

125 **WEST STREET**
SUITE 301
ANNAPOLIS, MD

Class A Office Space
Downtown Annapolis
FOR SUBLEASE



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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

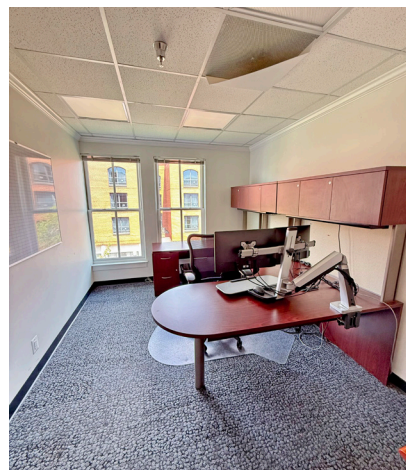
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PROPERTY HIGHLIGHTS:

- 1,750 SF Class A office space
- Seven offices, common area bathrooms, and an open reception area
- SubTerm thru April 30, 2030
- Renovated common areas
- Ideal for lobbyists, law firms, financial service providers, and other professional office users
- Reserved parking spaces available
- Within walking distance of Main Street, Annapolis City Dock, The United States Naval Academy, Circuit Court, numerous shops, restaurants, and hotels
- **Rent:** Contact Broker for Pricing



Area Overview



- | | | | |
|-----------------------------------|------------------------|----------------------------------|------------------------------|
| 1. Metropolitan Kitchen & Lounge | 8. Picante Annapolis | 15. Parley Room | 22. Osteria 177 |
| 2. Lemongrass Thai | 9. Luna Blu Ristorante | 16. Annapolis Ice Cream Company | 23. The Lucky Knot |
| 3. Curate Annapolis Cafe & Bakery | 10. Rams Head On Stage | 17. Joss Cafe & Sushi | 24. Preserve |
| 4. Graduate Annapolis Hotel | 11. Reynolds Tavern | 18. Dry 85 | 25. Chick & Ruth's Delly |
| 5. Level A Small Plates Lounge | 12. Acqua Al 2 | 19. Mason's Famous Lobster Rolls | 26. The Spice & Tea Exchange |
| 6. Tsunami | 13. The Maryland Inn | 20. Red Red Wine Bar + Bistro | 27. Tarin Thai Cuisine |
| 7. Stan & Joe's Saloon | 14. Vida Taco | 21. Café Normandie | 28. CVS |

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