

# FOR SALE

130 Severn Avenue, Annapolis, MD 21403



**Trophy Maritime  
Office Building**

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## HIGHLIGHTS

- Offered for Sale for the first time since being developed in 2013
- One of a kind TROPHY office building with standalone maritime retail shop in the heart of Eastport
- Designed by local award-winning architect, Hammond Wilson
- 2 floors of architecturally distinguished office space + loft with views of Spa Creek
- 17 off-street parking spaces (8 covered) with additional free street parking
- Elevator served with 4 open air balconies
- LEED Silver certified
- Within steps of Chart House Prime, Bread & Butter Kitchen, Ruths Chris, Lewnes' Steakhouse & Boatyard Bar & Grill just to name a few

## OFFERING



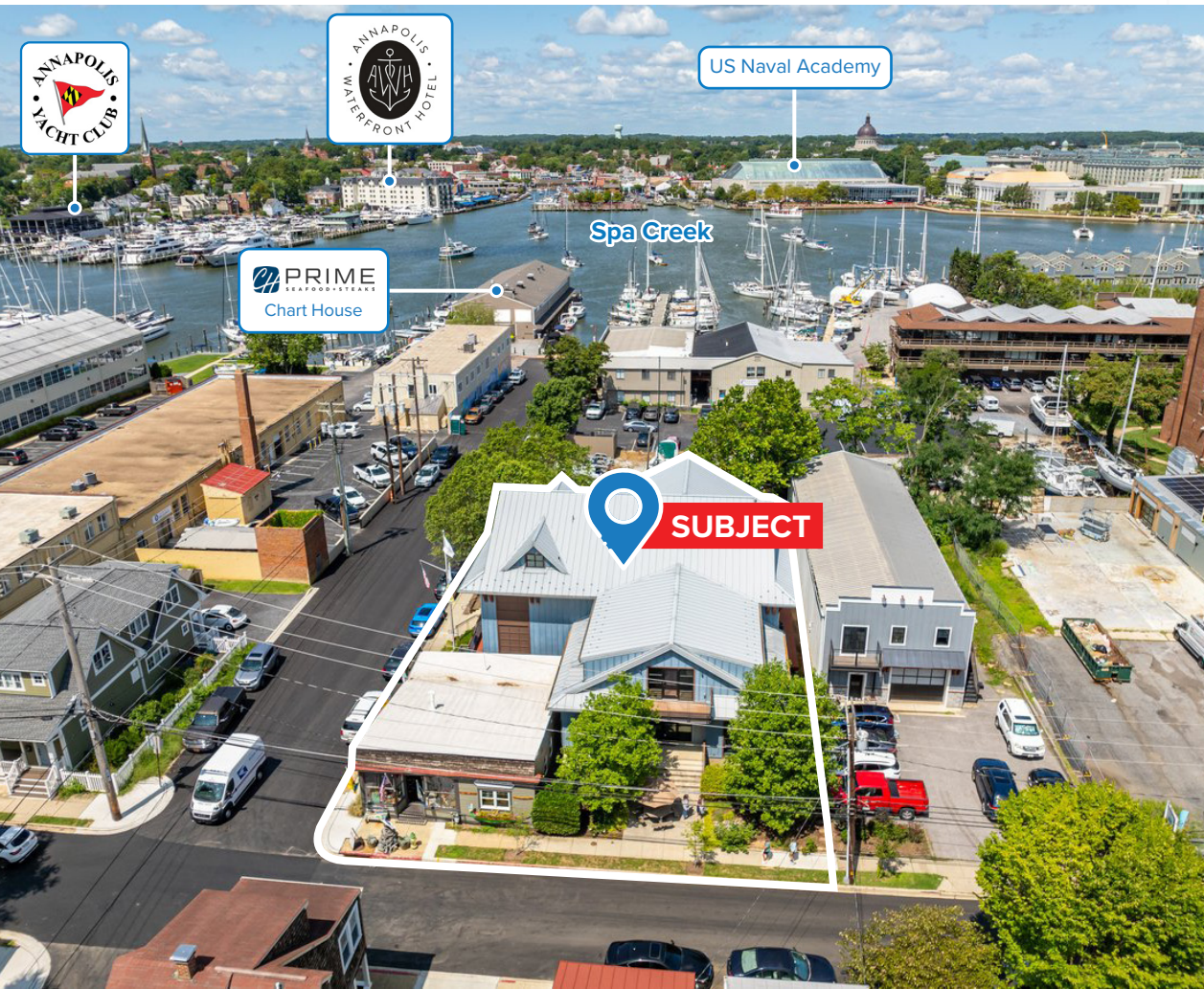
## FOR SALE

Sale Price: \$4,650,000

Office Building: +/- 10,806 SF

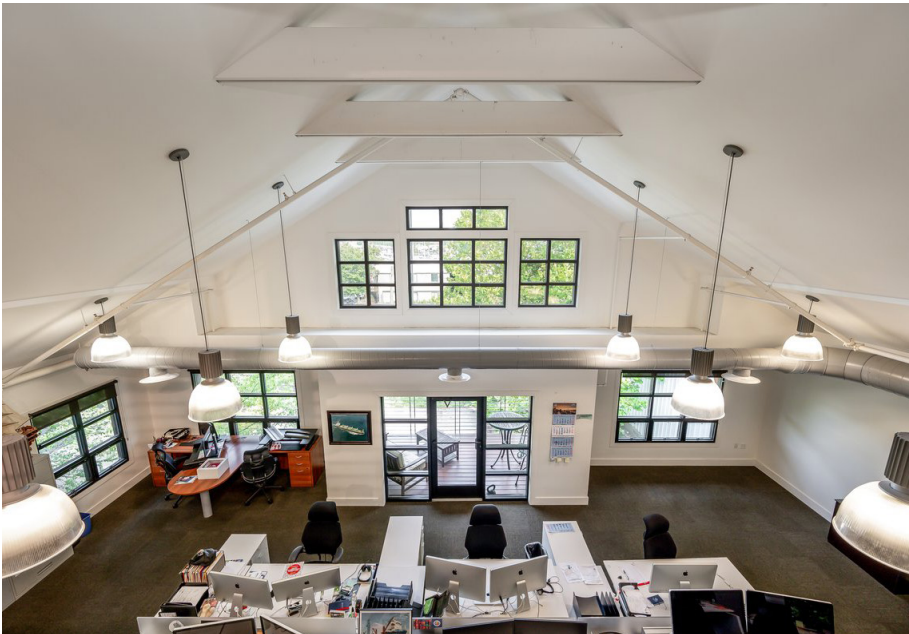
Retail Building: +/- 1,280 SF (leased to Annapolis Maritime Antiques)

Zoning: WMM (Waterfront Mixed Maritime)





# PHOTOS





# PHOTOS CONT.





# AERIALS

