

FOR LEASE

1750 Forest Drive, Annapolis, MD 21401



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Up To 17,674
Contiguous RSF
Of Office Space

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HIGHLIGHTS

- Second Generation Class A Office Redevelopment
- Large Two Story Glass Atrium
- Wi Fi Through out Common Areas
- Grab and Go Cafe With High Top Seating
- Bike Friendly with Showers
- Outdoor Space
- Interactive Kiosk
- Free and Abundant Parking
- Minutes to US Rt. 50 & 1-97
- Public Transit at Site

OFFERING

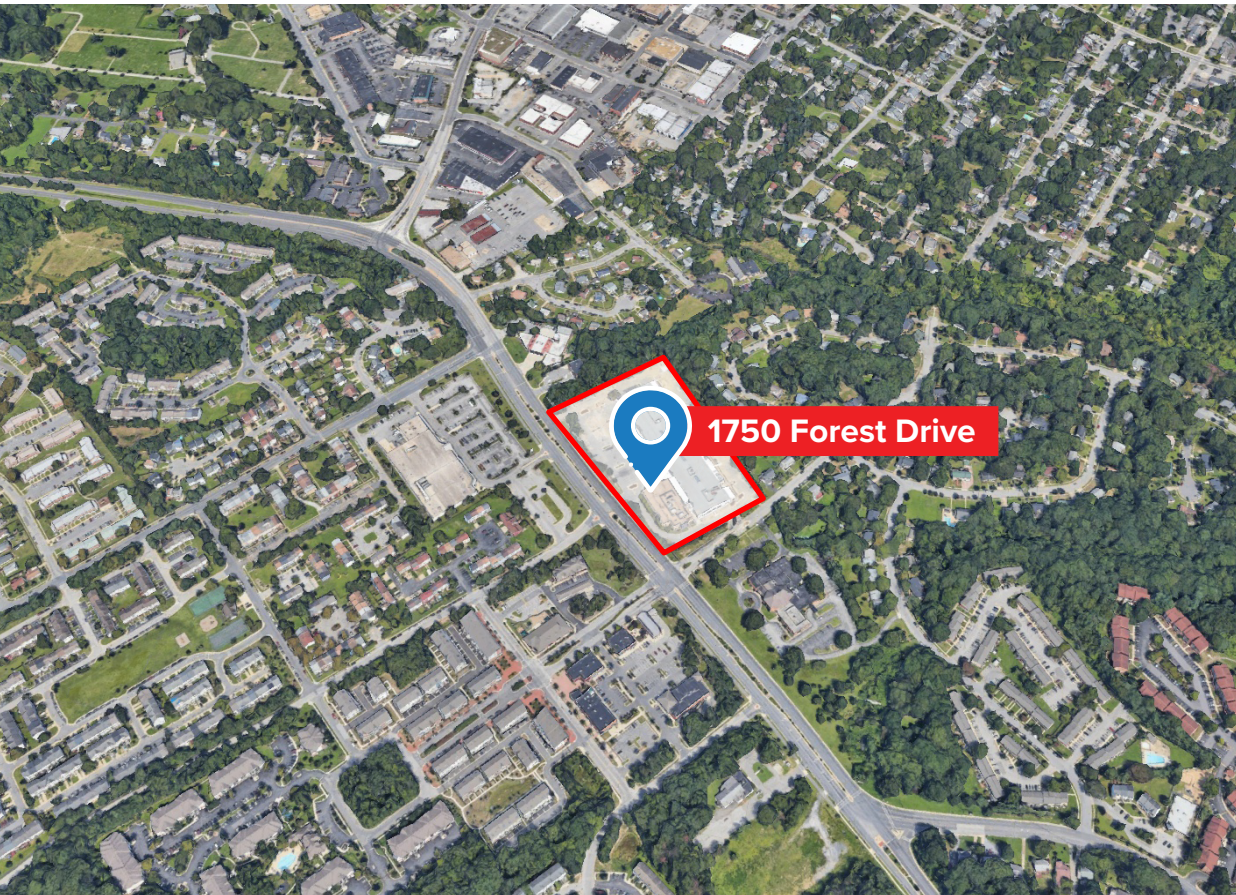


FOR LEASE OFFICE

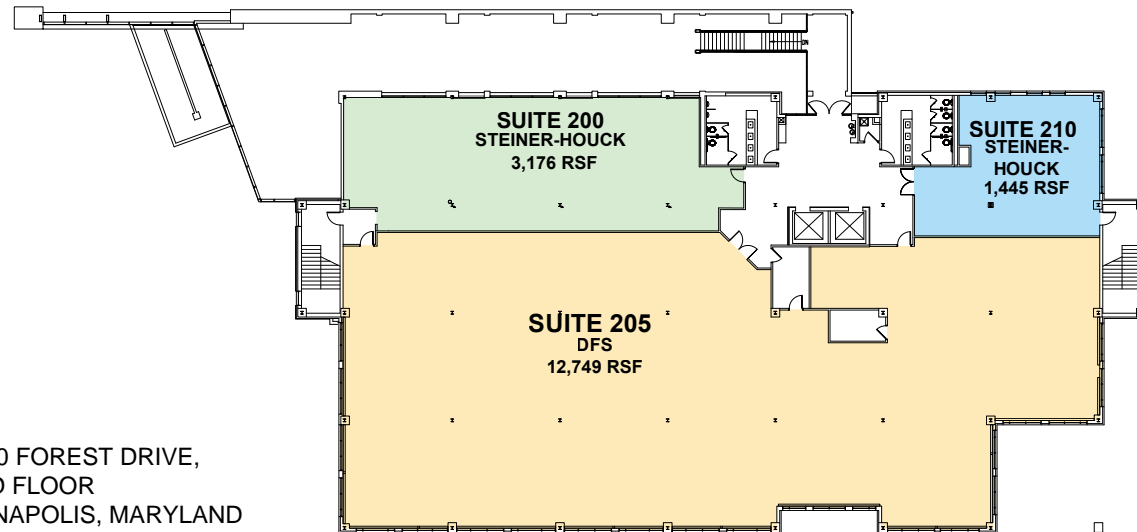
Lease Rate: \$36 SF/Yr (Full Service)

Building Class: A

Building Size: 125,000 SF



FLOOR PLANS



UNCLE JULIO'S MEXICAN From Scratch
RED LOBSTER

U-HAUL

JOHN HANSON HWY

POPEYES

VW

HYATT COMMERCIAL REAL ESTATE BROKER THE RELIABLE GROUP

US 301

Denny's

DUNKIN'

KFC

BURGER KING

Ford

Walgreens

450

WEST ST

NISSAN

Advance Auto Parts

meineke KOHL'S
Chick-fil-A LIDL
M&T Bank

Wendy's MCDONALD'S

SOLOMONS ISLAND RD

Office DEPOT

ANNAPOLIS TOWN CENTER
CAVA Bassett FURNITURE DIRECT target CharmCityRun
BED BATH & BEYOND POTTERY BARN GENJI WHOLE FOODS MARKET Baltimore Coffee
TUSCAN PRIME WILLIAMS SONOMA MUSE Bank of America
neo PNC secu
BIN 201 wine + spirits PF. CHANG'S TRUIST
PIZZA PAPER SOURCE

SUBWAY
FedEx

FESTIVAL AT RIVA SHOPPING CENTER

higi TJ-maxx MEN'S WEARHOUSE
THE VITAMIN SHOPPE Michaels FIREHOUSE SUBS Giant FIRST WATCH
BUFFALO WILD WINGS carter's petco MOD five BELOW
SportClips MATTRESS FIRM Panera SMOOTHIE KING
FedEx Party City

FOREST PLAZA
DOLLAR TREE Key Express
Julep SALLY JOHNSON Bliss
NAIL & SPA

FOREST DR

1750 FOREST DRIVE

ANNAPOLIS HARBOUR CENTER
FRIDAYS FLEET FEET sweetFrog Bath & Body Works
ULTA OLD NAVY LOFT GAP
DSW NORDSTROM rack FRESH BARNES & NOBLE Starbucks

ups SAFEWAY Starbucks

Ledo PIZZA

CVS pharmacy



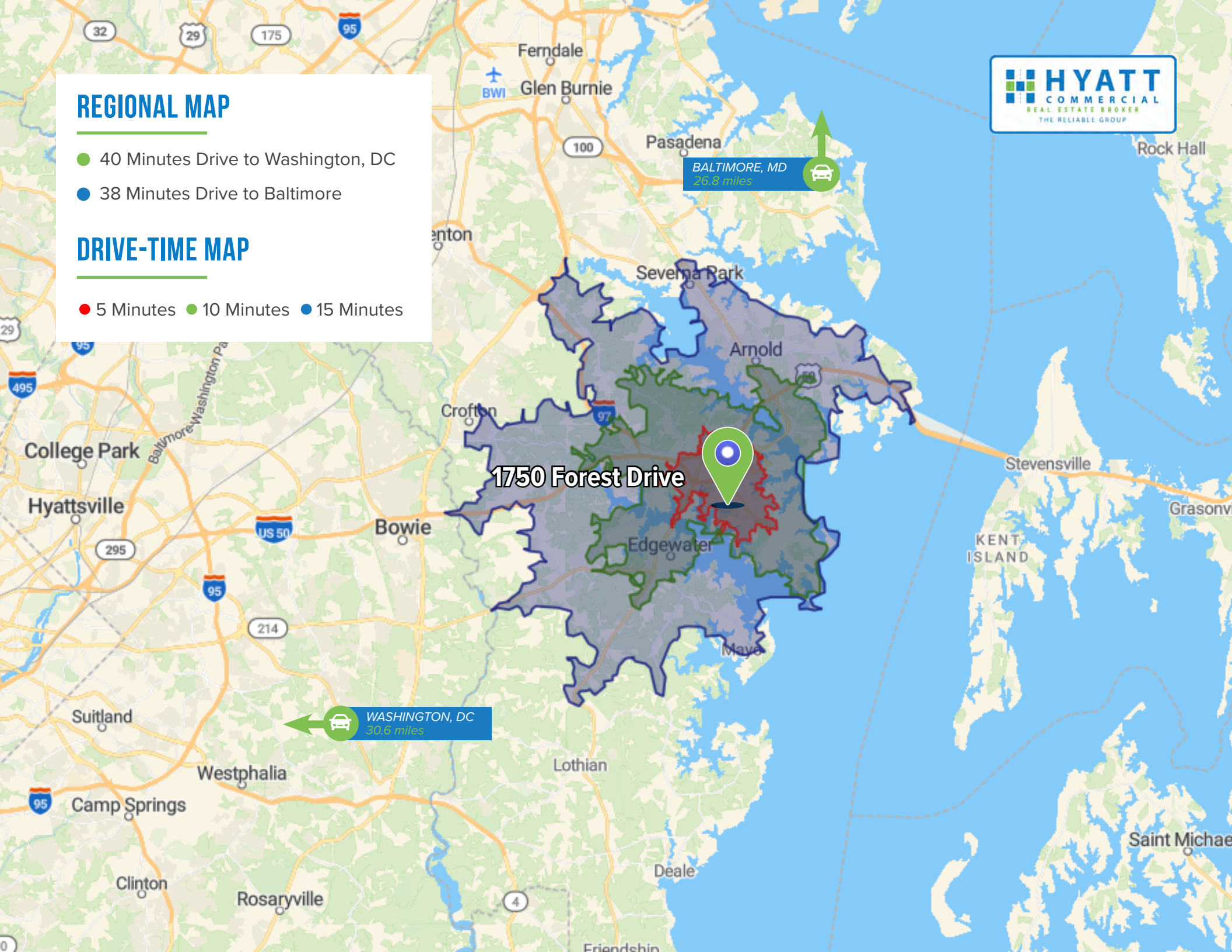


REGIONAL MAP

- 40 Minutes Drive to Washington, DC
- 38 Minutes Drive to Baltimore

DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes



1750 Forest Drive


WASHINGTON, DC
30.6 miles

BALTIMORE, MD
26.8 miles


DEMOGRAPHICS




2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	14,954	64,520	104,790
Households	5,602	27,652	43,309
Families	3,407	14,753	25,701
Average Household Size	2.65	2.29	2.37
Owner Occupied Housing Units	2,988	16,211	30,127
Renter Occupied Housing Units	2,614	11,441	13,182
Median Age	36.3	41.4	43.9
Median Household Income	\$104,707	\$107,287	\$116,494
Average Household Income	\$140,469	\$156,819	\$171,929




104,790
Population




2.37
Average HH Size



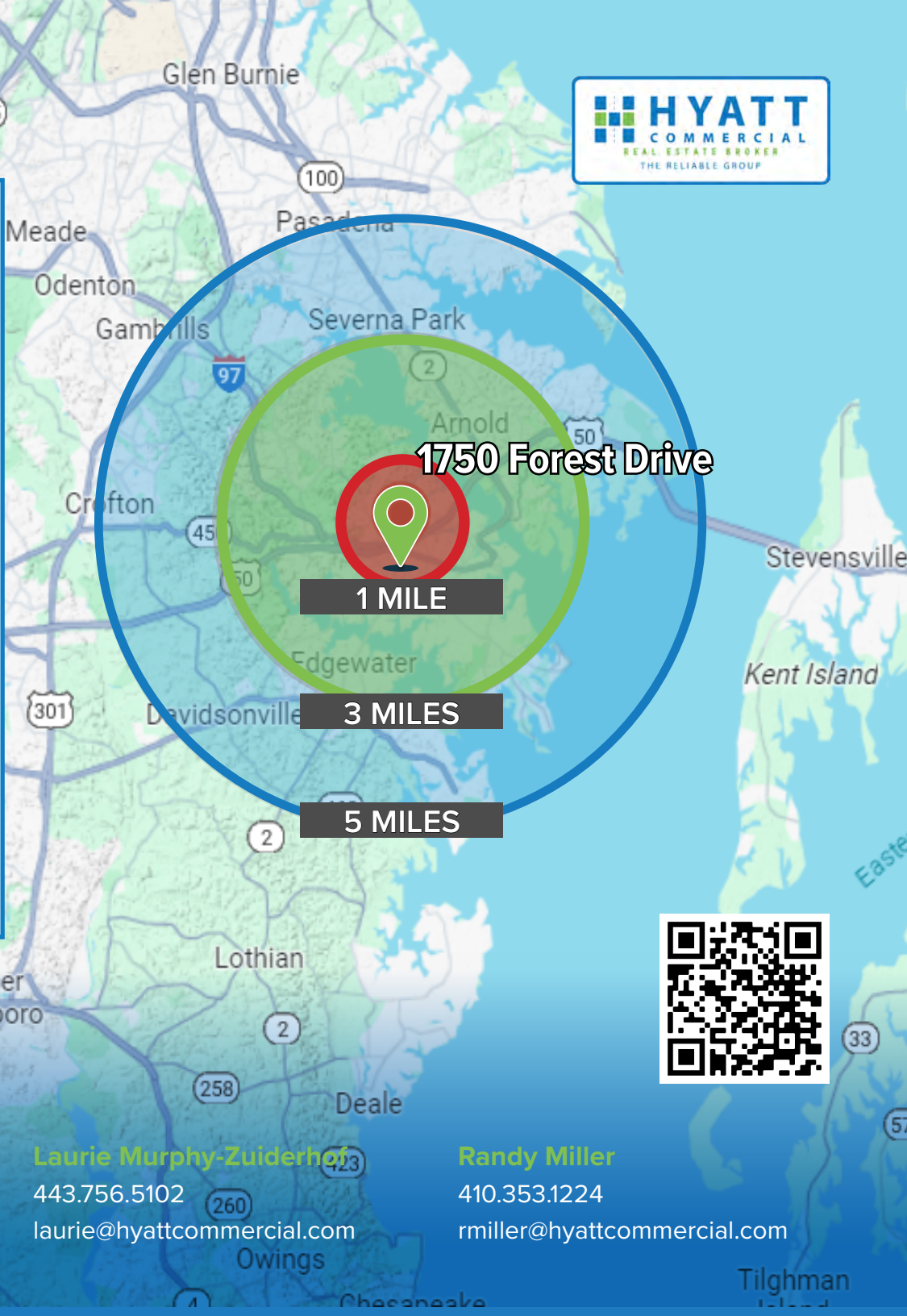
43.9
Median Age



\$116,494
Median HH Income



[VIEW FULL REPORT](#)



CONTACT

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