

1160 SPA ROAD

ANNAPOLIS, MARYLAND

FOR SALE/LEASE

PROFESSIONAL OFFICE CONDO



Annapolis office condo with convenience at every turn.



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PROPERTY OVERVIEW & HIGHLIGHTS



1160 Spa Road offers a rare opportunity to own or lease a long-standing, professional office condo in a highly accessible Annapolis location. The space features a welcoming reception area, multiple private offices, in-suite restrooms, and a kitchenette — all designed for efficient, professional use.

Enjoy ample on-site parking and excellent connectivity to **Forest Drive, Spa Road**, and major routes including **Route 50** and **I-97**. Ideal for professional or service-based users seeking a convenient, established business address.

Sale Highlights

- » Comprises 3 condo units (2A, 2B, and 2C) totaling approximately 3,000 SF +/-
- » Unit 2A (750 SF +/-): Currently tenant-occupied (negotiable upon vacating)
- » Units 2B/C (2,250 SF +/-): Owner-occupied; will vacate upon sale
- » Asking Price: \$795,000
- » Shared Hot Water Heater and HVAC systems
- » Condo Fees: \$300/month (per unit)

Leasing Highlights

- » Lease from 750 SF up to 3,000 SF ±
- » Asking Rent: \$23.50/SF, MG

Space Highlights

Unit 2A

- » 2–3 private offices
- » Bathroom
- » Storage
- » Conference Room

Units 2B/C

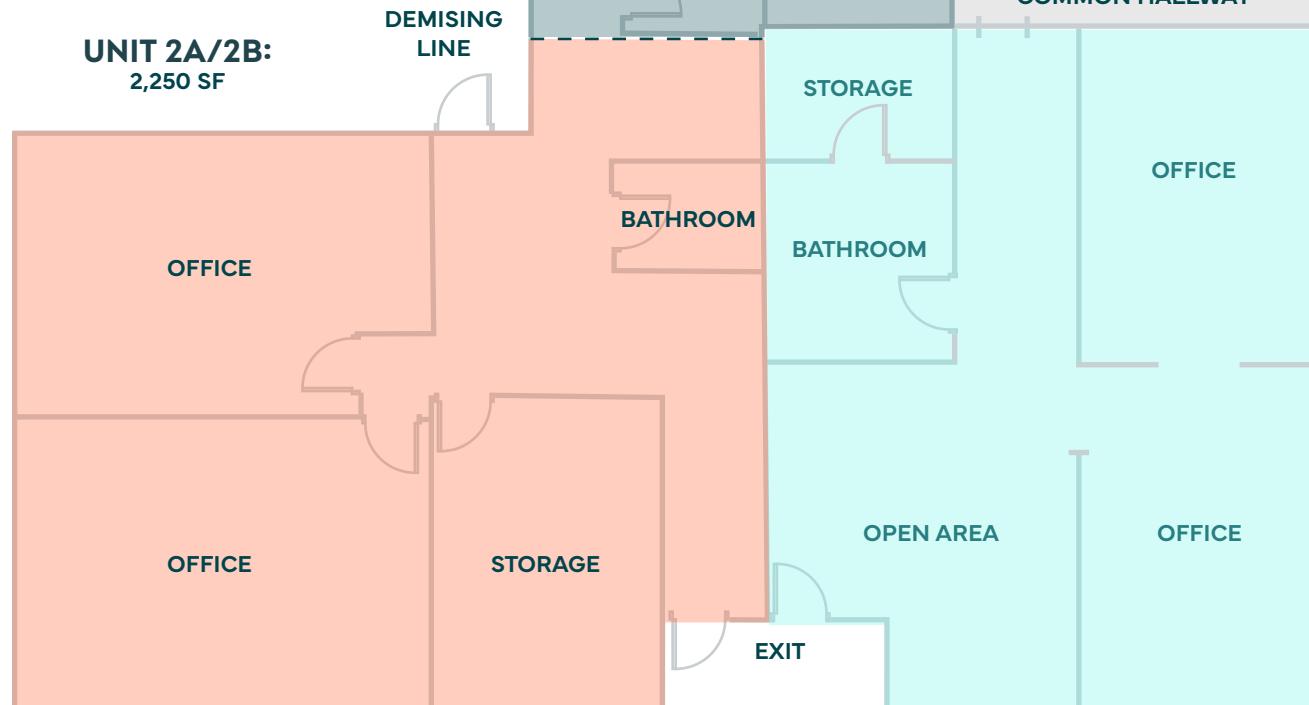
- » Reception area
- » Kitchenette
- » Conference Room
- » 5 private offices (with potential to add an additional office)
- » 2 restrooms
- » Storage

FLOOR PLANS

APPROXIMATE FLOOR PLAN



UNIT 2B



UNIT 2A
750 SF [CURRENTLY OCCUPIED]



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ANNEAPOLIS, MARYLAND

Ryan Brassel SIOR

ryan@rossocre.com
C | 410.507.3144

Brooke McAdam

brooke@rossocre.com
C | 410.707.2526



One Annapolis Street | Suite 101 | Annapolis, MD 21401 | www.RossoCRE.com

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