



ANNAPOLIS CITY MARINA

410 SEVERN AVENUE | ANNAPOLIS, MARYLAND 21403

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Stunning Class A waterfront office with water views from all suites
- Eastport Annapolis location with excellent restaurants, shops, and amenities
- Located immediately across Spa Creek from City Dock
- Carrol's Creek Cafe on site
- Ample covered parking
- Professionally managed office building/marina complex
- Nearby Amenities Include: Waterfront dining, multiple eclectic shops, marinas, yacht clubs and sailing associations

AVAILABLE:

SUITE 305: 1,144 SF
SUITE 307-308: 2,729 SF
SUITE 409: 1,141 SF
(AVAILABLE JUNE 1 2024)

ZONING:

WMM

RENTAL RATE:

NEGOTIABLE



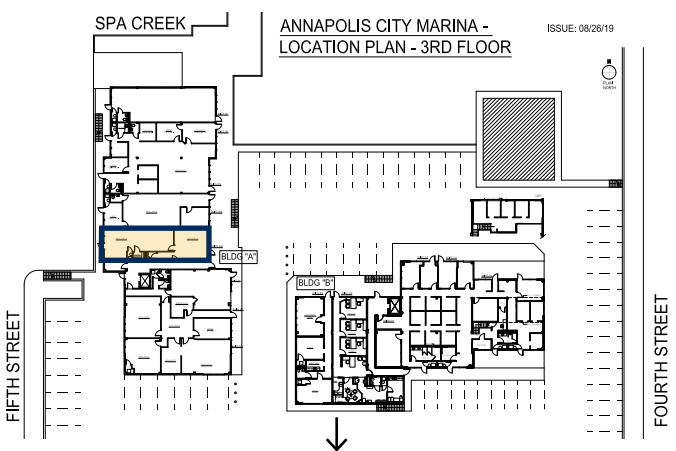
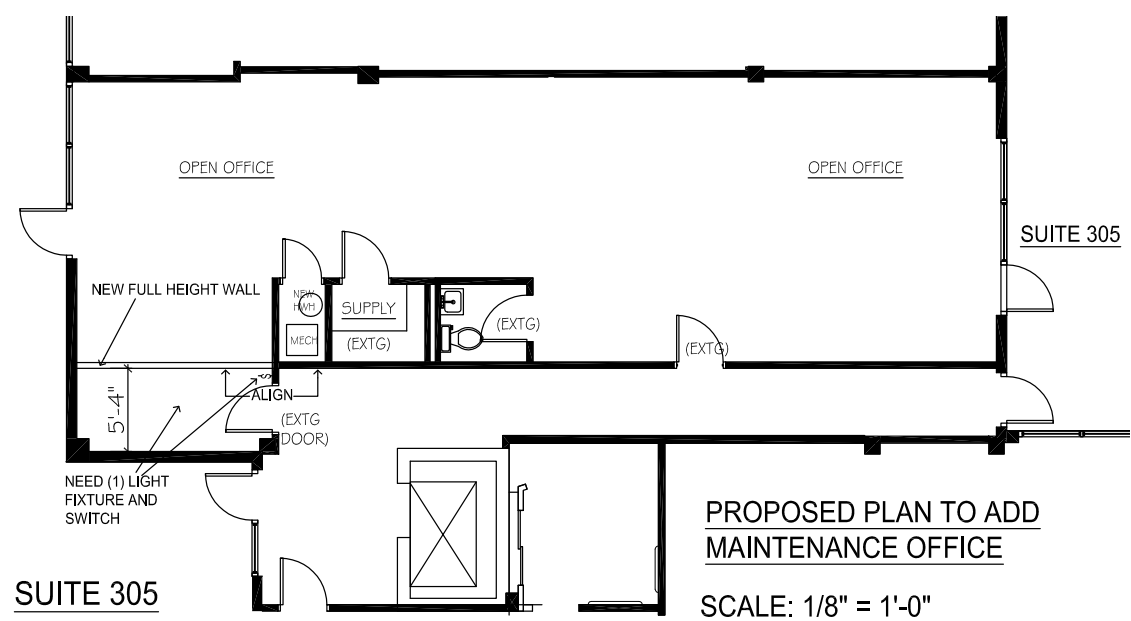
GOOGLE STREET VIEW

PHOTOS



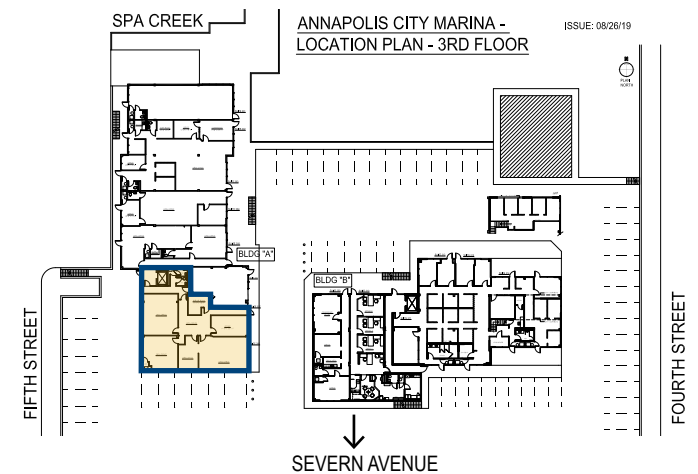
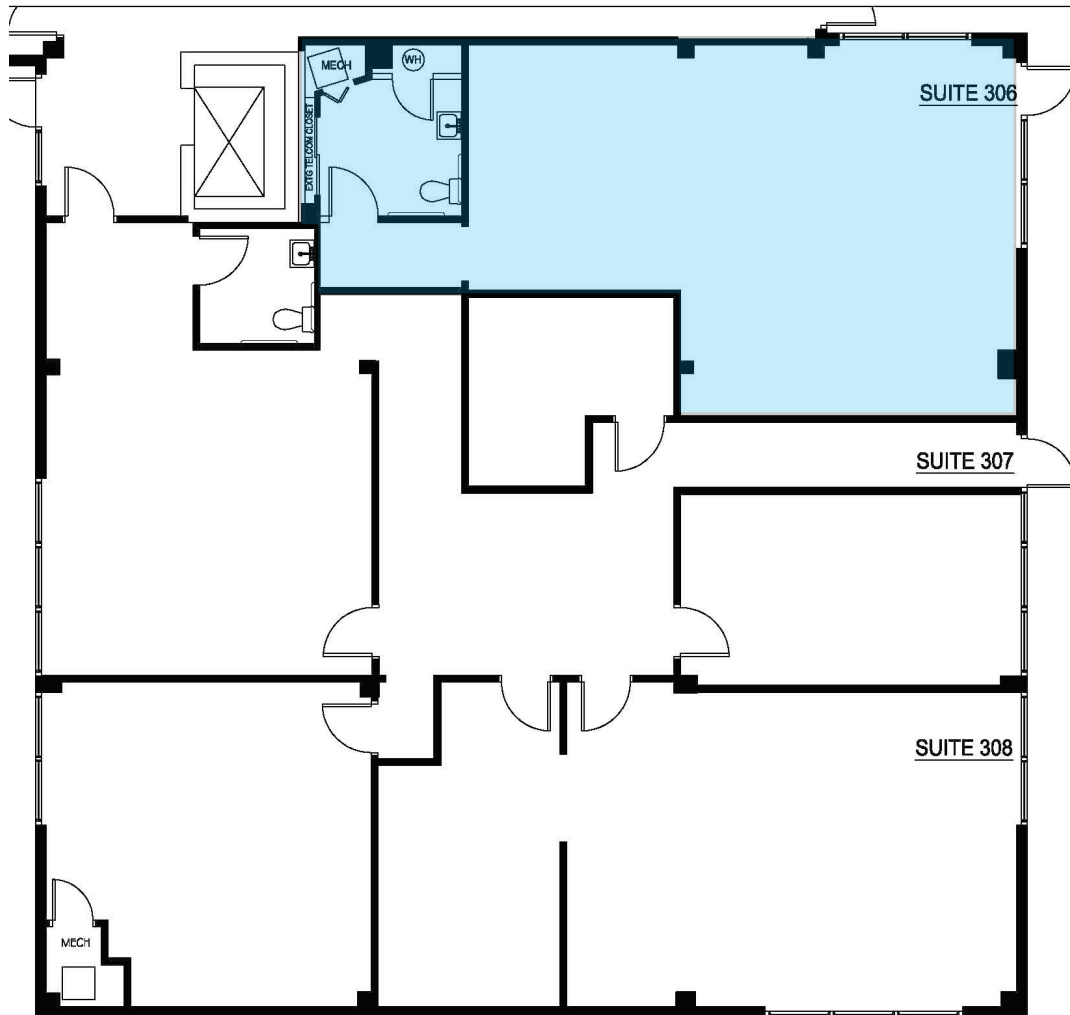
FLOOR PLAN - SUITE 305

SUITE 305: 1,144 SF*



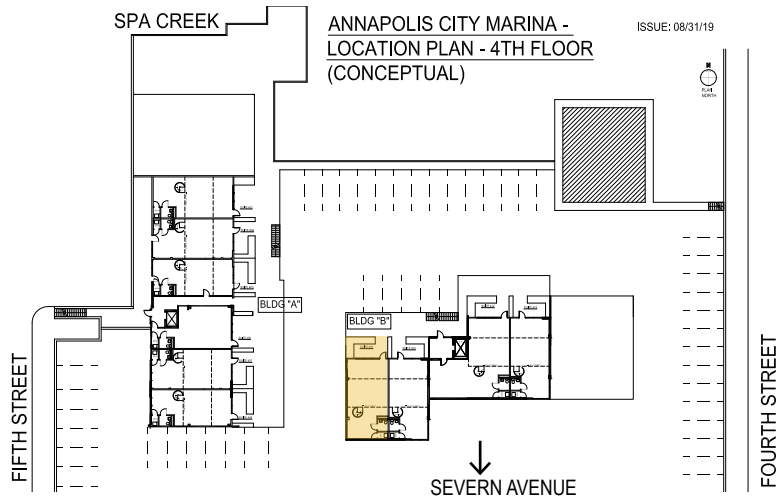
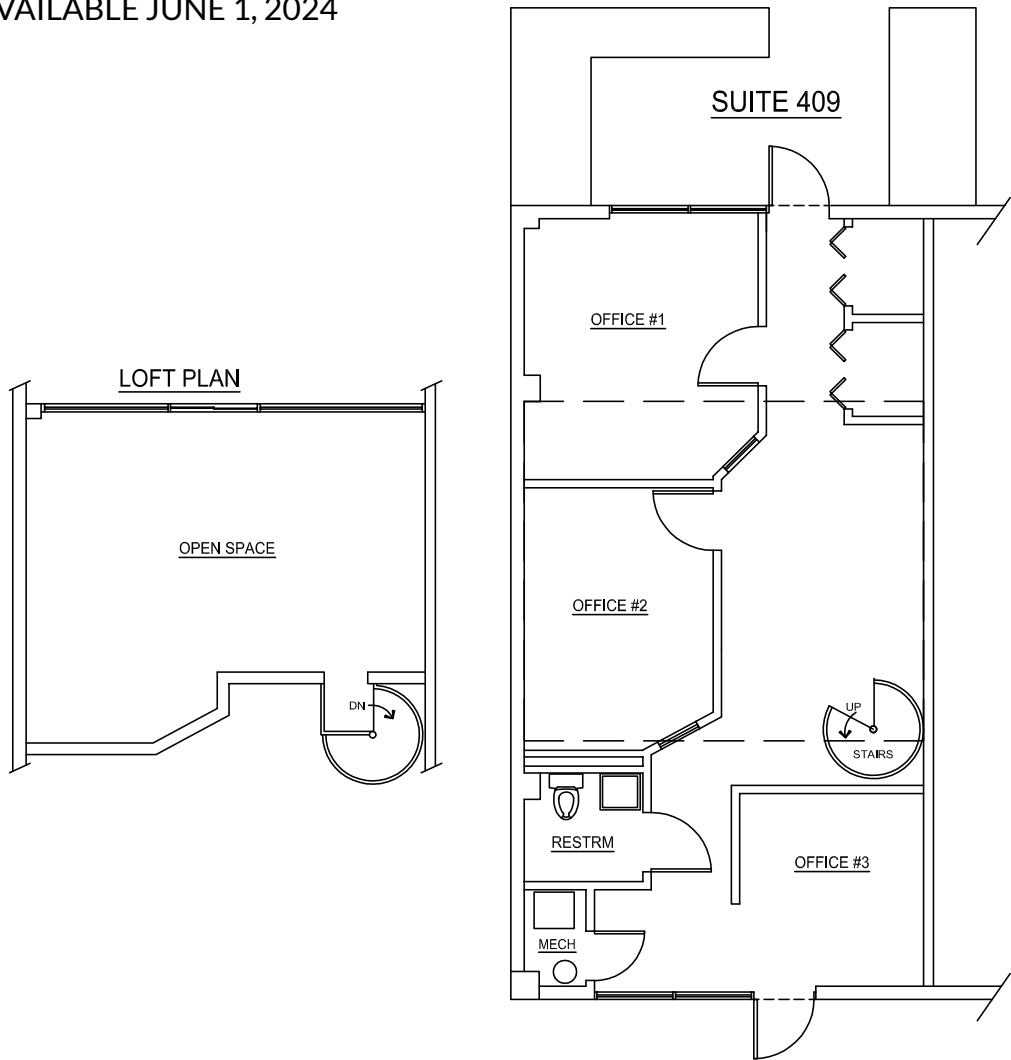
FLOOR PLAN - SUITE 307 & 308

SUITE 307-308: 2,729 SF



FLOOR PLAN - SUITE 409

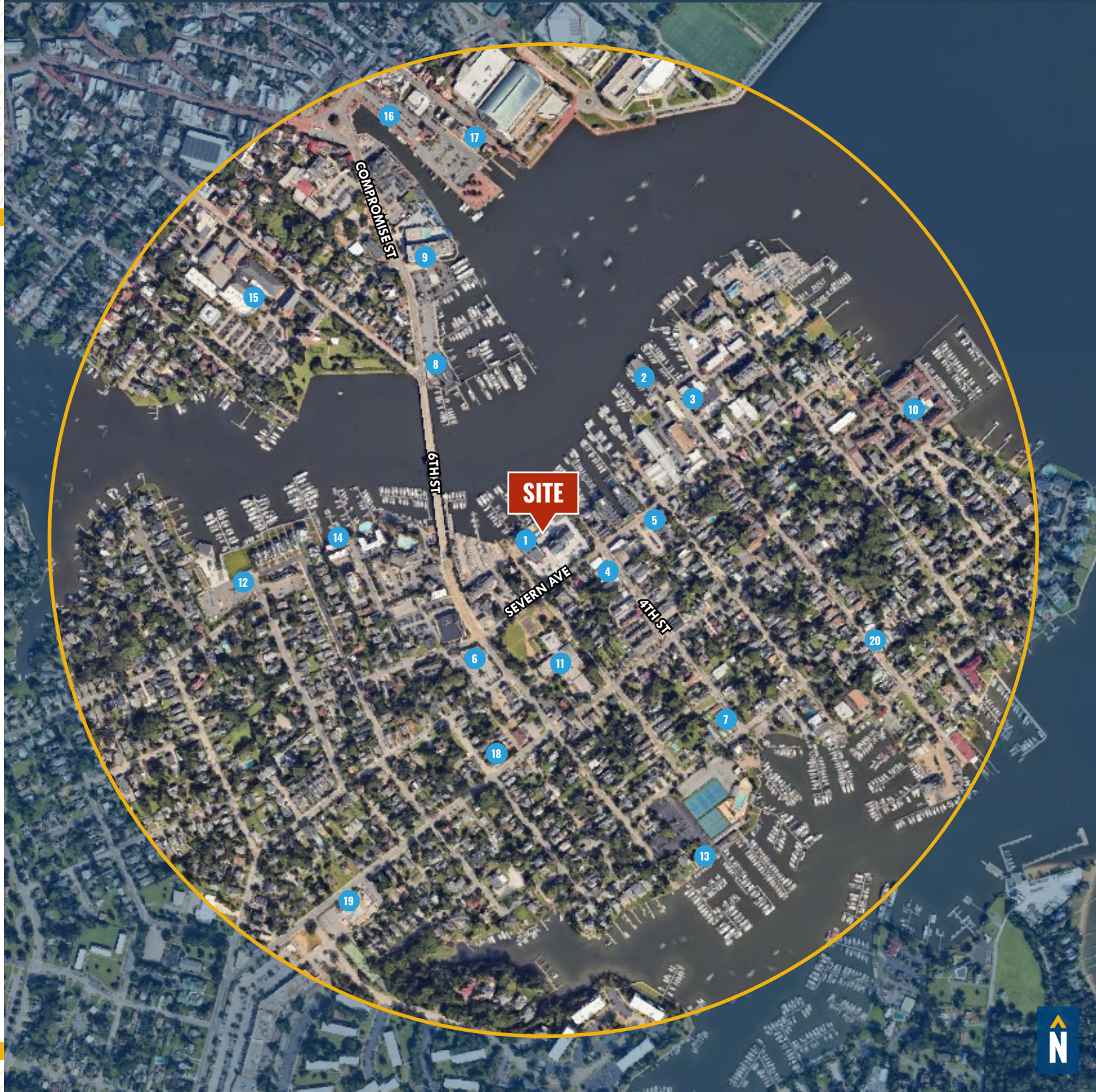
SUITE 409: 1,141 SF
AVAILABLE JUNE 1, 2024



TRADE AREA

NEARBY POINTS OF INTEREST (0.5 MILE):

- 1 CARROL'S CREEK CAFE
- 2 CHART HOUSE
- 3 BREAD AND BUTTER KITCHEN
- 4 BOATYARD BAR & GRILL
- 5 RUTH'S CHRIS STEAK HOUSE
- 6 BLACKWALL HITCH
- 7 DAVIS' PUB
- 8 ANNAPOLIS YACHT CLUB
- 9 ANNAPOLIS WATERFRONT HOTEL
- 10 ANNAPOLIS MD CAPITAL YACHT CLUB
- 11 EASTPORT ELEMENTARY SCHOOL
- 12 SOUTH ANNAPOLIS YACHT CENTRE
- 13 SAFE HARBOR ANNAPOLIS
- 14 BURNSIDE PARK
- 15 ST. MARY'S HIGH SCHOOL
- 16 ANNAPOLIS CITY DOCK
- 17 LATITUDE 38° WATERFRONT DINING
- 18 BAKERS & CO
- 19 US POSTAL SERVICE
- 20 LEEWARD MARKET



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,379

57,783

100,653

DAYTIME POPULATION



23,787

72,734

145,467

AVERAGE HOUSEHOLD INCOME



\$165,855

\$161,977

\$170,530

NUMBER OF HOUSEHOLDS



5,388

23,882

41,344

MEDIAN AGE

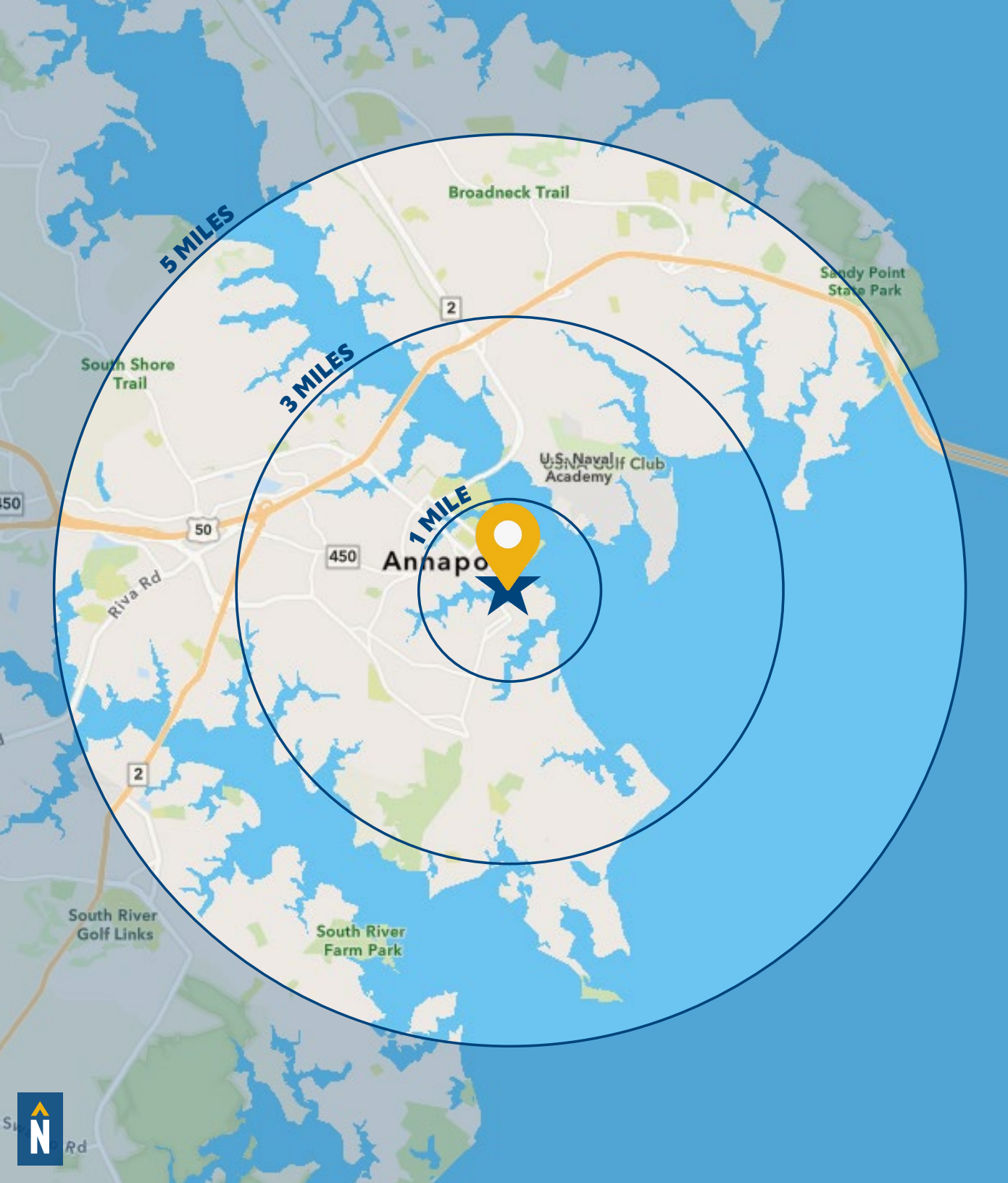


44.5

40.4

42.5

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

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www.MACKENZIECOMMERCIAL.com

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