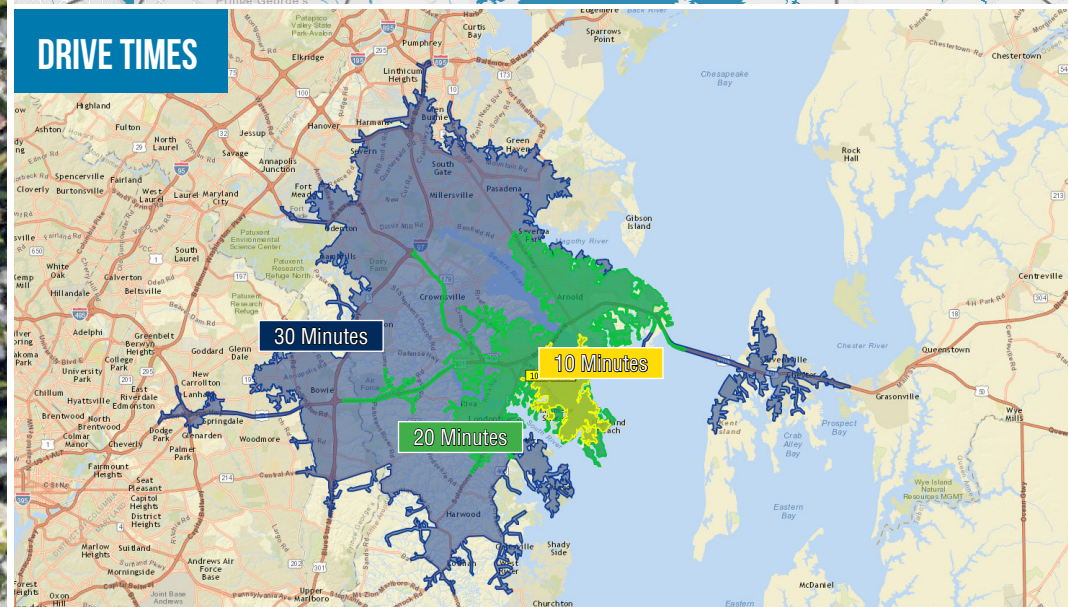
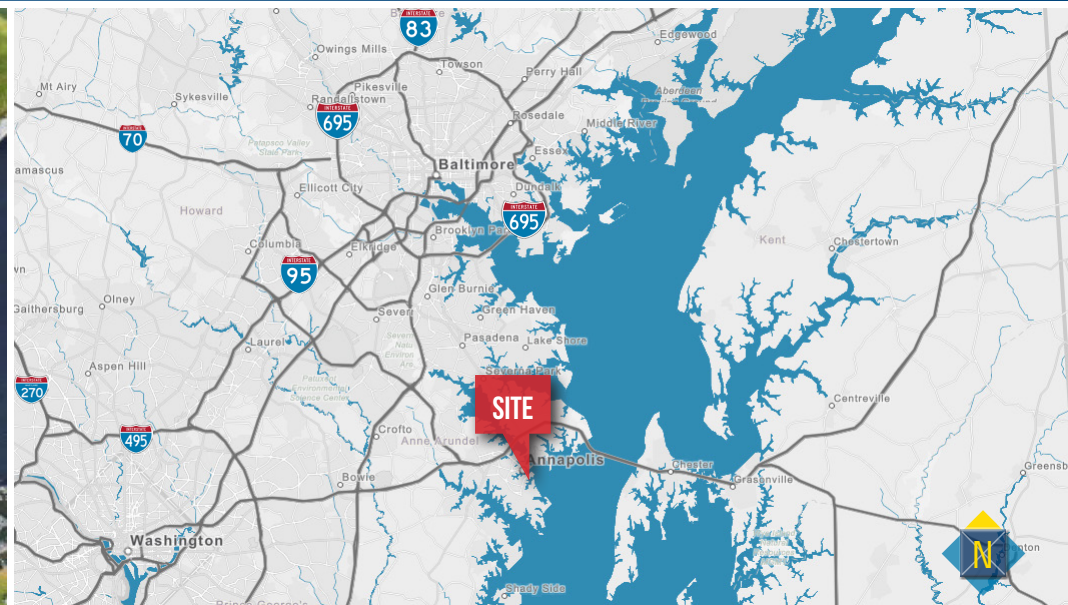


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LOCATION

100 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403



MACKENZIE

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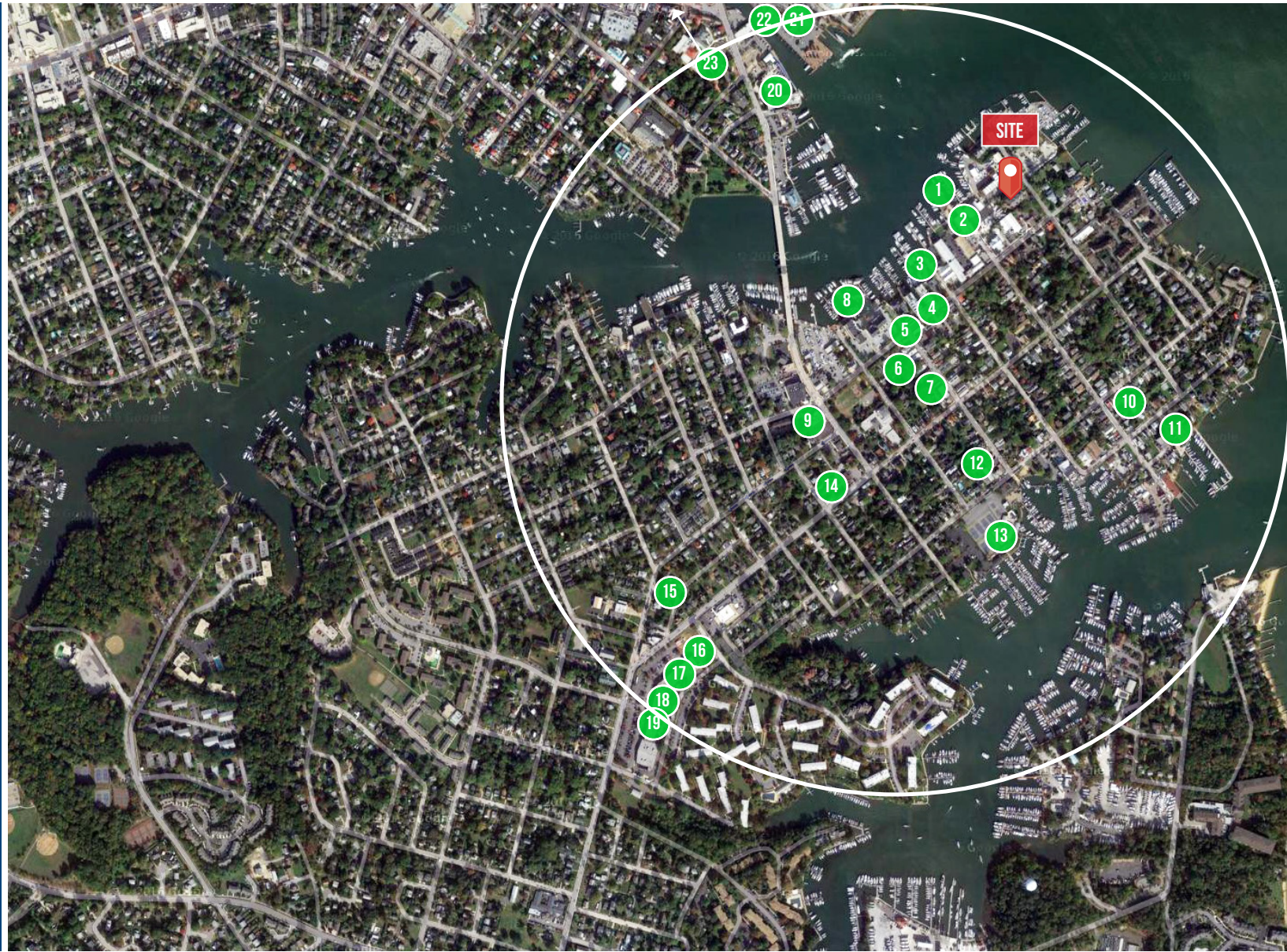
 Anne Arundel County, MD

AMENITIES MAP (0.5 MILE RADIUS)

100 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403

RESTAURANTS, DELIS, & CAFES

- 1 Chart House
- 2 Bread and Butter Kitchen
- 3 O'Learys Seafood
- 4 Ruth's Chris Steak House
- 5 Lewnes' Steakhouse
- 6 Boatyard Bar & Grill
- 7 Forward Brewing
- 8 Carrol's Creek Cafe
- 9 Blackwall Hitch
- 10 Leeward Market Cafe & Grocery
- 11 Wild Country Seafood
- 12 Davis' Pub
- 13 Lazy Palm
- 14 Bakers & Co
- 15 Vin 909
- 16 Adam's Taphouse and Grille
- 17 Eastport Kitchen
- 18 Sammy's Italian Pizza Kitchen
- 19 China Wok
- 20 Pusser's Caribbean Grille
- 21 Bitty & Beau's Coffee
- 22 Armadillo's
- 23 O'Brien's Oyster Bar & Restaurant



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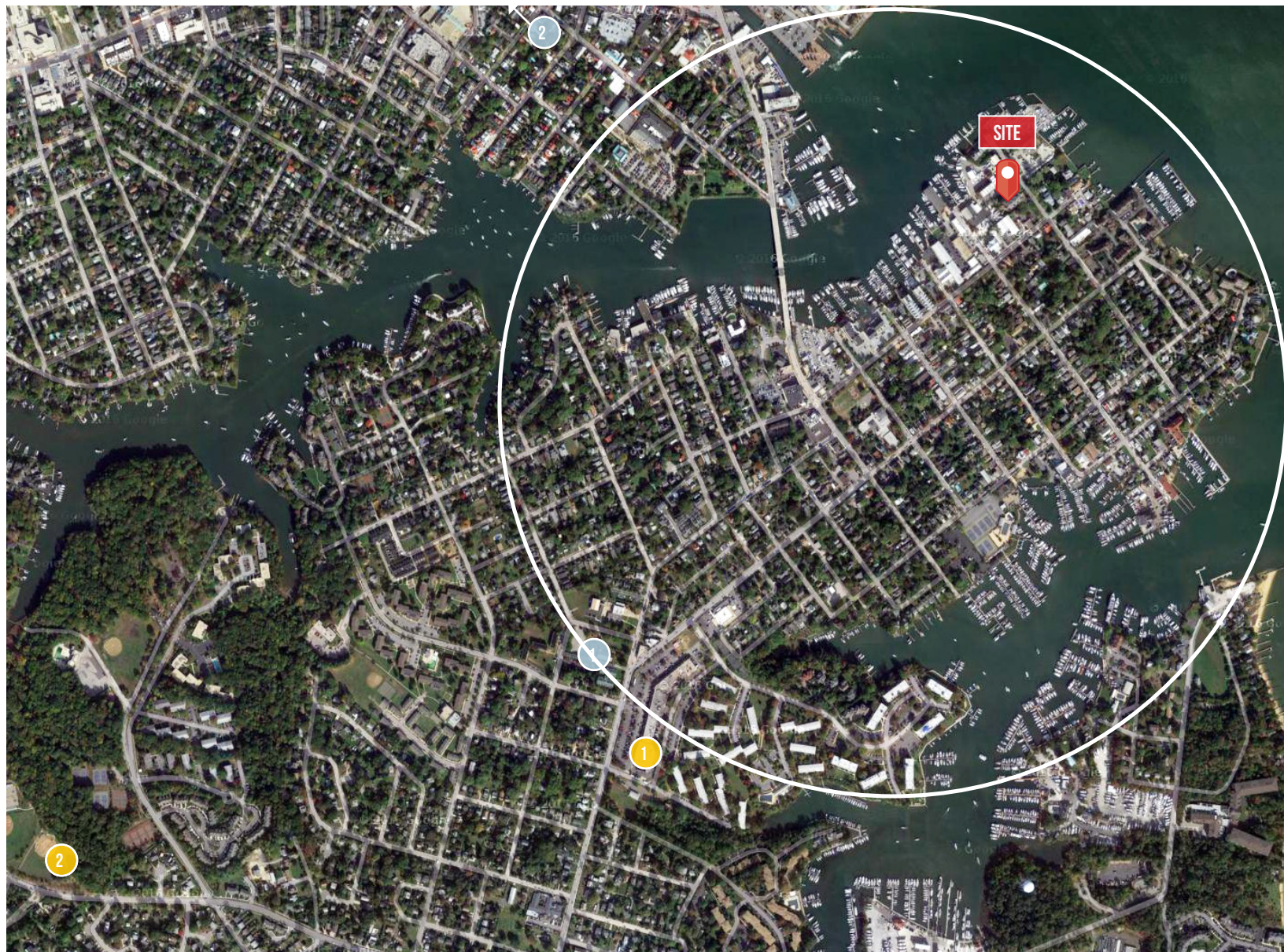
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DAYCARES

- 1 Colonial Nursery School
- 2 Preschool for the Arts at St. Anne's

FITNESS CENTERS

- 1 Annapolis Athletic Club
- 2 The Pip Moyer Recreation Center



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BANKS

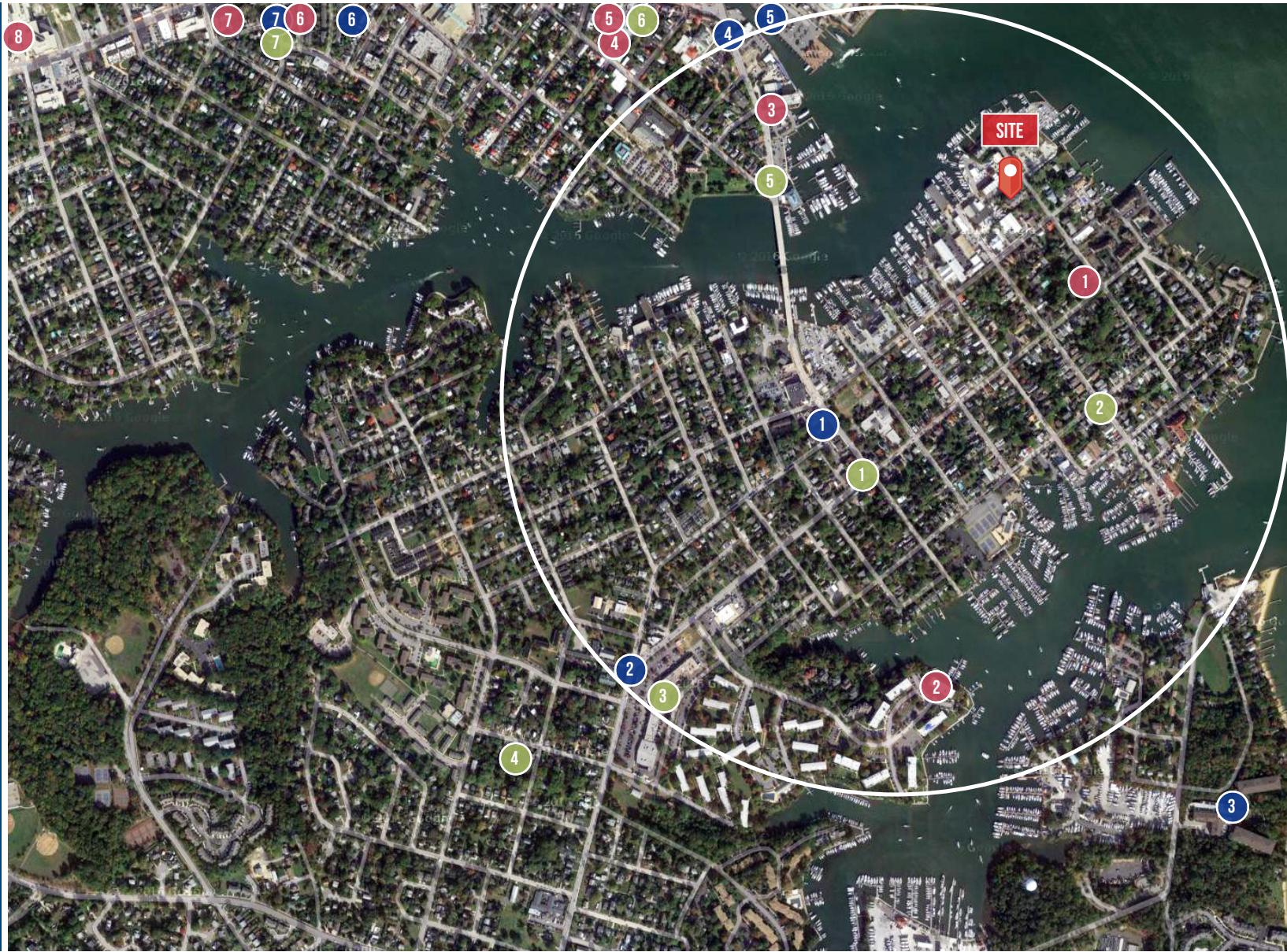
- 1 BB&T
- 2 PNC
- 3 First National
- 4 BB&T - City Dock Branch
- 5 USAA Financial Center
- 6 M&T Bank
- 7 SECU Credit Union

HOTELS

- 1 Inn at Horn Point
- 2 Choice Hotels
- 3 Annapolis Waterfront Hotel
- 4 Georgian House Bed & Breakfast
- 5 Scotlaur Inn
- 6 Loews Annapolis Hotel
- 7 O'Callaghan Annapolis Hotel
- 8 The Westin Annapolis

CONVENIENCE STORES

- 1 Royal Farms
- 2 Leeward Market Cafe & Grocery
- 3 Rite Aid Pharmacy
- 4 Sanky's Groceries
- 5 Yacht Basin CITGO
- 6 CVS



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