

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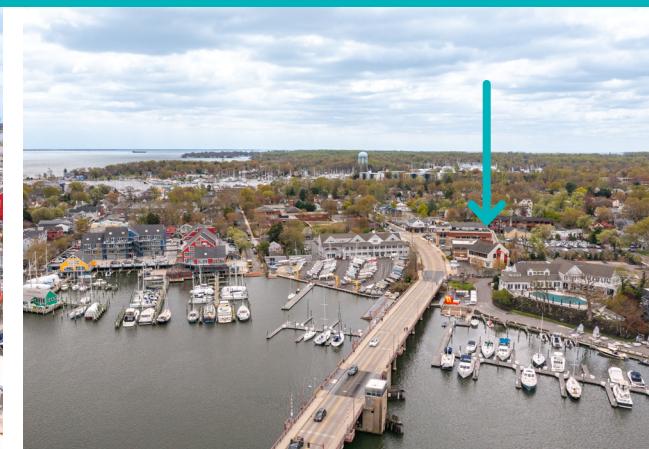
**Terrific and rare opportunity to occupy A+ property at the base of the Eastport Bridge with building signage available.**

- » 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



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

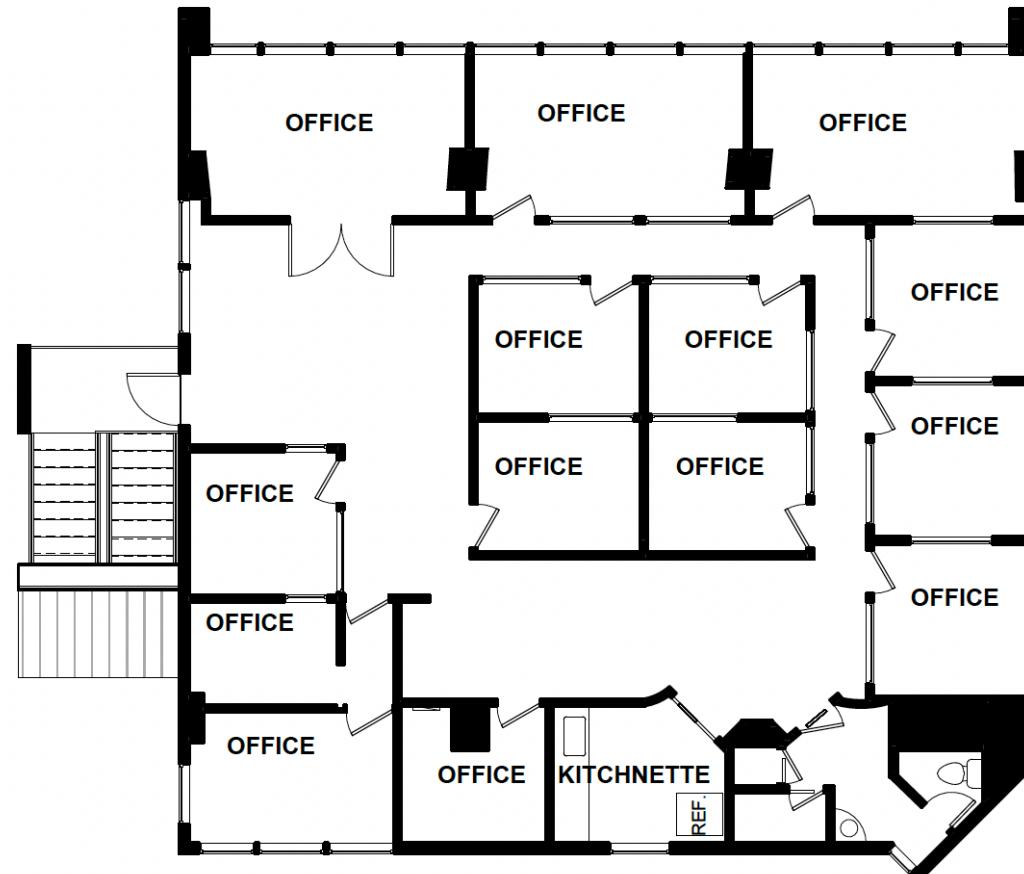
# PROPERTY OVERVIEW



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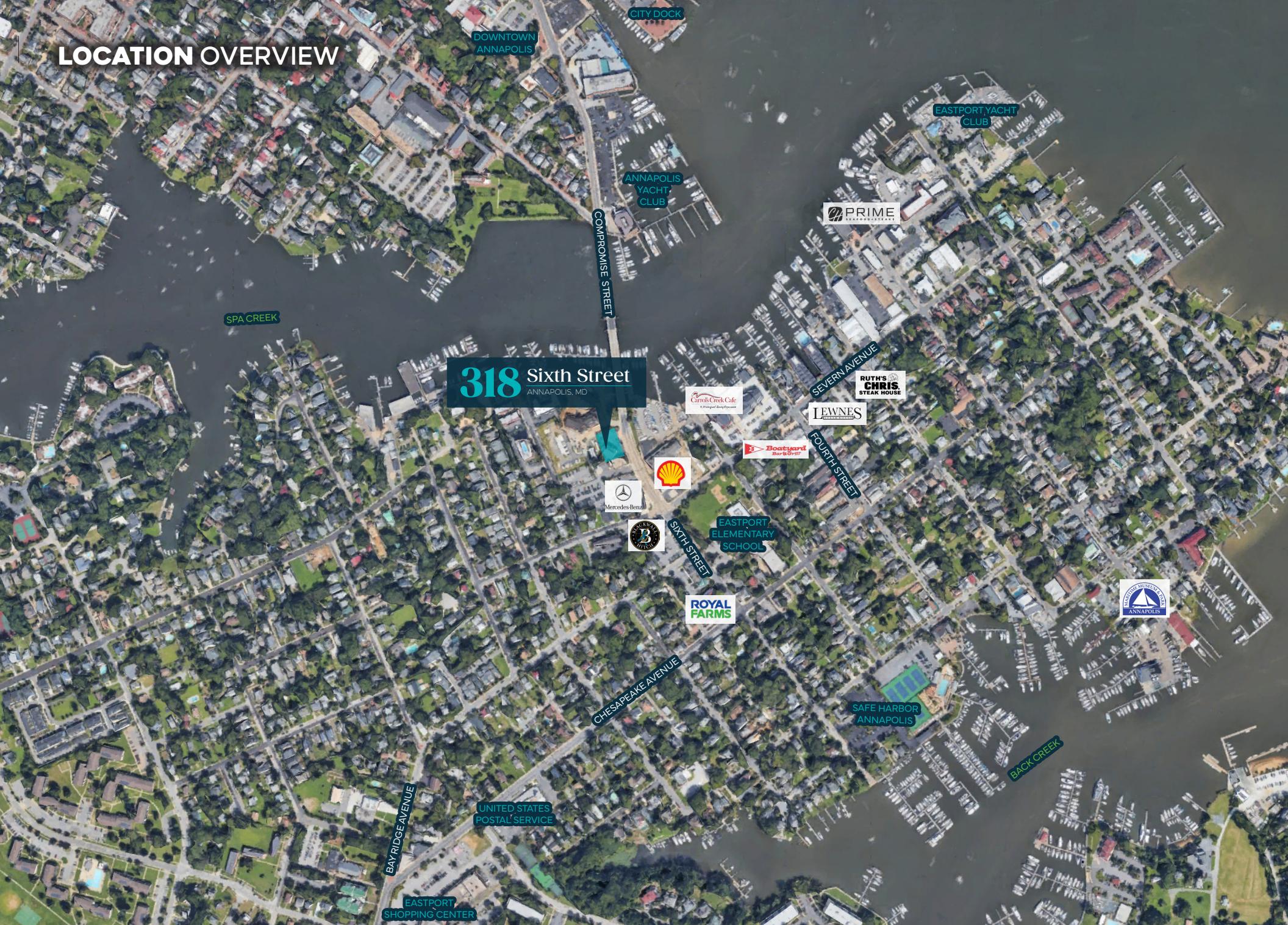
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# FLOOR PLAN



**2ND FLOOR**

## LOCATION OVERVIEW



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