

# 1160 SPA ROAD

ANNAPOLIS, MARYLAND

## FOR SALE/LEASE

### PROFESSIONAL OFFICE CONDO



[www.RossoCRE.com](http://www.RossoCRE.com)

*Annapolis office condo with  
convenience at every turn.*

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**



# 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

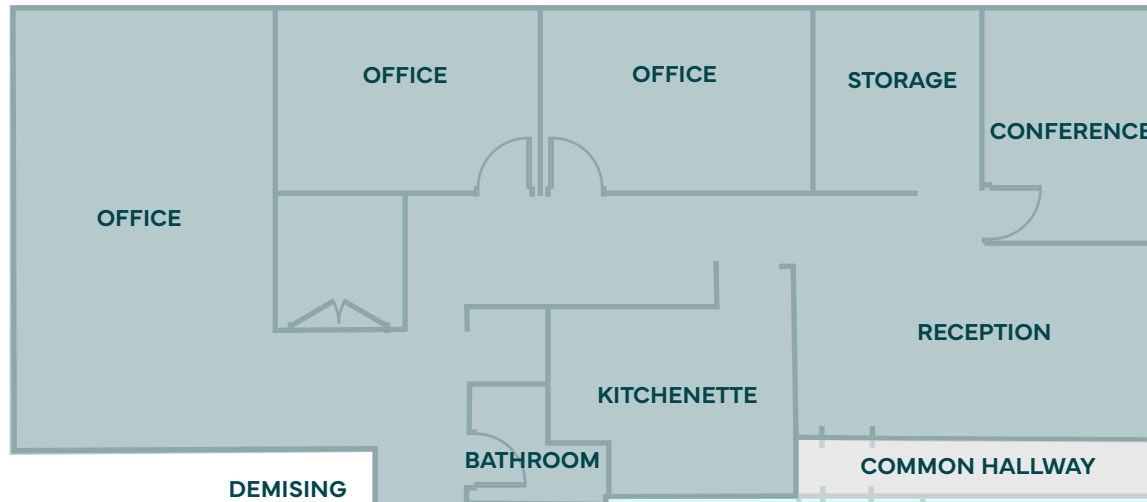
- » Reception area
- » Kitchenette
- » Conference Room
- » 5 private offices (with potential to add an additional office)
- » 2 restrooms
- » Storage



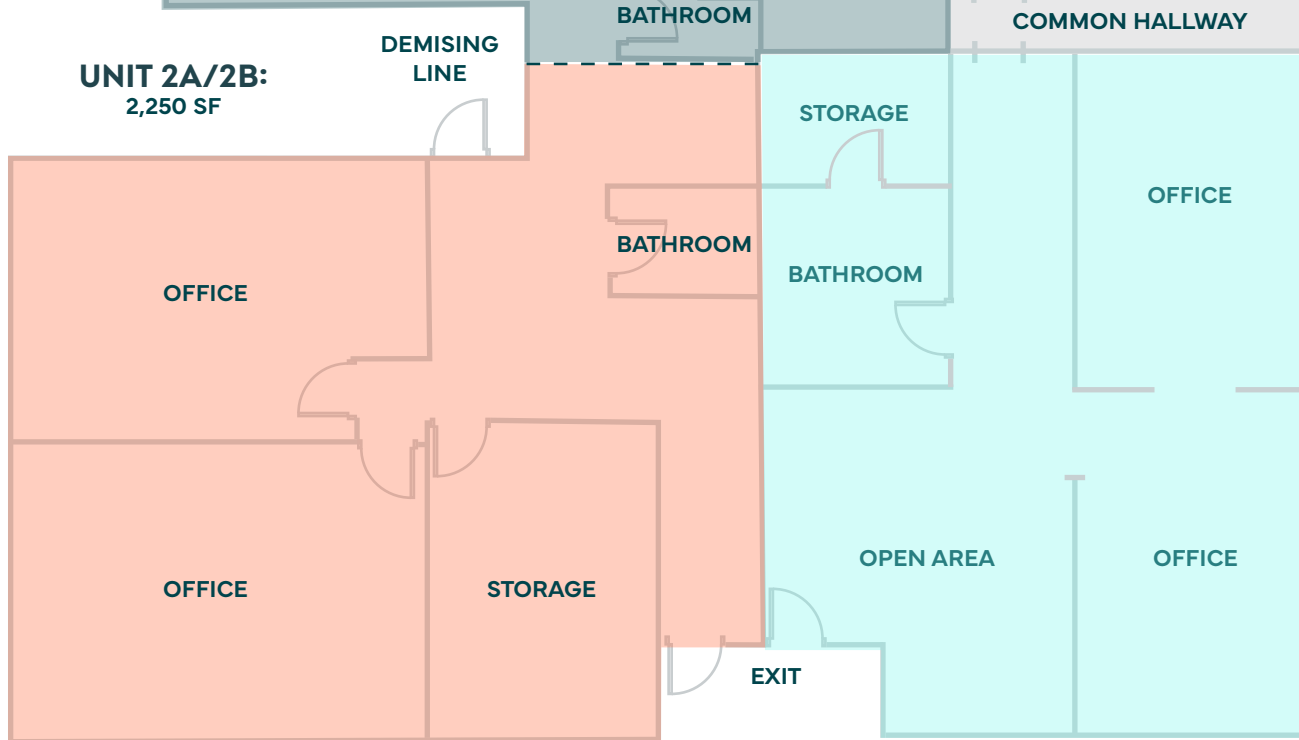
# FLOOR PLANS

## APPROXIMATE FLOOR PLAN

### UNIT 2B



### UNIT 2A/2B: 2,250 SF



### UNIT 2C

### UNIT 2A 750 SF [CURRENTLY OCCUPIED]





**ANNAPOLIS TOWN CENTER**

CAVA WILLIAMS SONOMA WHOLE FOODS MARKET AT&T

P.F. CHANG'S SEPHORA J. ALEXANDER'S RESTAURANT

Toastique Tarte

ANTHROPOLOGIE POTTERY BARN TARGET TRUE FOOD KITCHEN

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THE FRESH MARKET STARBUCKS POTBELLY ROBESK

FRIDAYS BARNES & NOBLE BOOKSELLERS OLD NAVY

pure barre CalBurger

Audi TACO BELL HONDA LUMBER

Starbucks YOGA VICTORY

Miss Shirley's CARPACCIO

seasalt VARUNA

**DOWNTOWN ANNAPOLIS**

**1160 SPA ROAD**  
ANNAPOLIS, MARYLAND

**WASHINGTON, DC**  
30 MILES

**BALTIMORE**  
28 MILES

**ROUTE 50**  
5 MILES

**ROUTE 97**  
4 MILES

**SAFeway**

CVS Lulu's Pizza Celebree SCHOOL

BOL'S SISTERS fresh EL CARBITO MEXICAN GRILL ECOXRESS CAR WASH

**CLOCK TOWER PLACE**

CAPIZZA'S calico B+B DOG LATE7CITY MARKET

WINE CELLARS Good House Institute DEADRISE CRABBLE

**ANNAPOLIS MIDDLE SCHOOL**

**TRUXTUN PARK**



# **1160** SPA ROAD

ANNAPOLIS, MARYLAND

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