

318 Sixth Street

ANNAPOLIS, MD

WATERFRONT OFFICE SPACE FOR LEASE

EXTERIOR IMPROVEMENTS CURRENTLY UNDERWAY

BUILDING SIGNAGE AVAILABLE

MRE
Mercantile
— MEN'S CLOTHIER —
FIRST FLOOR

WATERFRONT OFFICE SPACE WITH
SPECTACULAR VIEWS + ONSITE PARKING



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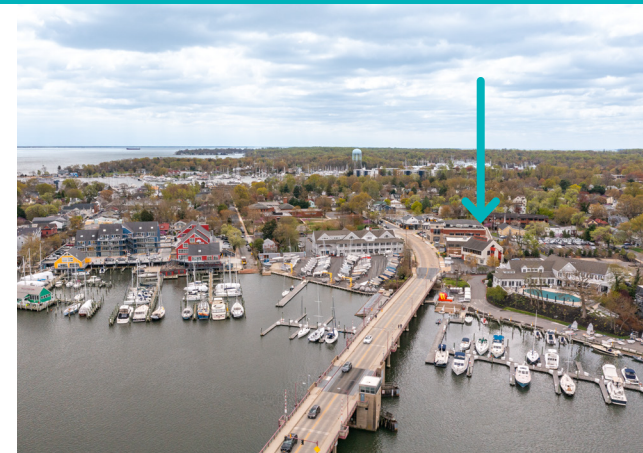
Terrific and rare opportunity to occupy A+ property at the base of the Eastport Bridge with building signage available.

- » Exterior improvements are currently underway
- » 2,196 SF - Second Floor Available
- » MRE Mercantile Clothier located on the first floor
- » Waterfront environment
- » Large private parking lot
- » Walkable to City Dock / Main Street, yet also walkable to countless amenities & restaurants in the Eastport community.
- » Zoned B3 ("General Commercial"), City of Annapolis
- » Uses may include office, retail, food & more (subject to City zoning code)

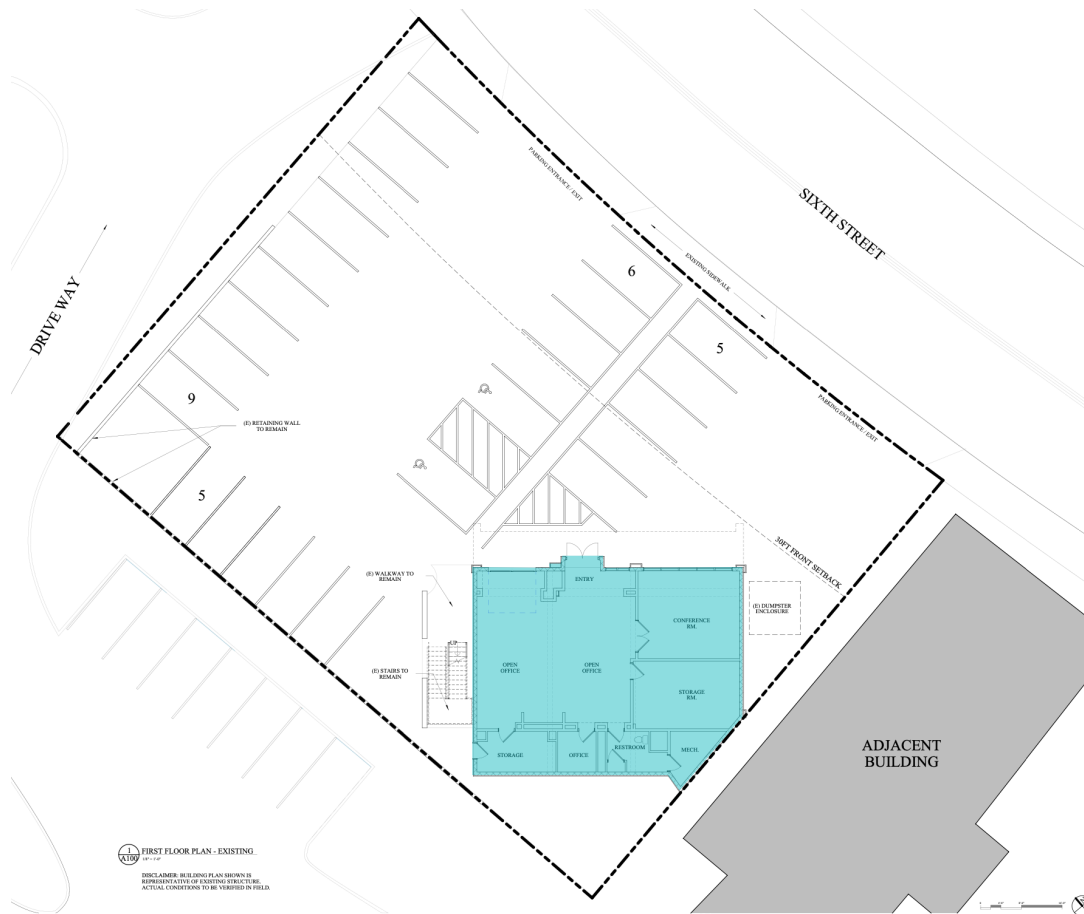
Table of uses found [here](#)



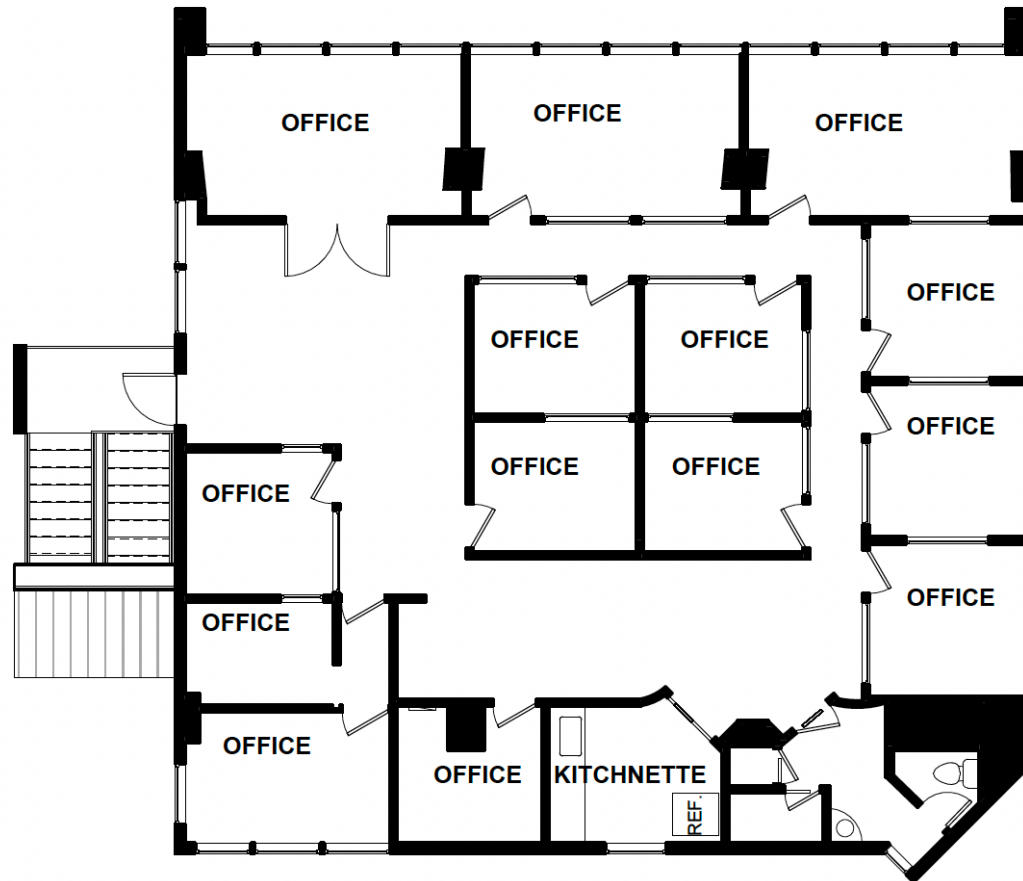
HIGHLY VISIBLE, LANDMARK PROPERTY



PROPERTY OVERVIEW

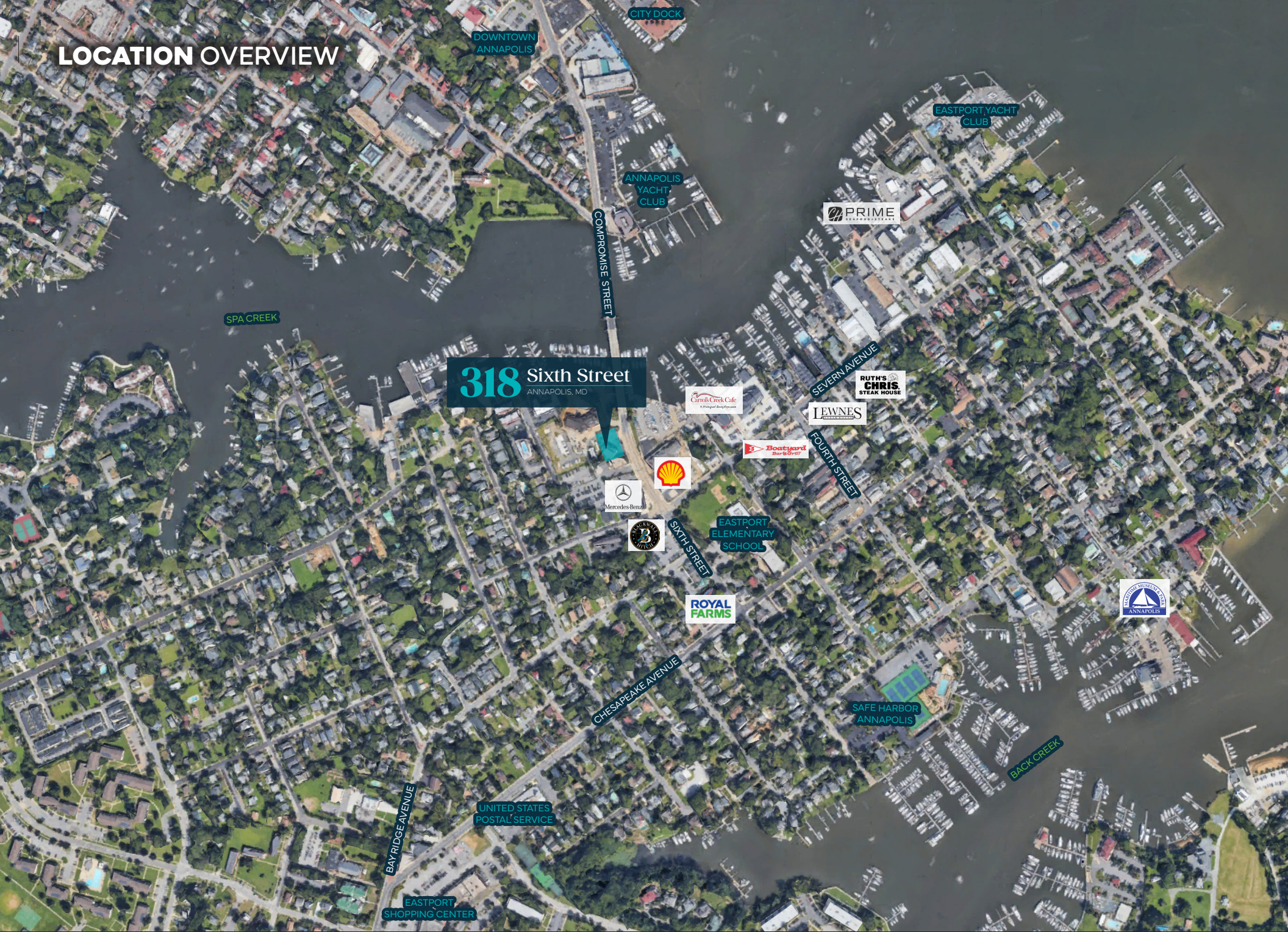


FLOOR PLAN



2ND FLOOR

LOCATION OVERVIEW



318 Sixth Street
ANNAPOLIS, MD

UNITED STATES
POSTAL SERVICE

SAFE HARBOR
ANNAPOLIS

EASTPORT
ELEMENTARY
SCHOOL

ROYAL
FARMS

Carroll's Creek Cafe
A Village of Burgers & Brews

RUTH'S
CHRIS
STEAK HOUSE

LEWNE'S

Boatyard
Boat & Grill



SIXTH STREET

CHESAPEAKE AVENUE

SEVERN AVENUE

FOURTH STREET

COMPTON STREET

EASTPORT YACHT CLUB

ANNAPOLIS
YACHT CLUB

DOWNTOWN
ANNAPOLIS

CITY DOCK

SPA CREEK

BACK CREEK

BAY RIDGE AVENUE

EASTPORT
SHOPPING CENTER



MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

318 Sixth Street

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