

Amenity-Rich Office Space in the heart of Downtown Annapolis



FOR LEASE

60 West Street
ANNAPOLIS, MARYLAND



ROSSOCRE.COM

// MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

60 West Street

ANNAPOLIS, MARYLAND

Property Highlights

- » Upscale Offices available in the Amenity-Rich West Street Arts District in Downtown Annapolis
- » Prominent location, situated at the corner of West & Calvert Streets
- » Abundant morning, lunchtime and dinner options just outside building entrance
- » Parking garage on-site with reserved and unreserved spaces available for an additional fee
- » Walkable to Anne Arundel County & State offices, the Courthouse, City Dock, hotels, and restaurants
- » Renovated lobby, common areas and electronic building directory
- » On-site property management



*Historic Downtown Annapolis
Offices with Parking.*





West Street Arts + Dining District

The first block of Annapolis' historic West Street is the place to be with endless activities for arts and entertainment. The Inner West Street Association initiated its Annapolis First Sunday Arts Festival in 2001. This arts festival runs from May to November, featuring over 175 vendors and three music stages with live entertainment. It draws thousands of guests from all over the state and beyond. The festival provides economic growth to businesses within West Street and Annapolis Arts and Entertainment District and promotes artists and artisans within the City, County, and State. Dinner Under the Stars is supported by the local restaurants on the street, featuring outdoor dining and music every Wednesday and Saturday from May through September, with themed nights for a night of fun, dining, and dancing.



Area Overview



1. Metropolitan Kitchen & Lounge
2. Lemongrass Thai
3. Curate Annapolis Cafe & Bakery
4. Graduate Annapolis Hotel
5. 7-11
6. Level A Small Plates Lounge
7. Tsunami

8. Stan & Joe's Saloon
9. Picante Annapolis
10. Luna Blu Ristorante
11. Rams Head On Stage
12. Reynolds Tavern
13. Acqua AI 2
14. The Maryland Inn

15. Vida Taco
16. Parley Room
17. Annapolis Ice Cream Company
18. Joss Cafe & Sushi
19. Dry 85
20. Mason's Famous Lobster Rolls
21. Red Red Wine Bar + Bistro

22. Café Normandie
23. Osteria 177
24. The Lucky Knot
25. Preserve
26. Chick & Ruth's Delly
27. The Spice & Tea Exchange
28. Tarin Thai Cuisine



ACQUA AL 2



Acqua al 2 offers an authentic Tuscan dining experience featuring a wide array of vegetarian pasta, hand-carved steaks, and fresh seafood, as well as an extensive Italian wine list.



Notable Nearby Neighbors

DOWNTOWN ANNAPOLIS



DOWNTOWN ANNAPOLIS / MAIN STREET



THE CHOPTANK



The Choptank Annapolis features 7,500 square feet of interior space and an outdoor dining area made up of a covered rooftop bar overlooking the water, and dockside dining complete with fire pits and outdoor games.



PRESERVE



The top music club under 500 seats in the world! This beautiful smoke-free, seated nightclub offers an amazing array of national talent. Food and beverage served before and during show.



RAM'S HEAD ON STAGE



CHURCH CIRCLE



Preserve is a casual American restaurant using sustainable and local products. Pickling, Preserving and Fermenting is a passion and focus on the menu.



// LOCATION OVERVIEW

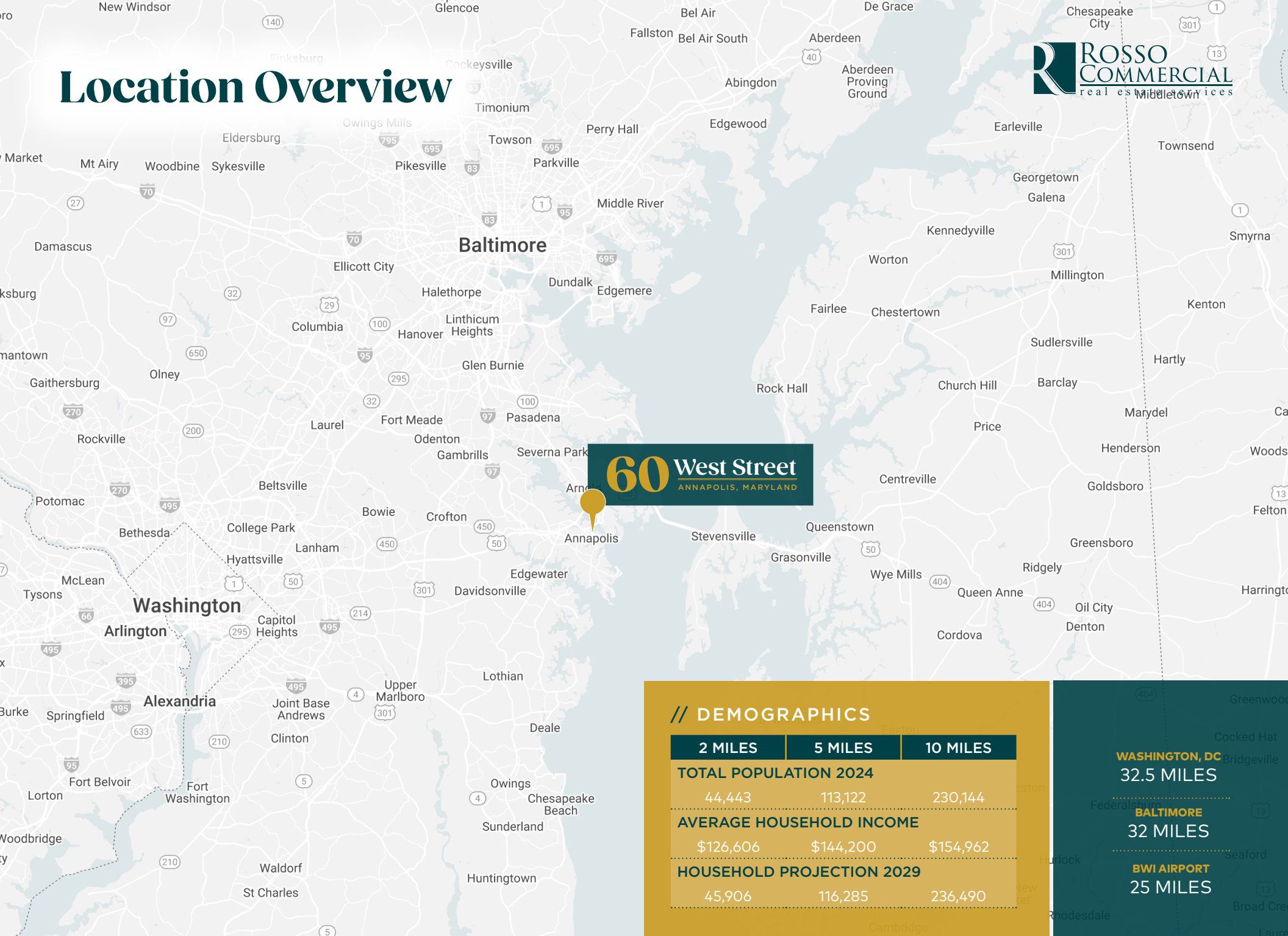
Annapolis

Founded in 1649, Annapolis, "America's Sailing Capital," is filled with history and activity. Annapolis served as the temporary capital of the United States from 1783-1784 and has been the capital of Maryland since 1694. At the heart of the City is historic downtown Annapolis, the city's business and residential district which features the State Capital, US Naval Academy, and St Johns College. Here, streets are filled with students, professionals, Navy midshipmen, city officials, state officials, fishermen and sailors. The streets are lined with beautiful 17th and 18th century buildings that are now home to top restaurants, shops, bars, art galleries and modern offices.

Annapolis is located on the Chesapeake Bay, the nation's largest estuary, and only 25 miles south of Baltimore and 30 miles east of Washington D.C. The city attracts residents looking for a high quality of life where they can work, live and play all within walking distance of the waterfront and a short drive to Baltimore or DC. Annapolis provides its residents and tourists with easy water access, facilitating sailing, paddle boarding, kayaking and ferries throughout the Chesapeake Bay.



Location Overview



// DEMOGRAPHICS

2 MILES	5 MILES	10 MILES
TOTAL POPULATION 2024		
44,443	113,122	230,144
AVERAGE HOUSEHOLD INCOME		
\$126,606	\$144,200	\$154,962
HOUSEHOLD PROJECTION 2029		
45,906	116,285	236,490

WASHINGTON, DC
32.5 MILES

BALTIMORE
32 MILES

BWI AIRPORT
25 MILES

60 West Street

ANNAPOLIS, MARYLAND

Ryan J. Brant

rbrant@rossocre.com

C | 301.768.2710

Ross Westholm

ross@rossocre.com

C | 443.336.9855

John A. Rosso, SIOR

john@rossocre.com

C | 410.802.1909



One Annapolis Street // Suite 101 // Annapolis, MD 21401 // www.RossoCRE.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 of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.