

FOR LEASE

275 WEST STREET, ANNAPOLIS, MD 21401



Office
For Lease

Eddie Trujillo

202.531.4616

ETrujillo@hyattcommercial.com

John Kauffman

443.584.4496

jkauffman@hyattcommercial.com

PROPERTY DESCRIPTION

Located on West Street in the heart of historic downtown Annapolis, Maryland's state capital, this 3-building, 5-story, +/-76,139 SF property anchors the Annapolis Arts District, a vibrant corridor of galleries, dining, and entertainment near Church Circle. Just steps from Park Place, the Westin Annapolis Hotel, and Bozzuto's West End Row, tenants enjoy walkable access to restaurants, retail, and the Annapolis Circulator. The property also offers easy access to Route 50 and I-97, with BWI Airport about 30 minutes away and Reagan National within 45 minutes.

HIGHLIGHTS

- Professional environment that impresses from arrival
- Established and diverse tenant community spanning legal, medical, technology, and professional services
- Elevator service across all five floors
- Attached five-level parking structure accommodating 288 vehicles
- Seamless convenience for tenants and their clients every day



OFFERING



FOR LEASE

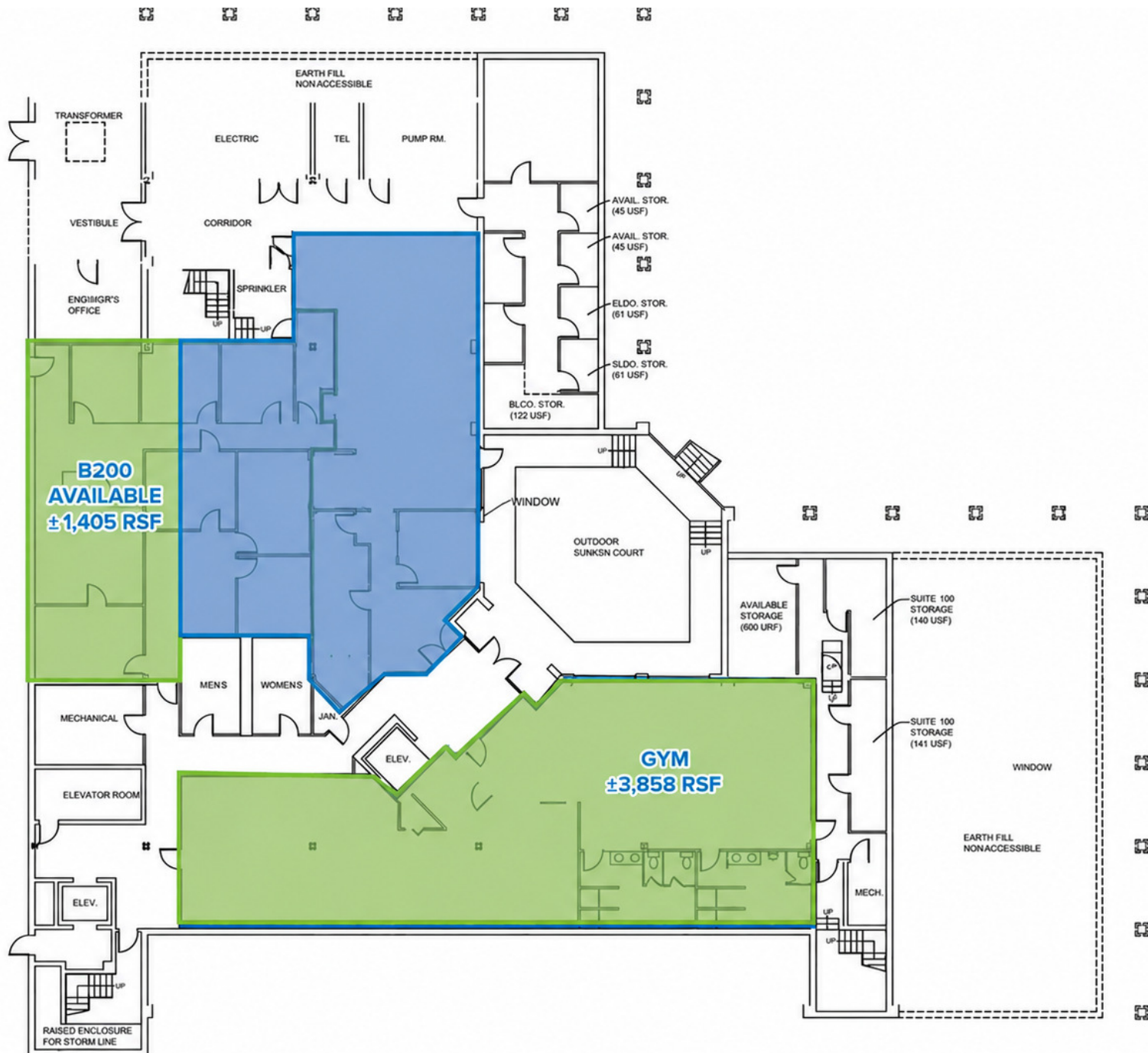
Price \$34 - 36 SF/yr (Full Service)

*can be combined

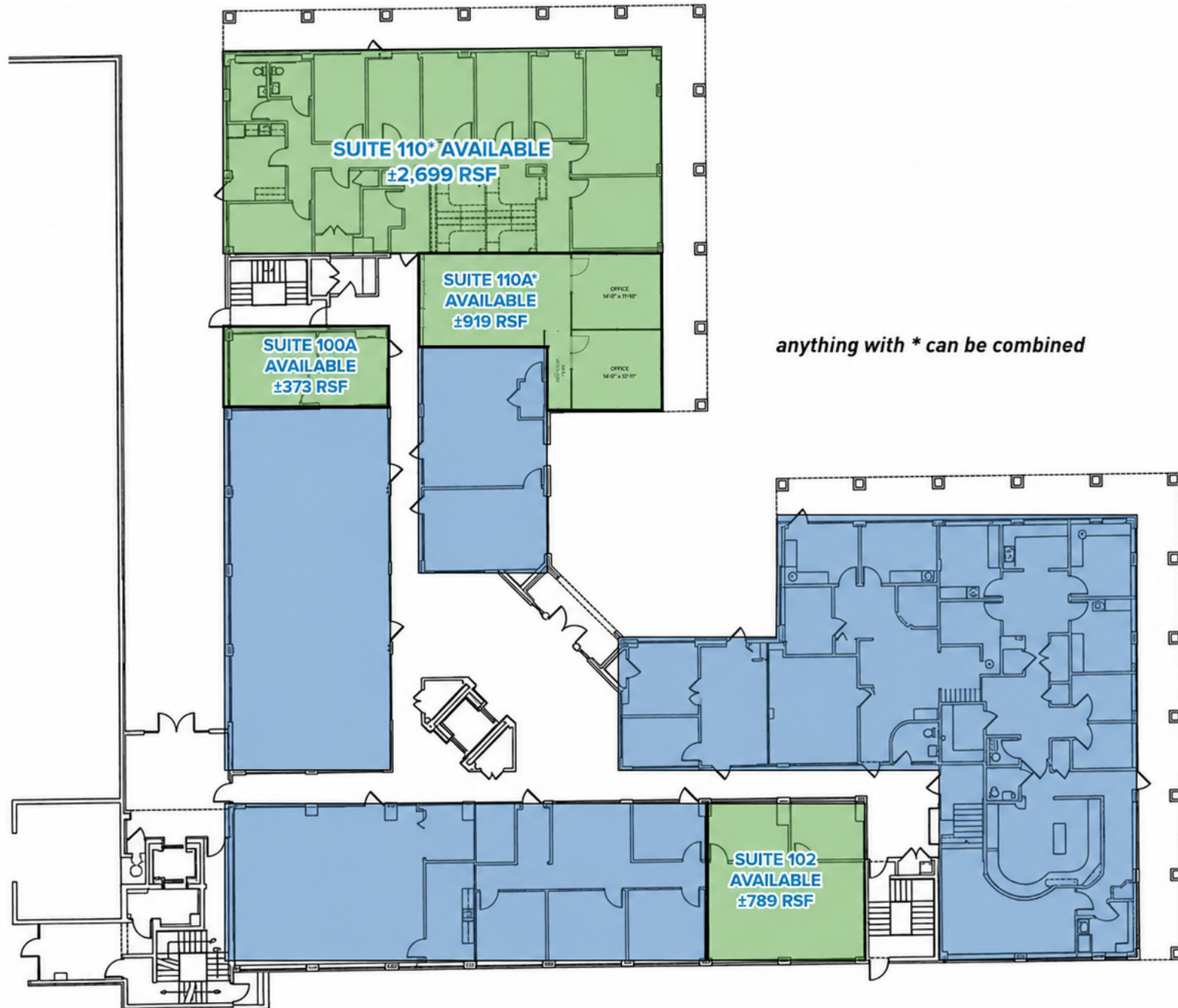
FLOOR	SUITE	SIZE
Plaza	B200	1,405 SF
Plaza	B300-Gym	3,858 SF
First	Suite 100A	373 SF
First	Suite 107	789 SF
First*	Suite 110	2,699 SF
First*	Suite 110A	919 SF
Second*	Suite 214	6,010 SF
Second*	Suite 216	2,267 SF
Third	Suite 304	643 SF
Third	Suite 305	518 SF



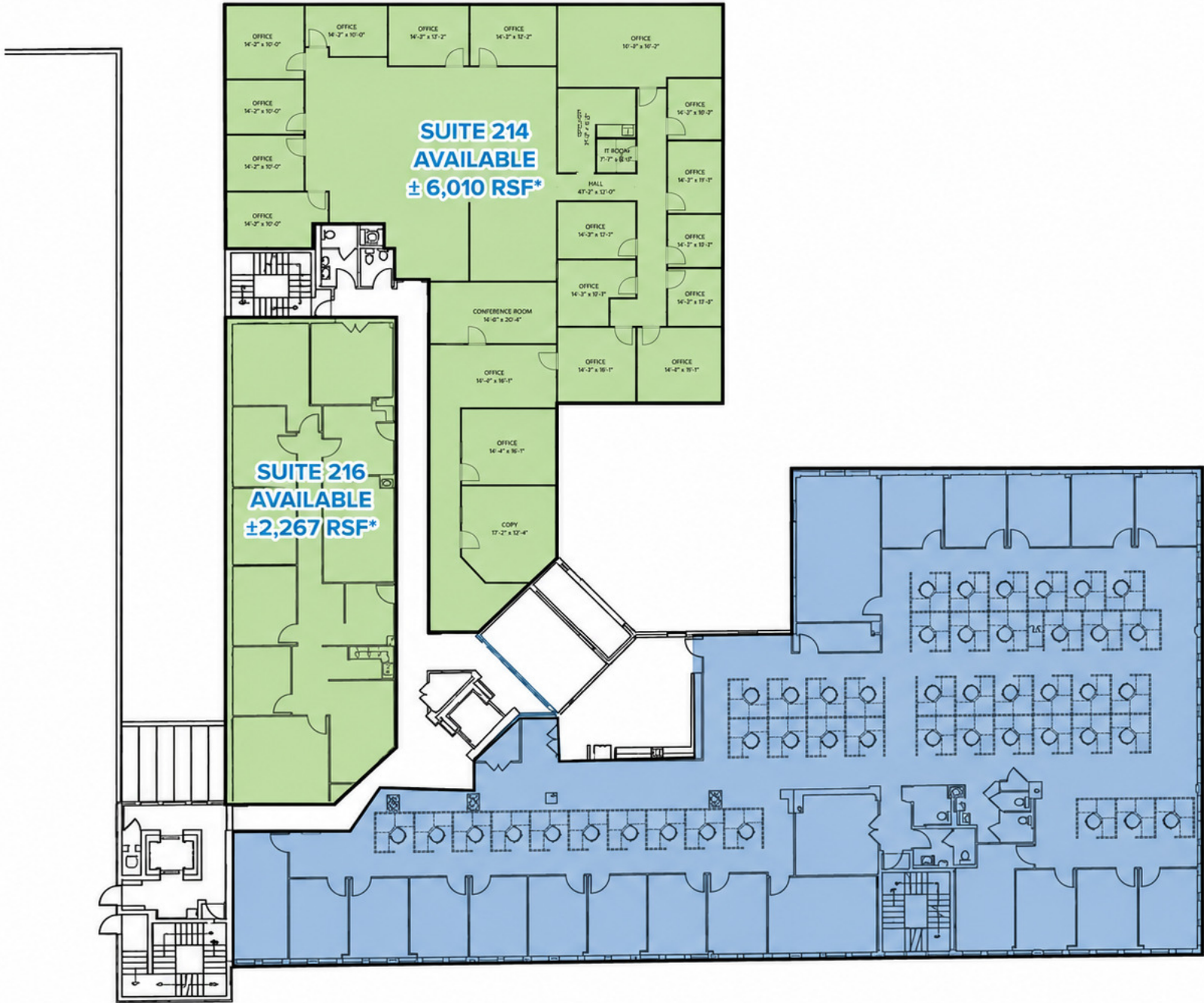
PLAZA FLOOR PLAN



FIRST FLOOR PLAN

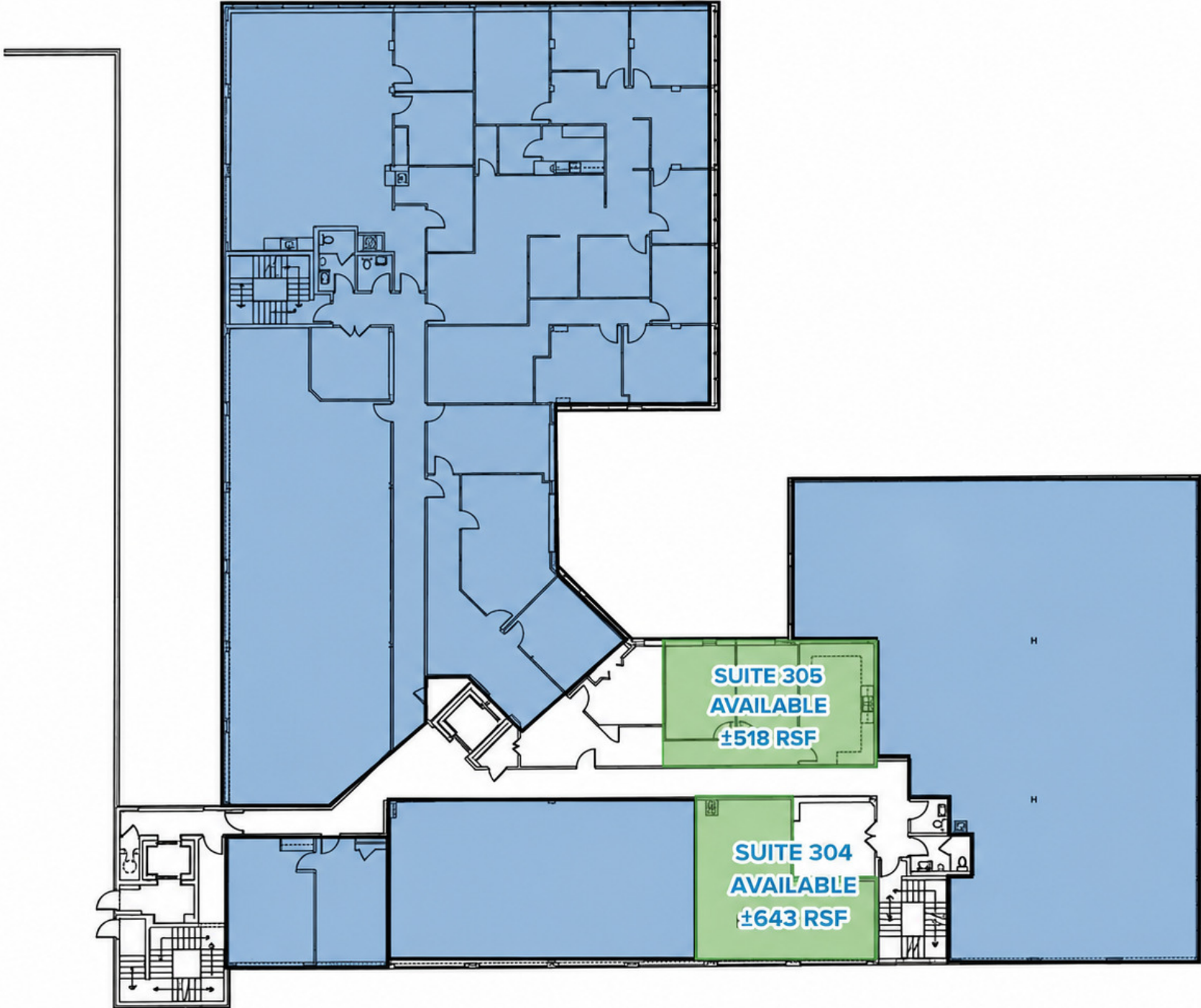


SECOND FLOOR PLAN



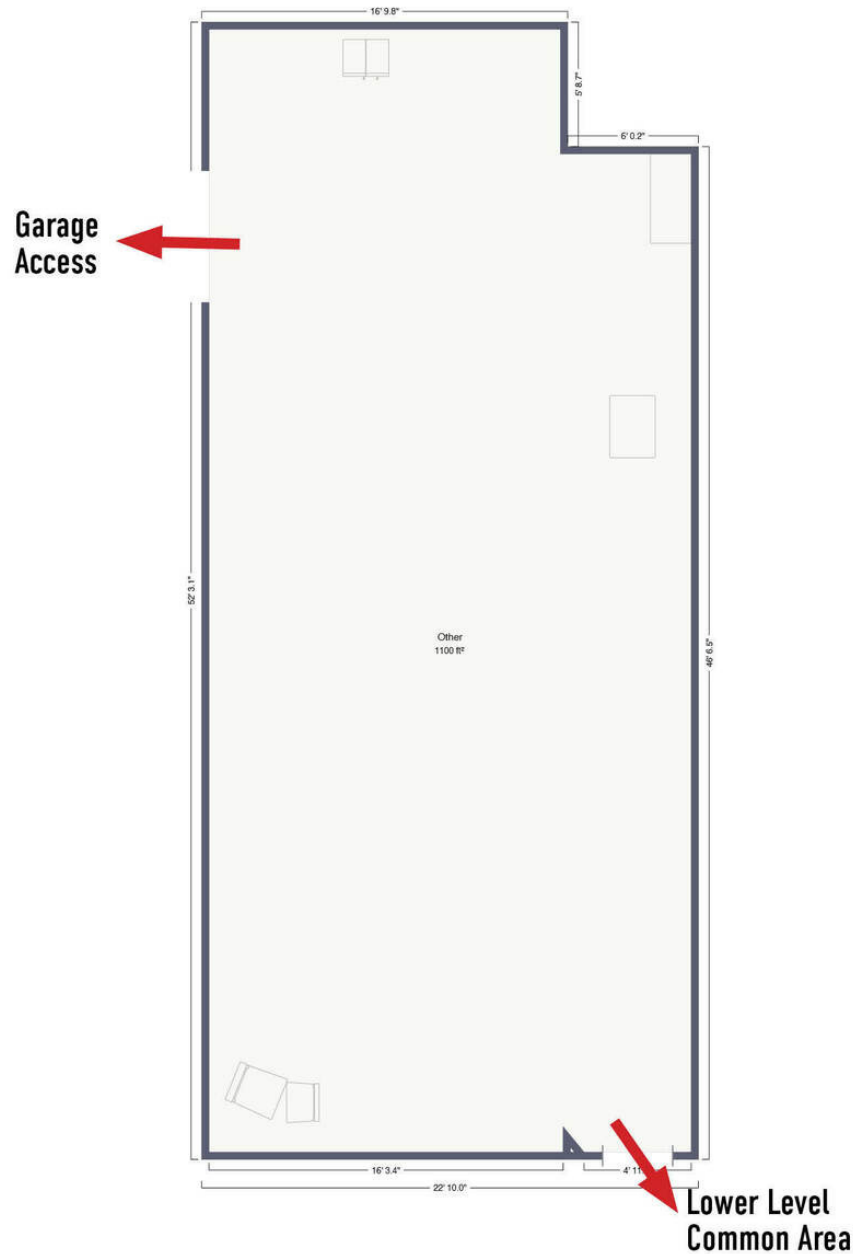
*All SF is approximate

THIRD FLOOR PLAN

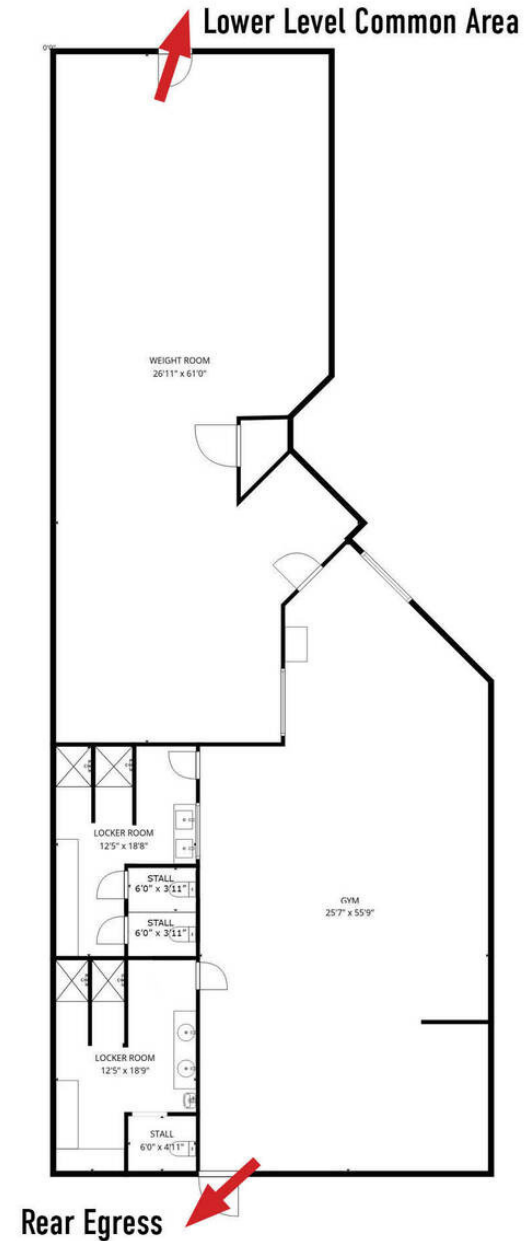


PLAZA -AVAILABLE SPACES

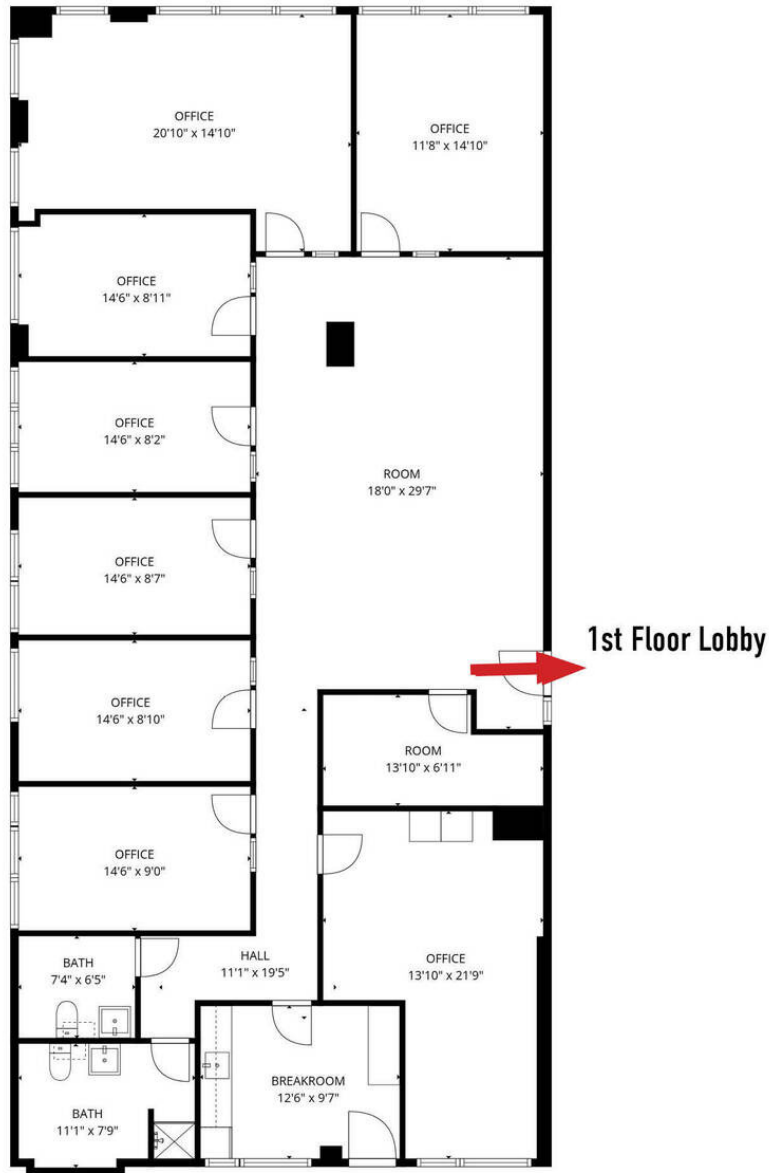
SUITE B200 : ±1,405 RSF
PLAZA
ALL MEASUREMENTS ARE APPROXIMATE



SUITE B300 : ±3,858 RSF
PLAZA
ALL MEASUREMENTS ARE APPROXIMATE

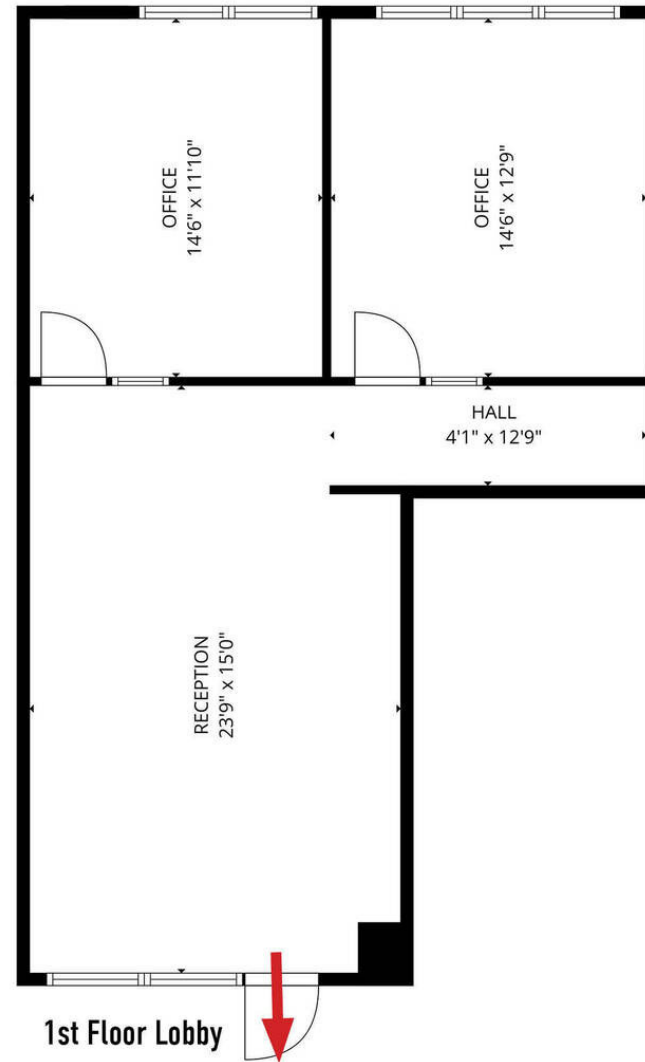


FIRST FLOOR - AVAILABLE SPACES



SUITE 110 : ± 2,699 RSF
FIRST FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

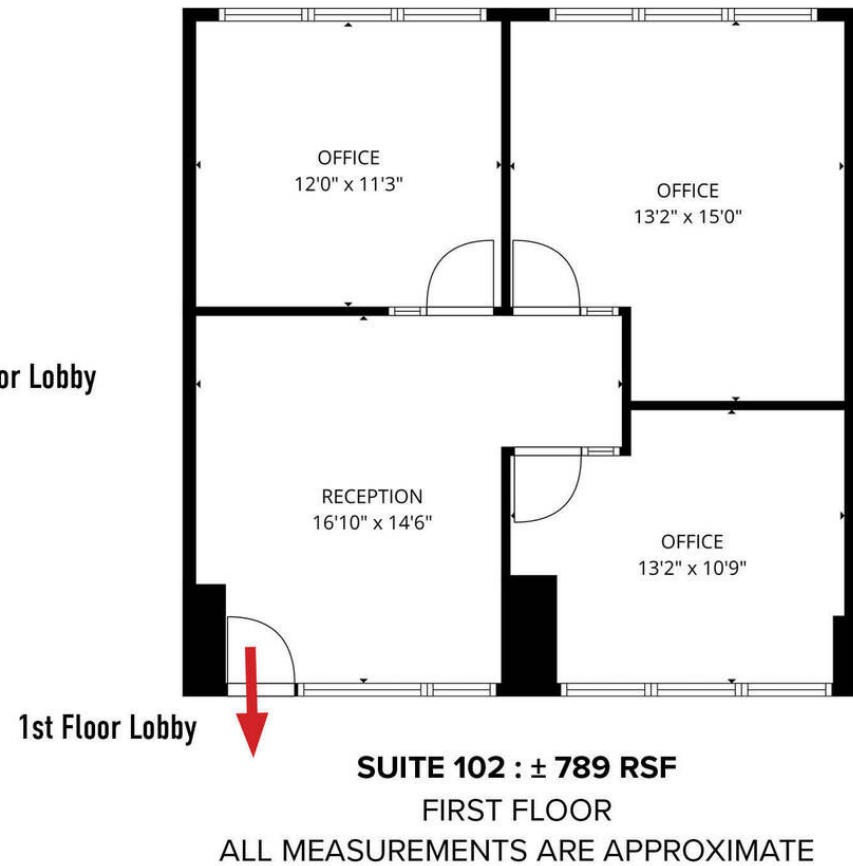
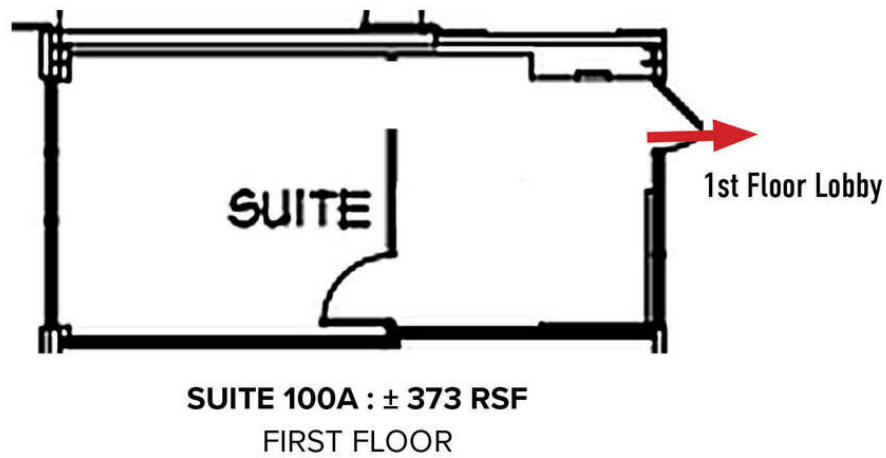


SUITE 110A : ± 919 RSF

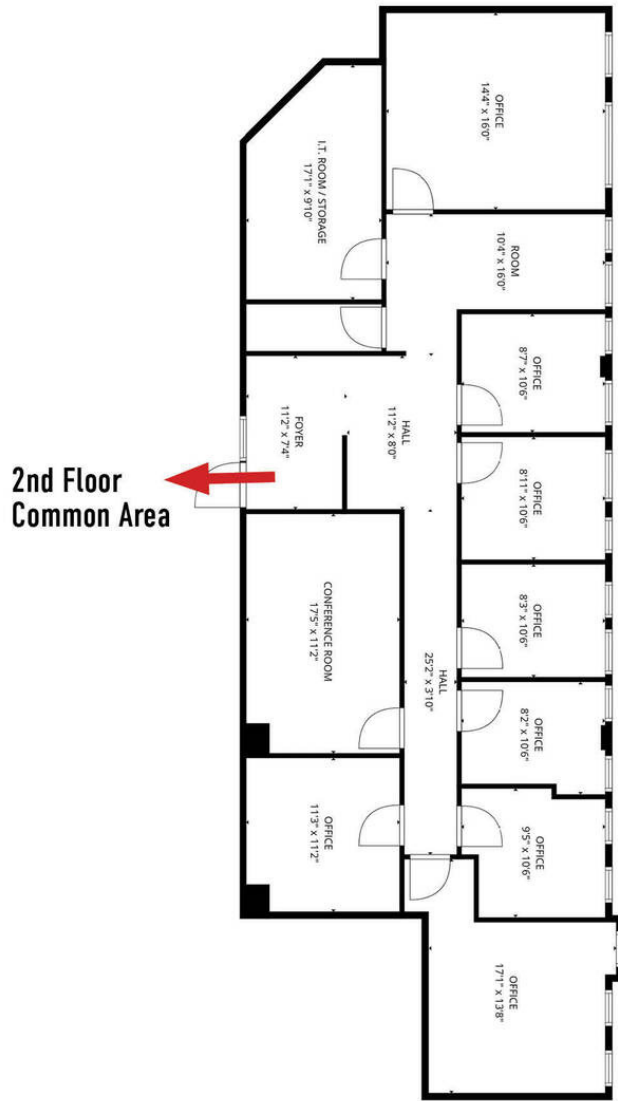
FIRST FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

FIRST FLOOR -AVAILABLE SPACES



SECOND FLOOR -AVAILABLE SPACES

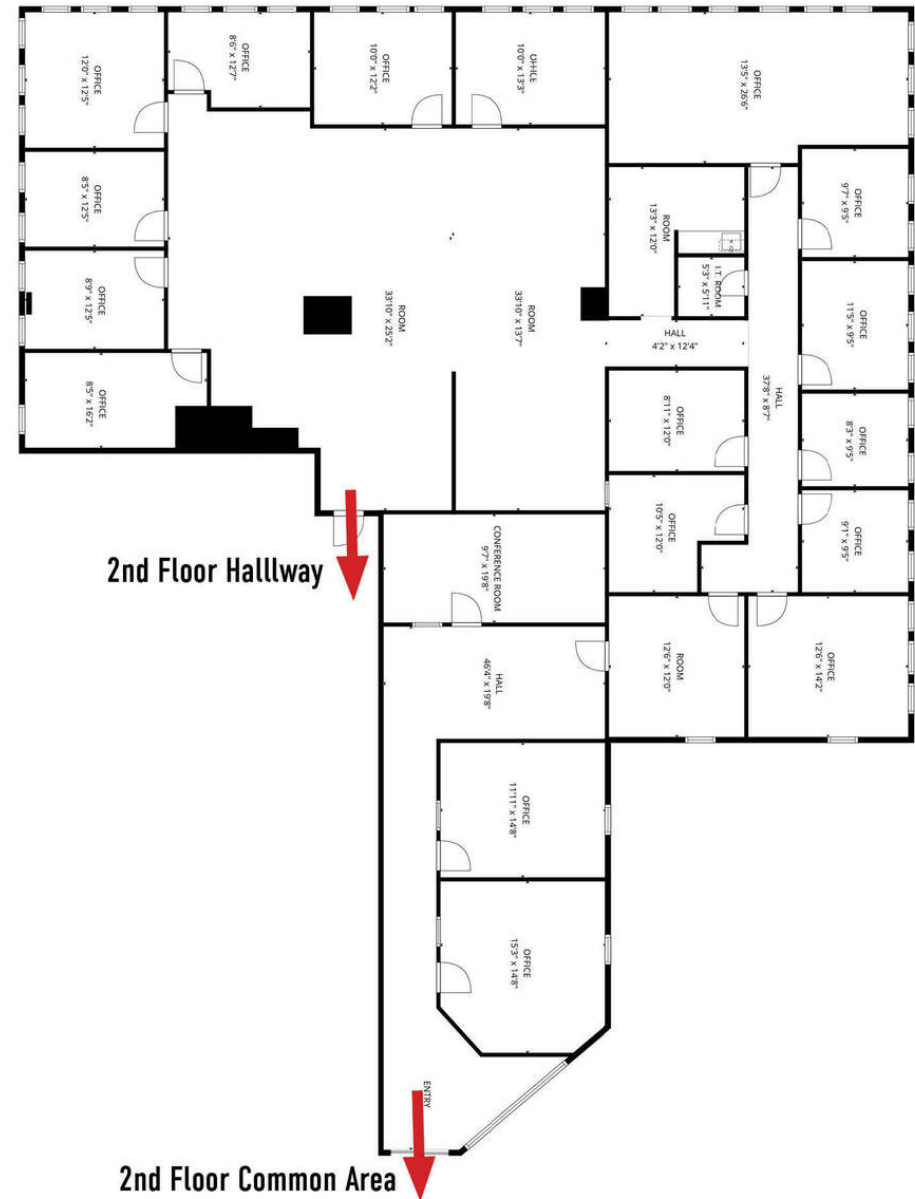


2nd Floor
Common Area

SUITE 216 : ±2,267 RSF

SECOND FLOOR

ALL MEASUREMENTS ARE APPROXIMATE



2nd Floor Hallway

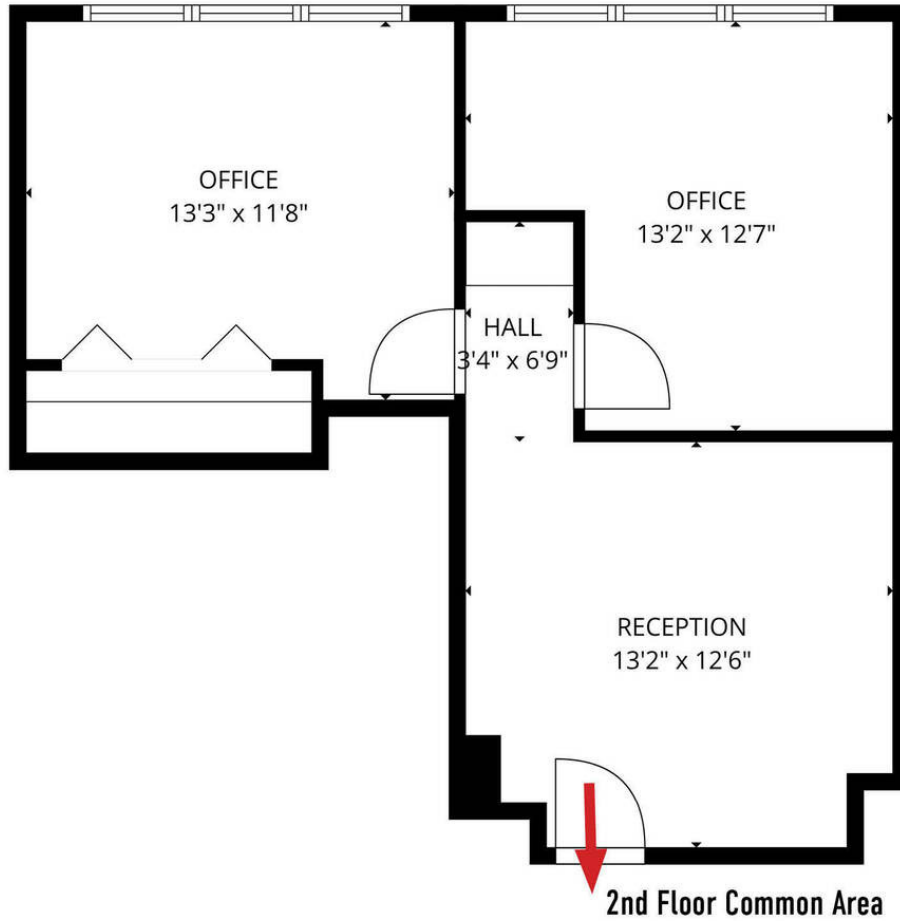
2nd Floor Common Area

SUITE 214 : ±6,010 RSF

SECOND FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

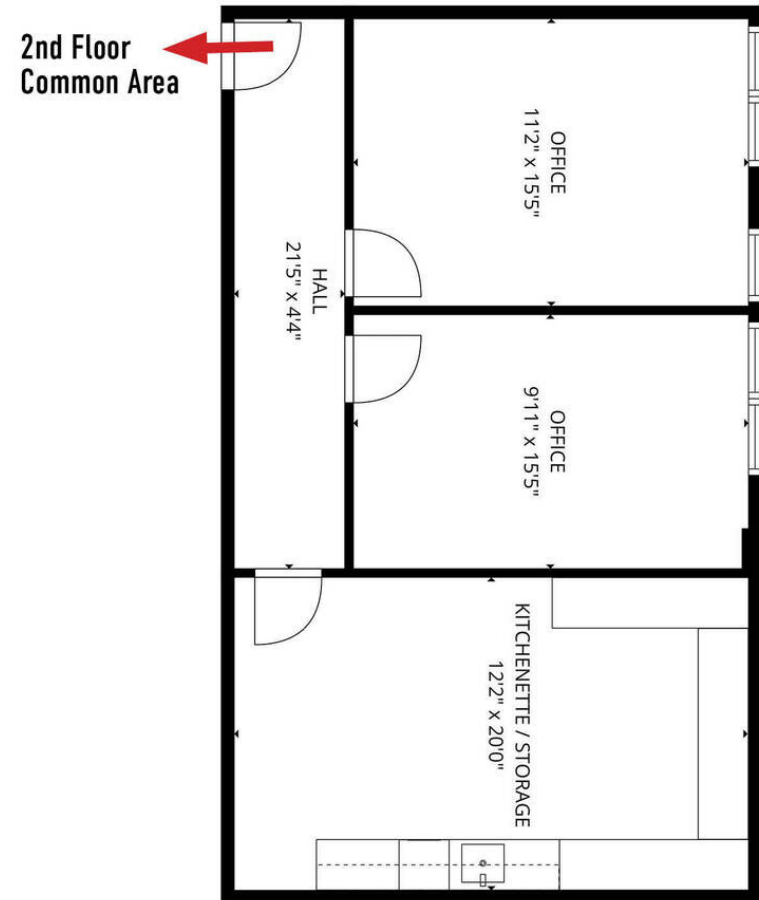
THIRD FLOOR -AVAILABLE SPACES



SUITE 304 : ±643 RSF

THIRD FLOOR

ALL MEASUREMENTS ARE APPROXIMATE



SUITE 305 : ±518 RSF

THIRD FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

AERIAL PHOTO



MARYLAND STATE HOUSE
0.9 mi | 3 min drive

CITY DOCK
1.2 mi | 6 min drive

CHESAPEAKE BAY

WEST STREET

275 WEST ST

**P WEST GARRETT PLACE
PARKING GARAGE**

9,670 AWDT

AMOS GARRETT BLVD

Right In
Right Out

**WESTIN
HOTELS & RESORTS**

NAVY STADIUM
0.9 mi | 3 min drive

TAYLOR AVE

SPA ROAD

**BATES
MIDDLE SCHOOL**
**MARYLAND HALL
FOR THE CREATIVE ARTS**
0.4 mi | 2 min drive

West Street Dining

Logos for Metropolitan, Lemongrass, Curate, Leo, and Timber Pizza Co.

West Street Dining

Logos for Keyel, Rams Head, Dunkin' Donuts, Picante, Luna Blu, and Stan Joe's.

Logo for Brown Mustache Coffee.

City Dock Dining/Retail

Logos for Federal House, Iron Rooster, McGarvey's, Billy Beal's, Soft's Crepes, and Rise Up.

Logos for Westin, Varuna, and Carpaccio.

Logo for Graduate Annapolis.

Logo for M&T Bank.

Logo for Truist.

Logo for Galway Bay.

Logo for The Chopin.

275 West St



Main Street Retail

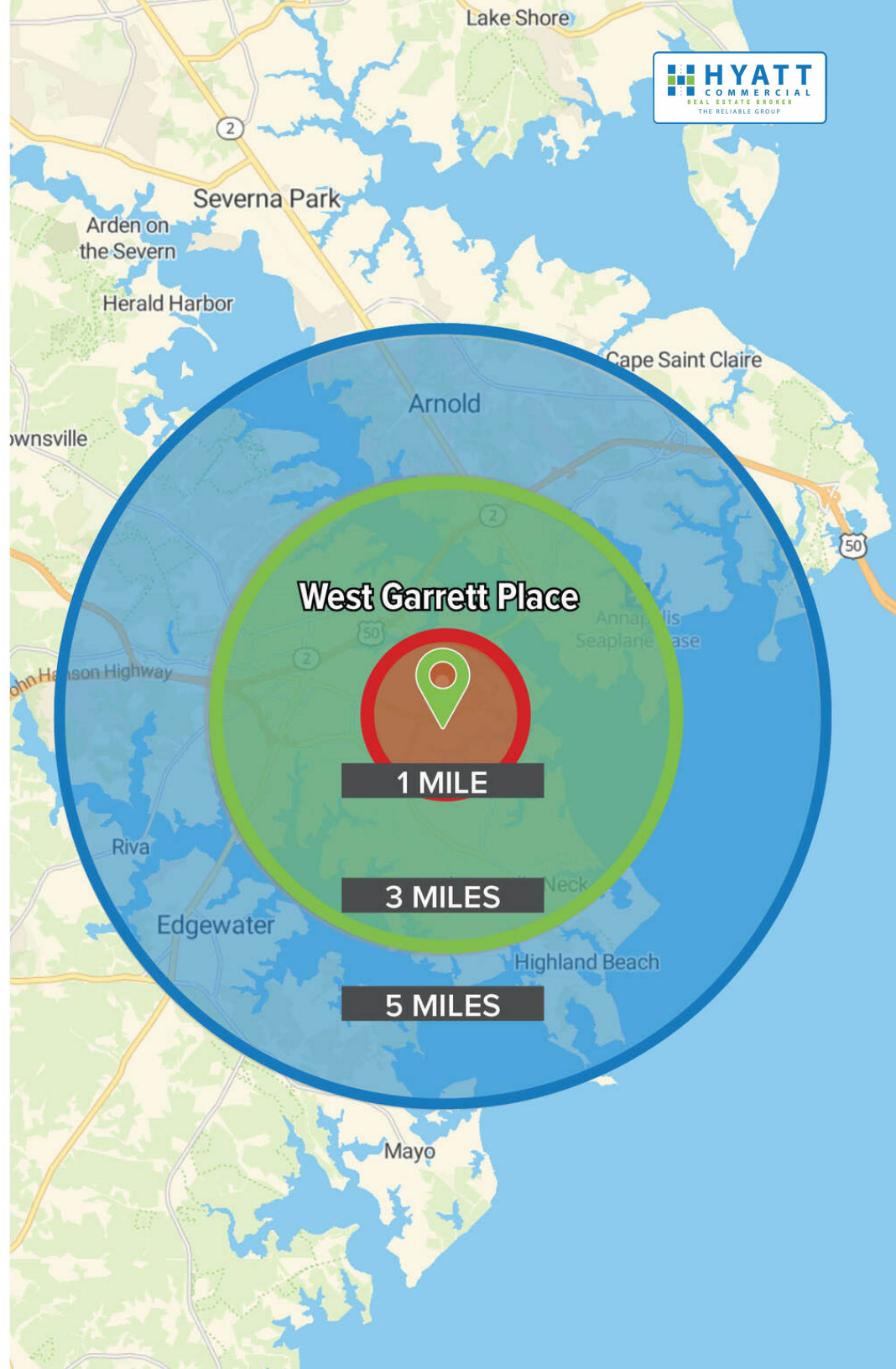
Logos for 3 Sisters, Starbucks, Chickruth's, Dry 85, Made Plus, Teriyaki House, CVS Pharmacy, O'Brien's, Acqua AL2, Lou Lou, The Lucky Knot, Ostepizza, Red Red Wine Bar, and Preserve.

Logo for Carrol's Creek Cafe.

DEMOGRAPHICS

2025 SUMMARY	1 Mile	3 Miles	5 Miles
Population	15,803	61,619	111,504
Households	6,908	26,193	46,095
Families	3,713	14,646	27,925
Average Household Size	2.22	2.31	2.38
Owner Occupied Housing Units	3,830	15,030	32,040
Renter Occupied Housing Units	3,078	11,163	14,055
Median Age	40.2	40.4	42.8
Median HH Income	\$118,514	\$126,690	\$138,879
Average HH Income	\$166,498	\$173,416	\$183,996
Per Capita Income	\$71,906	\$74,063	\$76,526

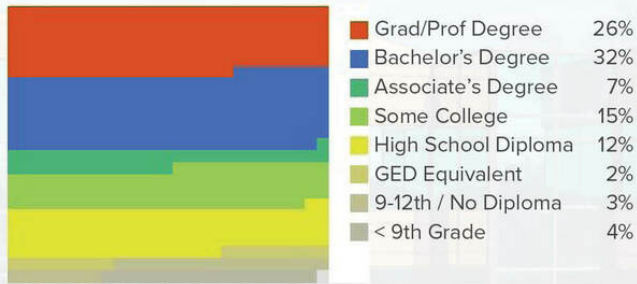
View Full Report

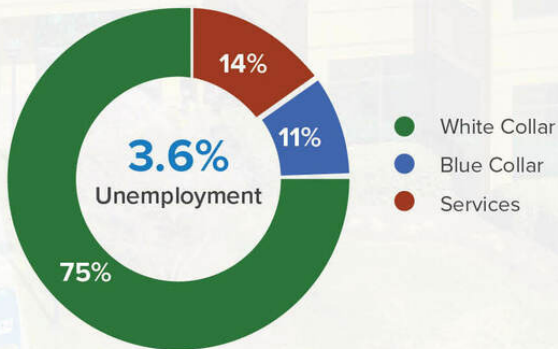
DEMOGRAPHICS - WITHIN 3 MILES



EDUCATIONAL ATTAINMENT



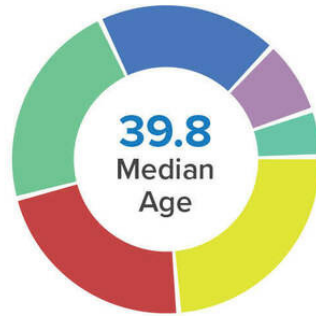
EMPLOYMENT TYPE (RESIDENTS)



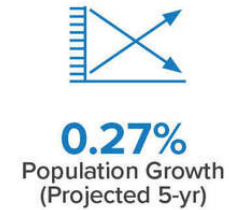
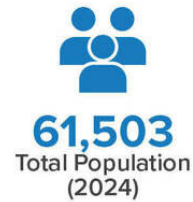
[View Full Report](#)



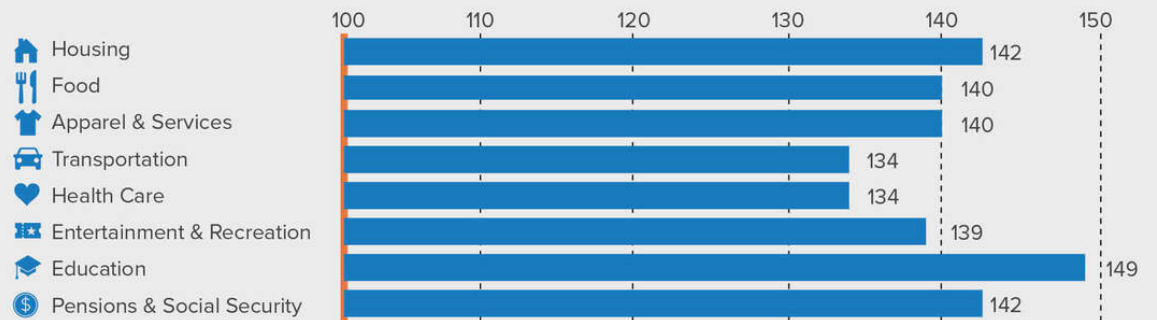
GENERATIONAL PREDOMINANCE



- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Gen X (Ages 42 - 57)
- Baby Boomer (Ages 58 - 76)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)



HOUSEHOLD EXPENDITURES



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.



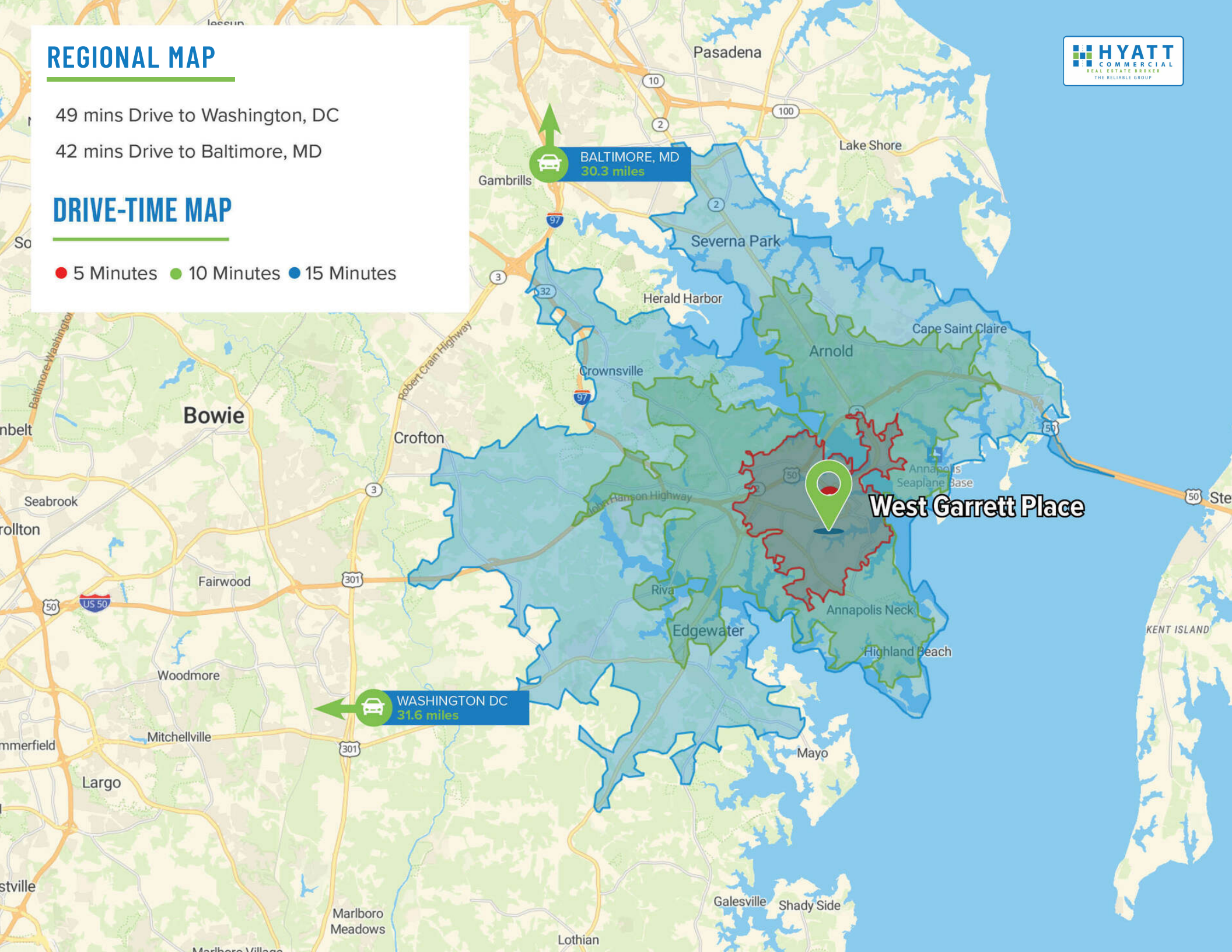
REGIONAL MAP

49 mins Drive to Washington, DC

42 mins Drive to Baltimore, MD

DRIVE-TIME MAP

● 5 Minutes ● 10 Minutes ● 15 Minutes





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

Eddie Trujillo

202.531.4616

ETrujillo@hyattcommercial.com

John Kauffman

443.584.4496

jkauffman@hyattcommercial.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.