

888 | BESTGATE

ANNAPOLIS, MD 21401

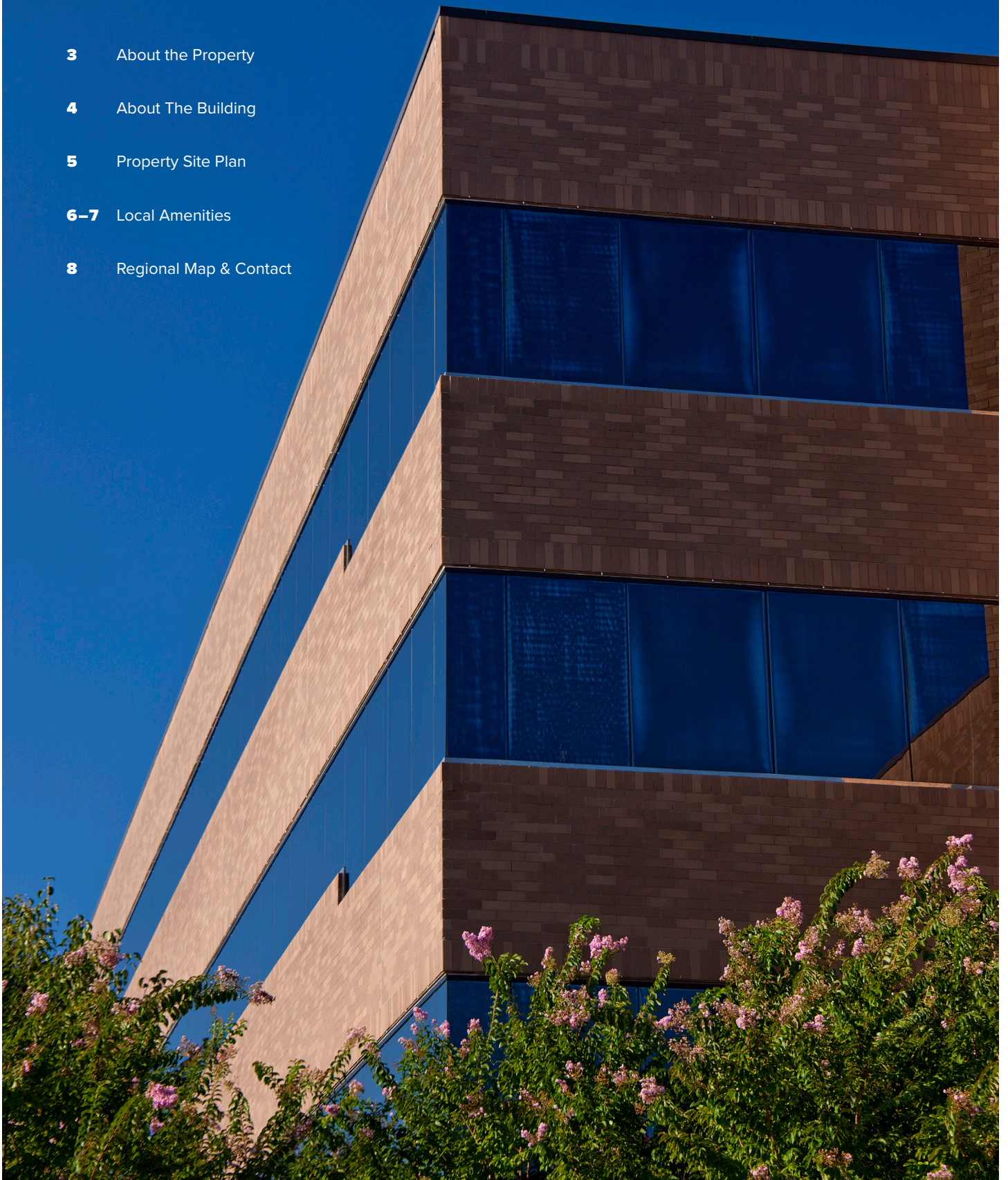


NAIOP
COMMERCIAL REAL ESTATE
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Table of Contents

- 3** About the Property
- 4** About The Building
- 5** Property Site Plan
- 6-7** Local Amenities
- 8** Regional Map & Contact



About the Property

888 Bestgate is located directly off US 50 along the Bestgate Road business district, just minutes from downtown Annapolis. This prime location means the Class 'A' office building is surrounded by a variety of dining, retail and hospitality amenities.

A newly renovated modern interior, on-site café space and gym amenity give 888 Bestgate a headquarters-worthy appeal. The building is serviced by an on-site building engineer and dedicated property manager, who ensure the facilities are maintained to a high standard.

For more information on 888 Bestgate, visit: sjpi.com/888bestgate



Area Demographics

3 MILE RADIUS



Daily Traffic Count Along Bestgate Road:
28,472 vehicles/day



Population:
44,306 people



Average household income:
\$140,104 annually

About St. John Properties

Placing Our Clients' Needs First Since 1971

- ▶ Owns and manages more than 22 million square feet of commercial real estate including office, flex/R&D, retail, warehouse and residential in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Utah, Virginia and Wisconsin.
- ▶ Real estate investments valued at more than \$4.5+ billion.
- ▶ Serving more than 2,500 satisfied clients nationwide.
- ▶ Maintains full complement of in-house resources, including land development, property management, construction, space planning, tenant improvement, financial analysis, leasing, marketing and acquisition.

Visit sjpi.com/company to learn more.



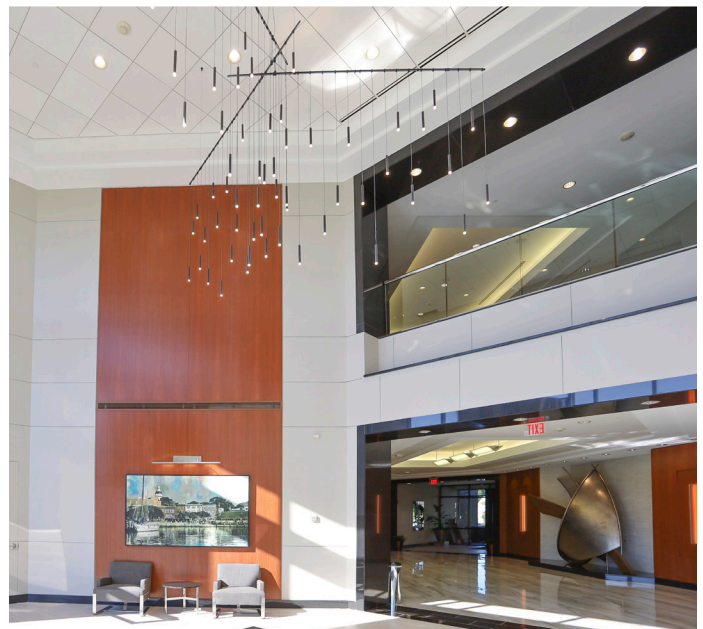
About 888 Bestgate

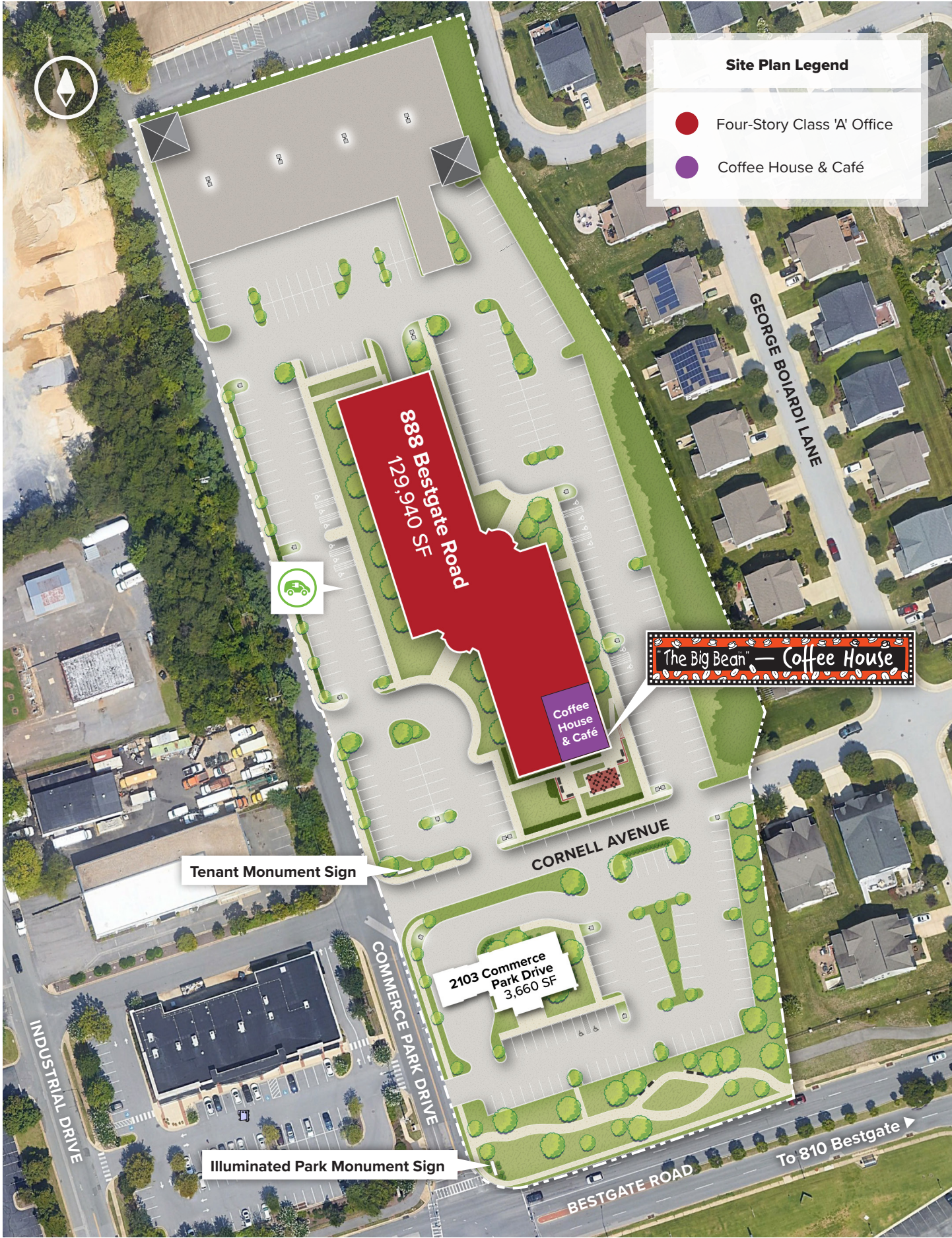
888 Bestgate is a four-story, 129,940 square foot Class 'A' office building located at the intersection of Bestgate Road and Commerce Park Drive in Annapolis. The building is located within 4 miles of MD Route 50 and less than 3 miles from Interstate 97.

- ▶ 33,750 square foot floor plates offer flexibility in design and layout
- ▶ Dramatic brick and reflective glass exterior
- ▶ Newly renovated two-story lobby
- ▶ On-site property management staff
- ▶ State-of-the-art energy management system
- ▶ Free, generous parking adjacent to building and in two-story parking deck

Four-Story Class 'A' Office Building

888 Bestgate	129,940 SF
Available Suite Sizes	2,000 up to 11,177 SF
Offices	Built to suit & relet
Elevator	Yes
Parking	4 spaces per 1,000 SF
Zoning	W-1





Site Plan Legend

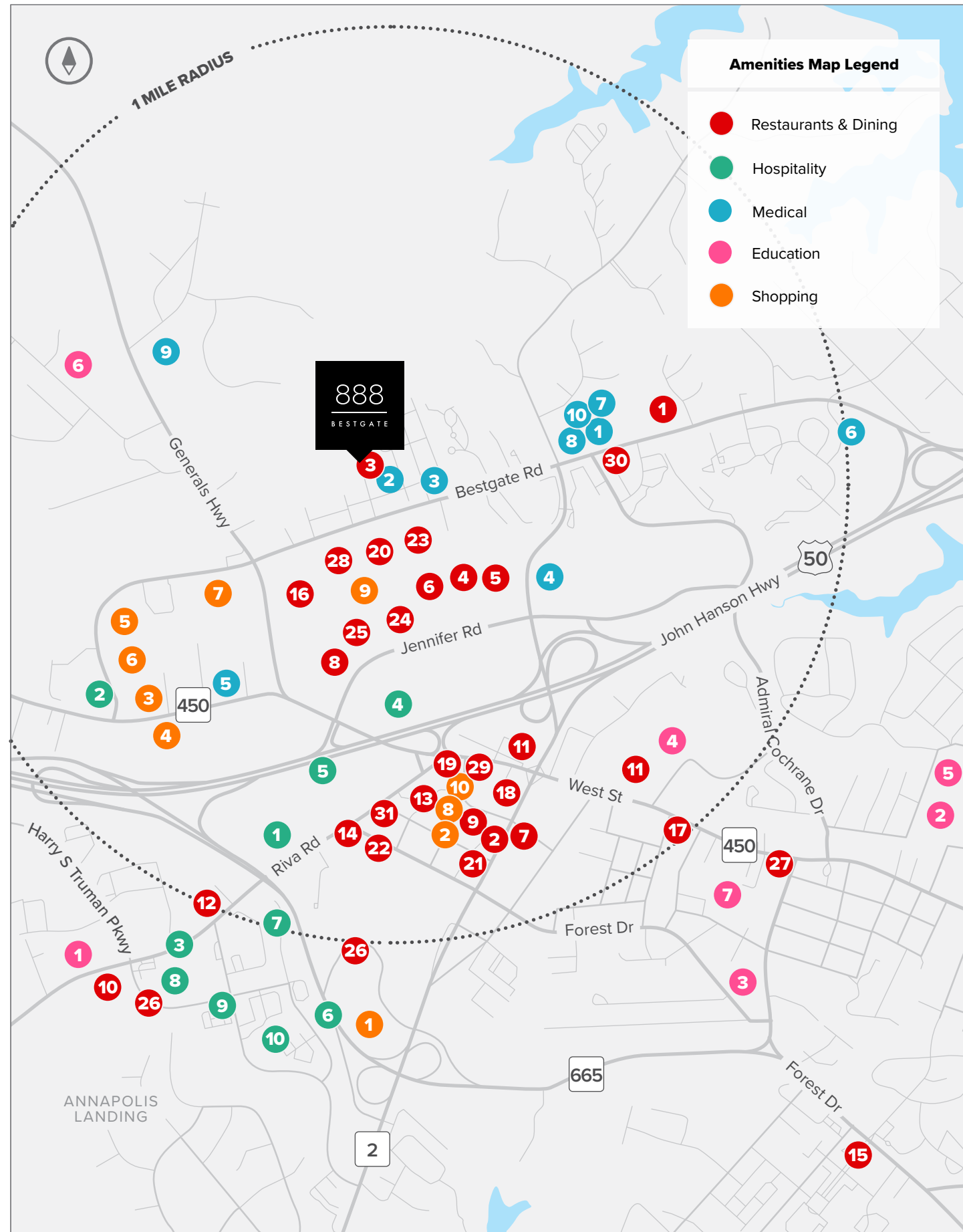
- Four-Story Class 'A' Office
- Coffee House & Café



Tenant Monument Sign

Illuminated Park Monument Sign

2103 Commerce Park Drive
3,660 SF



Amenities Abound

With an abundance of local amenities, 888 Bestgate's prime location offers tenants a wide variety of dining, shopping, and hospitality within a one mile radius.



30+
Restaurants
& Dining



9+
Shopping
Destinations



10
Hotels &
Hospitality

Restaurants & Dining

- 1 7-Eleven
- 2 Baltimore Coffee & Tea
- 3 The Big Bean
- 4 The Brass Tap
- 5 California Pizza Kitchen
- 6 Cheesecake Factory
- 7 Chick-fil-A
- 8 Chipotle
- 9 Cooper Hawk's Winery and Restaurant
- 10 Corner Café
- 11 Double T Diner
- 12 Dunkin' Donuts
- 13 Gordon Biersch Brewery Restaurant
- 14 LEBTAV
- 15 Ledo's Pizza
- 16 Maggiano's Little Italy
- 17 McDonald's
- 18 The Melting Pot
- 19 Mission BBQ
- 20 Noodles & Company
- 21 P.F. Changs
- 22 Panera Bread
- 23 Potbelly Sandwich Works
- 24 Romano's Macaroni Grill

- 25 Red Robin Gourmet Burgers
- 26 Royal Karma
- 27 Starbucks
- 28 Stony River Legendary Steaks
- 29 Union Jack's
- 30 Wawa
- 31 Zoë's Kitcen

Hotels & Hospitality

- 1 Best Western Annapolis
- 2 Country Inn & Suites by Radisson
- 3 Courtyard by Marriott
- 4 Crown Plaza Hotel
- 5 DoubleTree by Hilton
- 6 Extended Stay America
- 7 Hampton Inn & Suites
- 8 Hilton Garden Inn Annapolis
- 9 Residence Inn by Marriott
- 10 Springhill Suites

Medical Services

- 1 Advanced Pain Management Specialists
- 2 Annapolis Medical Center
- 3 Anne Arundel Gastroenterology
- 4 Anne Arundel Medical Center
- 5 Chesapeake Medical Imaging
- 6 Chesapeake Surgical Associates

- 7 Chesapeake Urology Associates
- 8 Chesapeake Veterinary Referral Center
- 9 Greater Annapolis Veterinary Hospital
- 10 MedStar Medical Group

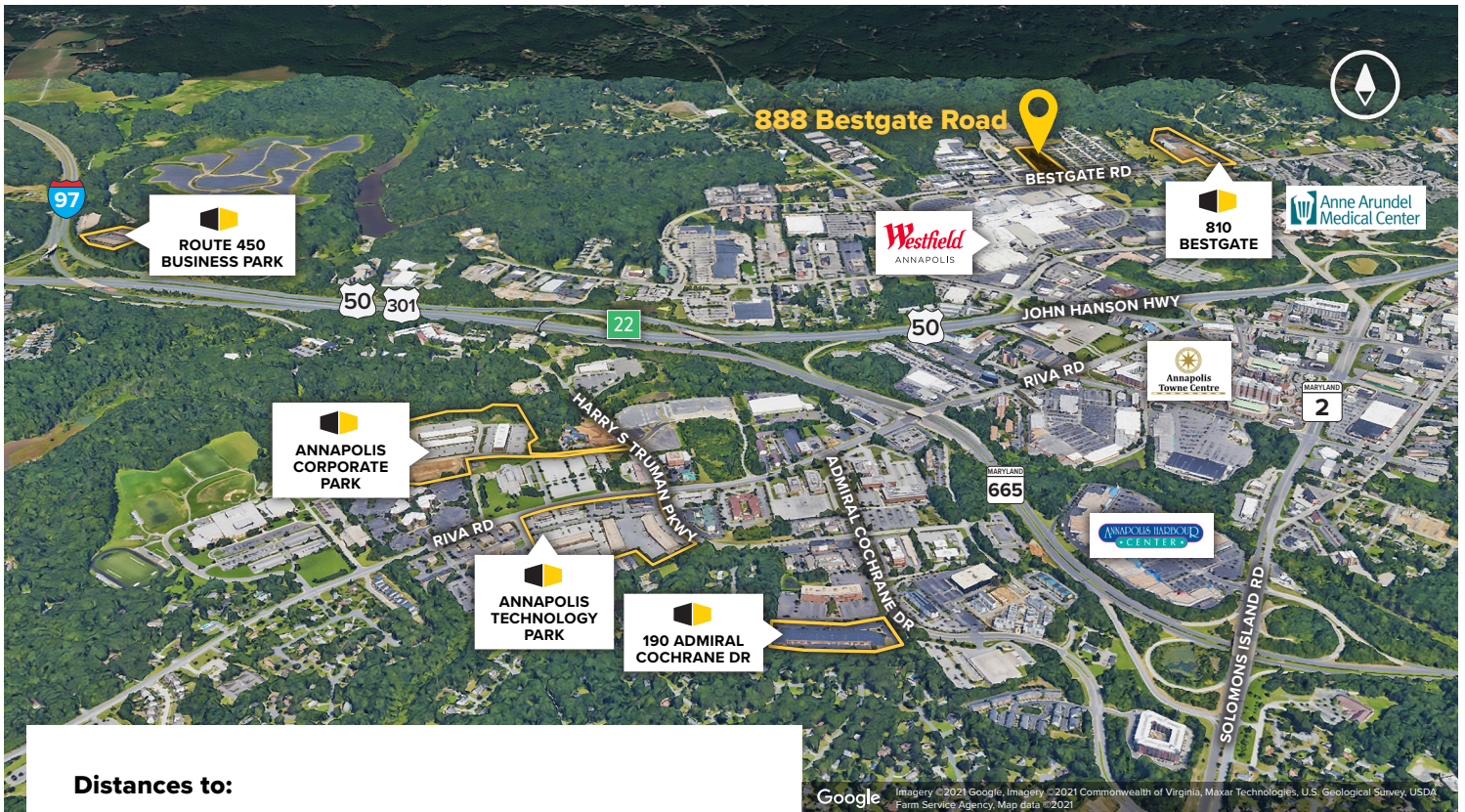
Education & Schools

- 1 Annapolis High School
- 2 Germantown Elementary School
- 3 The Maven Academy
- 4 Monarch Academy Annapolis
- 5 Phoenix Academy
- 6 Rolling Knolls Elementary School
- 7 Walter S. Mills-Parole Elementary School

Shopping Destinations

- 1 Annapolis Harbour Center
- 2 Annapolis Town Centre
- 3 Best Buy
- 4 Home Depot
- 5 PetSmart
- 6 Safeway
- 7 Sam's Club
- 8 Target
- 9 Westfield Annapolis Mall





Distances to:

Annapolis, MD (Downtown)	4.5 miles
Annapolis Towne Centre	1.2 miles
Baltimore, MD (Downtown)	27 miles
BWI Airport	20 miles
Interstate 97	1.5 miles
Interstate 695 (Baltimore Beltway)	20 miles
MD 50/301	1 mile
Washington, D.C. (Downtown)	29 miles
Westfield Annapolis Mall25 mile



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

For additional leasing information or to schedule a tour, contact:

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space.

Connect with us @stjohnprop



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