

1 Park Place

SUITE 590 | ANNAPOLIS, MD

Prime location in
Downtown Annapolis
FOR SUBLEASE

Furnished, Professionally
Designed & Elegantly
Appointed Office Sublease



ROSSO
COMMERCIAL

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Turn-key, plug-and-play workspace ready for immediate occupancy. This top-floor suite offers a highly efficient layout with modern finishes, abundant natural light, and a professional environment ideal for teams seeking a prestigious Annapolis presence. Flexible lease term options available.

PROPERTY OVERVIEW:

Availability: For Sublease

Total Space: 5,157 SF

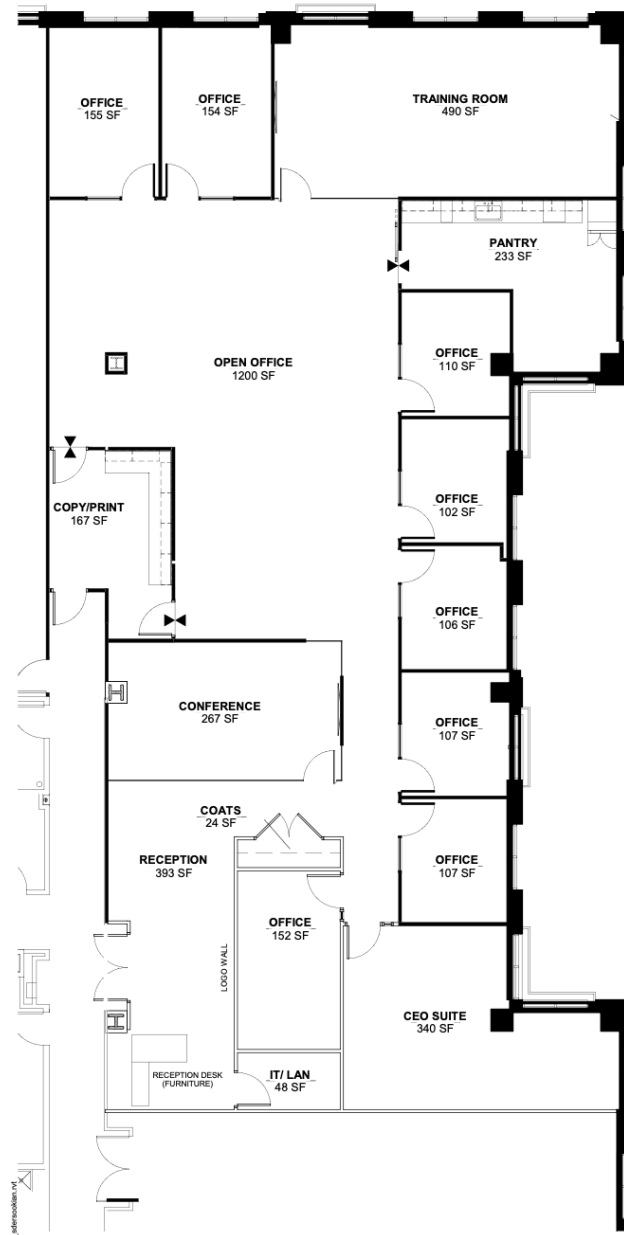
Floor: 5th Floor (Top Floor)

Term: Sublease through March 2029

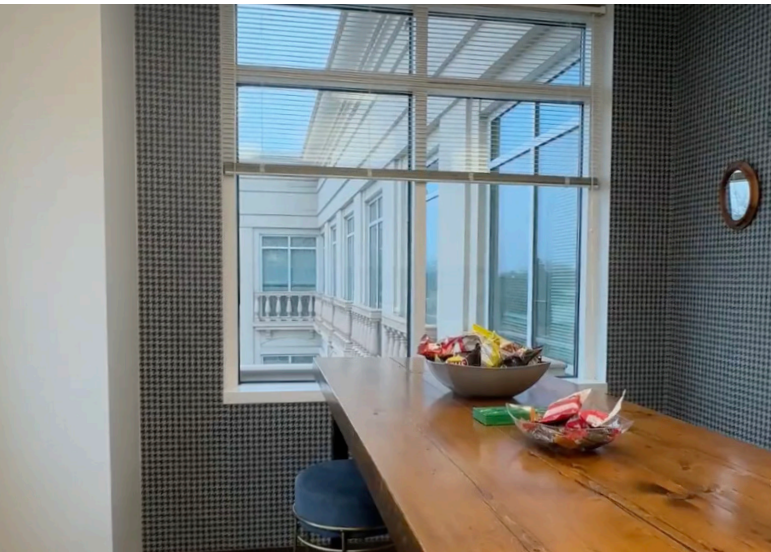
Use: Office

PROPERTY/LOCATION HIGHLIGHTS:

- Attractive outdoor plaza
- Abundant garage parking available
- Professionally maintained common areas
- Walkable to dining, retail, and waterfront amenities
- Adjacent to the Westin Annapolis Hotel (225 rooms) — ideal for business visitors and clients
- Ideal for professional office users seeking a prestigious Annapolis address
- Nearby retail: Miss Shirley's Cafe, Carpaccios, Seasalt, Captain's Daughter Bar and Lounge, Varuna Salon Spa



Property Overview



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.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

Area Overview



- | | | | |
|------------------------|------------------------------------|----------------------------------|------------------------|
| 1. Maryland Hall | 7. The Resin Room | 13. Graduate by Hilton Annapolis | 19. Rams Head On Stage |
| 2. Westin Annapolis | 8. Sailor Oyster Bar | 14. Level A Small Plates Lounge | 20. Reynolds Tavern |
| 3. Seasalt | 9. Hilton Garden Inn | 15. Tsu | 21. The Maryland Inn |
| 4. Miss Shirley's Cafe | 10. Metropolitan Kitchen & Lounge | 16. Stan & Joe's Saloon | 22. Acqua Al 2 |
| 5. Reuben's Restaurant | 11. Lemongrass | 17. Picante Annapolis | 23. Vida Taco |
| 6. Leo Annapolis | 12. Curate Annapolis Cafe & Bakery | 18. Luna Blu Ristorante | 24. Parley Room |

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