

FOR LEASE

801 COMPASS WAY, ANNAPOLIS, MD 21401



Office Space
Building For Lease

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HIGHLIGHTS

- Positioned at the heart of a thriving urban area with ample parking and adjacent to walking trails
- 2nd floor suites with easy access and elevator
- Common bathrooms in hall featuring granite countertops
- Suites 203, 205, & 207 from +/- 950 to ±3,850 SF contiguous space
- Expansive window-line offering plenty of natural sunlight
- Competitive full-service rates and flexible terms
- Professionally managed and maintained

OFFERING



FOR LEASE

OFFICE SPACE

Lease Rate ----- \$23.00 SF/yr

Building Size ----- 32,987 SF

Year Built ----- 1990

Building Class ----- B

Available -----

Suite 203 - 1,800 SF

Suite 212 - 350 SF

Suite 205 - 950 SF

Suite 214 - 1,000 SF

Suite 207 - 1,050 SF

Suite 218 - 1,100 SF

Suite 210 - 650 SF



FLOOR PLAN



Stairs	W	Suite 201	Suite 203 ±1,800 SF AVAILABLE	Suite 205 ±950 SF AVAILABLE	Suite 207 ±1,050 SF AVAILABLE	Suite 217 ±1,700 SF AVAILABLE		
	<i>Suite 203-217 may combine for +/- 5,500 SF contiguous space</i>							
M	Suite 200a	Suite 216	Suite 208	Suite 209	Suite 210 ±650 SF AVAILABLE	Suite 212 ±350 SF AVAILABLE	Suite 214 ±1,000 SF AVAILABLE	Suite 218 ±1,100 SF AVAILABLE

 Occupied

 Vacant

Baltimore Washington International Airport
33-minute drive

Washington DC
52-minute drive

WESTFIELD ANNAPOLIS MALL

Sears FOREVER 21 The Container Store
 JCPenney
 noodles Retro Fitness California PIZZA HUTS LEGO
 VANS "OFF THE WALL" SKECHERS H&M ZARA
 T Mobile SKECHERS H&M ZARA
 HOLLISTER BARN SHOW CLIPOTTE SEPHORA

Rolling Knolls Elementary School

HOMESENSE TRADER JOE'S
 Marshalls M&T Bank
 JOANN Reico KITCHEN & BATH

GATEWAY VILLAGE
 Orangetheory FITNESS BEST BUY
 PET SMART SAFEWAY
 DICK'S SPORTING GOODS PAPA JOHN'S

sam's club



UNCLE JULIO'S MEXICAN RED LOBSTER



SHAVEN RD



Heritage Harbor Golf Club

ANNAPOLIS TOWN CENTER

CAVA Bassett Furniture Direct target CharmCityRun
 BED BATH & BEYOND POTTERY BARN
 GENJI WHOLE FOODS MARKET MUSE
 TUSCAN PRIME WILLIAMS SONOMA
 PNC secu BANK OF AMERICA
 neo BIN201 wine + spirits P.F. CHANG'S
 PAPER SOURCE TRUIST



Annapolis High School

FESTIVAL AT RIVA SHOPPING CENTER

higi TJ-maxx MEN'S WEARHOUSE
 THE VITAMIN SHOPPE Michaels FIREHOUSE SUBS Giant FIRST WATCH
 BUFFALO WILD WINGS carter's petco MOD five BELOW
 SportClips HAIRCUTS MATTRESS FIRM
 FedEx Party City Panera Bread SMOOTHIE KING



801 COMPASS WAY

ANNAPOLIS HARBOUR CENTER

FRIDAYS FLEET FEET sweetFrog Bath & Body Works
 ULTA BEAUTY OLD NAVY LOFT GAP
 chico's verizon DSW NORDBOSTROM rack FRESH MARKET BARNES & NOBLE Starbucks

FOREST PLAZA

DOLLAR TREE Key Express THE HOME DEPOT
 Julep SALLY JOHNSON Bliss
 JOHNSON FITNESS & WELLNESS



REGIONAL MAP

- 52 Minutes Drive to Washington, DC
- 39 Minutes Drive to Baltimore

DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes

BALTIMORE
26.0 miles



WASHINGTON, DC
28.0 miles



CONTACT

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