



122 SEVERN AVE

ANNAPOLIS, MD 21403

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Recently renovated two-story flex office building with a mix of private offices, conference rooms and open collaborative space
- Upscale and eclectic finishes throughout with exposed vaulted ceilings
- Includes six off-street parking spaces and a roll up door, providing convenient access and rare on-site parking
- Enjoy the convenience of a walkable community in Eastport, MD, where you can easily access local amenities and attractions without the hassle of long commutes
- Examples of WMM (Waterfront Mixed Maritime) uses include: Office, retail, light assembly & manufacturing, warehousing and storage
- Available immediately for purchase; available for lease in May 2025

BUILDING SIZE:

5,344 SF

STORIES:

2

ZONING:

WMM

SALE PRICE:

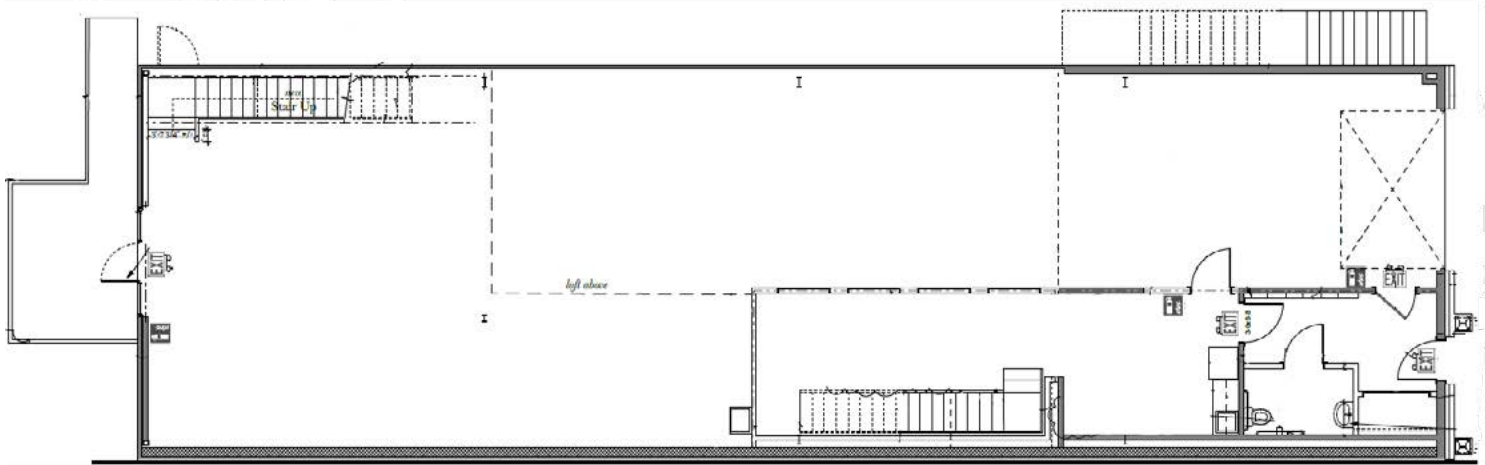
\$1,699,000 (\$317.93/PSF)

RENTAL RATE:

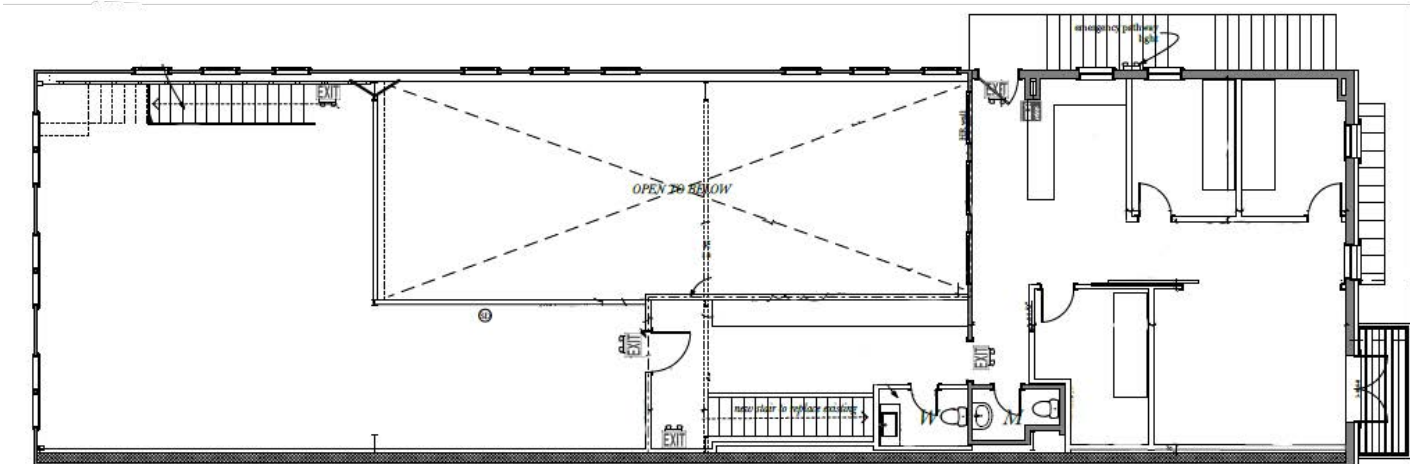
\$25.00/SF MG



FLOOR PLAN



1st Floor
3,024 sf



2nd Floor
2,320 sf

TRADE AREA

NEARBY POINTS OF INTEREST (0.5 MILE):

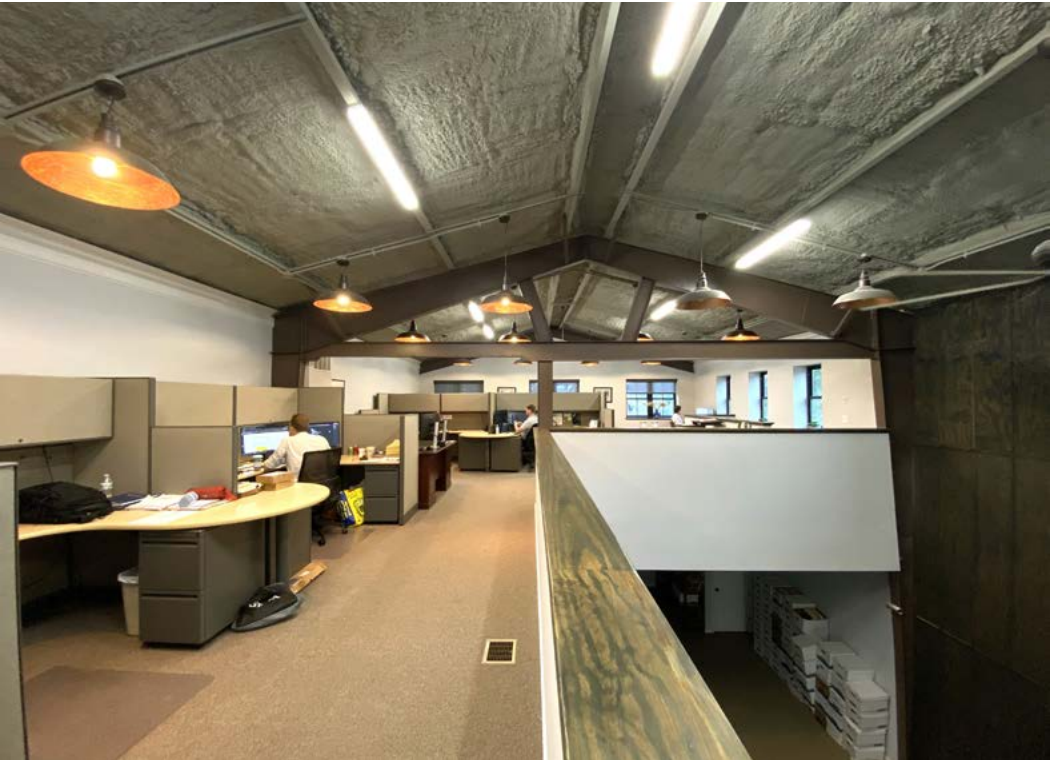
- 1 CARROL'S CREEK CAFE
- 2 CHART HOUSE
- 3 BREAD AND BUTTER KITCHEN
- 4 BOATYARD BAR & GRILL
- 5 RUTH'S CHRIS STEAK HOUSE
- 6 BLACKWALL HITCH
- 7 DAVIS' PUB
- 8 ANNAPOLIS YACHT CLUB
- 9 ANNAPOLIS WATERFRONT HOTEL
- 10 ANNAPOLIS MD CAPITAL YACHT CLUB
- 11 SAFE HARBOR ANNAPOLIS
- 12 BURNSIDE PARK
- 13 ANNAPOLIS CITY DOCK
- 14 BAKERS & CO
- 15 US POSTAL SERVICE
- 16 LEEWARD MARKET
- 17 ADAM'S ON FOURTH
- 18 FORWARD BREWING CO
- 19 LEWNES' STEAK HOUSE
- 20 O'LEARY'S SEAFOOD RESTAURANT
- 21 EASTPORT SHOPPING CENTER
- 22 EASTPORT KITCHEN



PHOTOS: **FIRST FLOOR**



PHOTOS: SECOND FLOOR



FOR MORE INFO **CONTACT:**



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