

222
Severn
W&P Nautical
Property Management

ROSSO
COMMERCIAL
real estate services

BUILDING 3

AT 222 SEVERN AVENUE

ANNAPOLIS, MARYLAND

**NEW & EXCITING OFFICE
OPPORTUNITIES AT 222 SEVERN!**



**CUSTOMIZE YOUR WATER-PRIVILEGED
OFFICE SPACE AT 222 SEVERN**



www.RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

BUILDING 3

AT 222 SEVERN AVENUE

ANNAPOLIS, MARYLAND

PROPERTY HIGHLIGHTS:

- » **Flexible Office Space:** Space sizes from 1,245 up to 5,990 SF
- » **Open + Spacious Atmosphere:** First Floor boasts 10 ft. clear ceiling heights with Second Floor 11.5 ft. ceiling heights
- » **Amenity-Rich Waterfront Environment:** Waterfront Picnic Area, Walkable to Downtown, Water Taxi Stop, Award-Winning Dining

DELIVERY IN 3 MONTHS+/- FROM SIGNING A LEASE TO MOVING INTO YOUR NEW OFFICE!



» BUILDING 3 AT 222 SEVERN AVENUE

UPDATED FINISHES

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BUILDING 3
STAIRWELL FINISHES



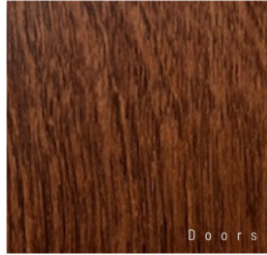
BUILDING 3
BATHROOM FINISHES



Flooring



Sherwin Williams
WHITE FLOUR



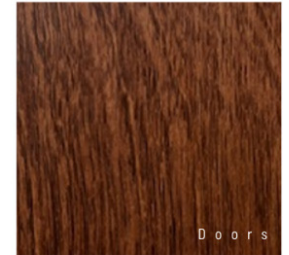
Doors



Flooring



WHITE FLOUR
Sherwin Williams



Doors

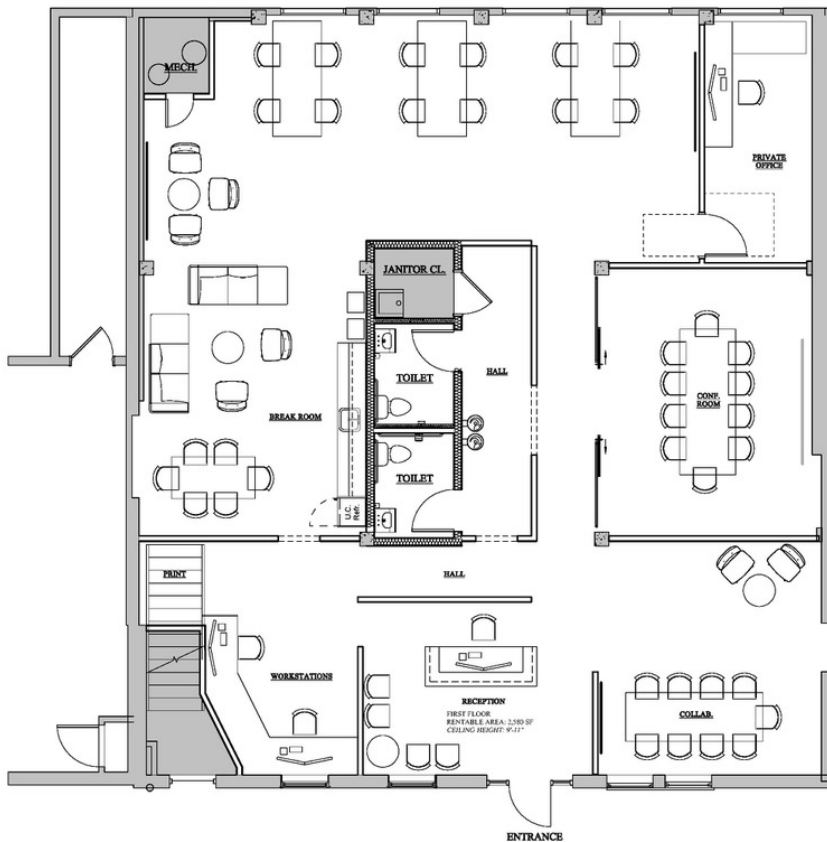


Hall Flooring



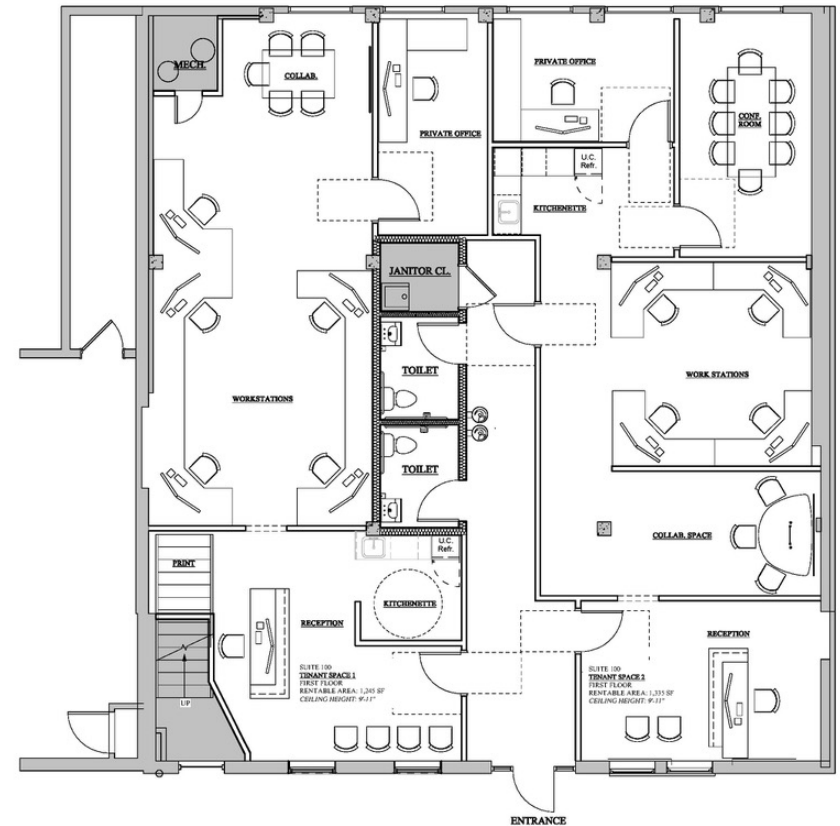
FLOOR PLAN: FIRST DECK

EXAMPLE LAYOUT PLANS



SINGLE TENANT

OPEN CONCEPT: 12-15 PEOPLE | 2,580 RSF +/-

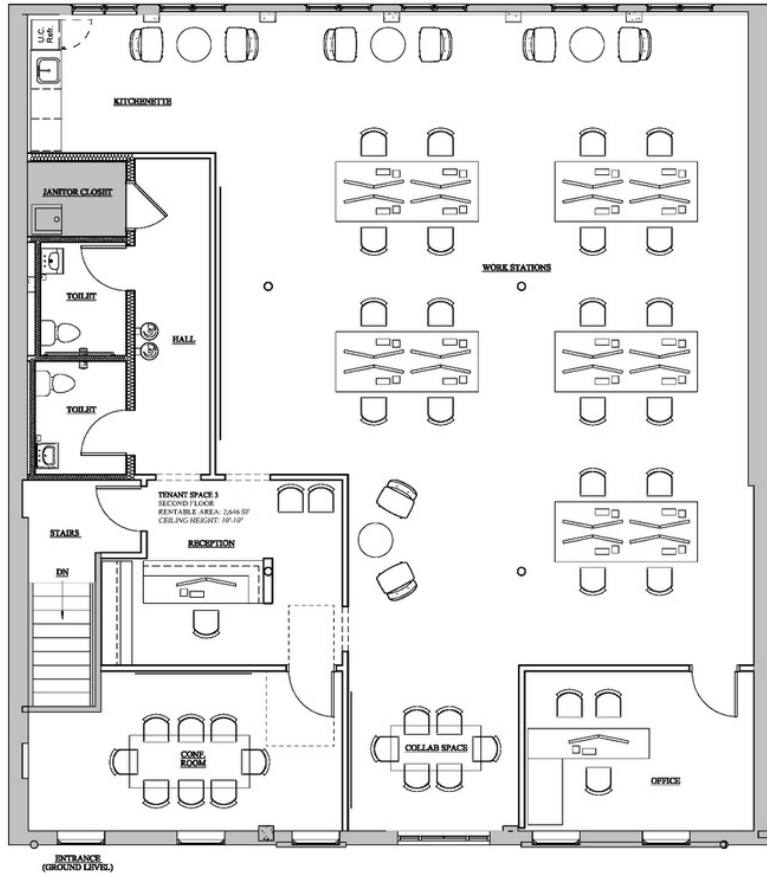


TWO TENANTS

OPEN CONCEPT: 6-7 PEOPLE | 1,245 RSF +/-
TRADITIONAL CONCEPT: 6 PEOPLE | 1,335 RSF +/-

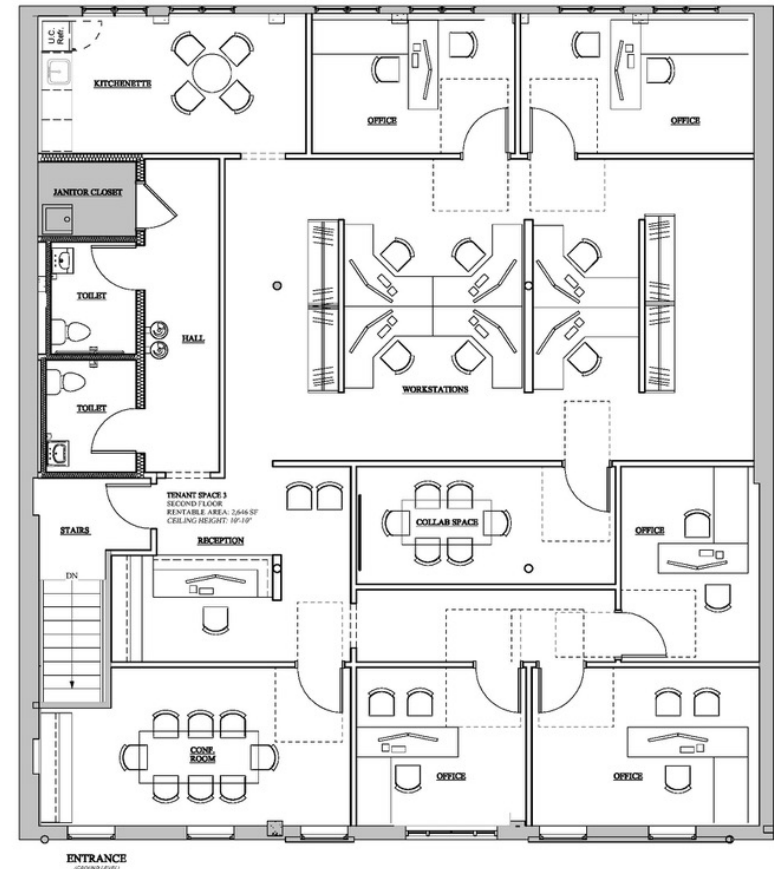
FLOOR PLAN: SECOND DECK

EXAMPLE LAYOUT PLANS



OPEN CONCEPT

12-15 PEOPLE | 2,646 RSF +/-



TRADITIONAL CONCEPT

12 PEOPLE | 2,646 RSF +/-

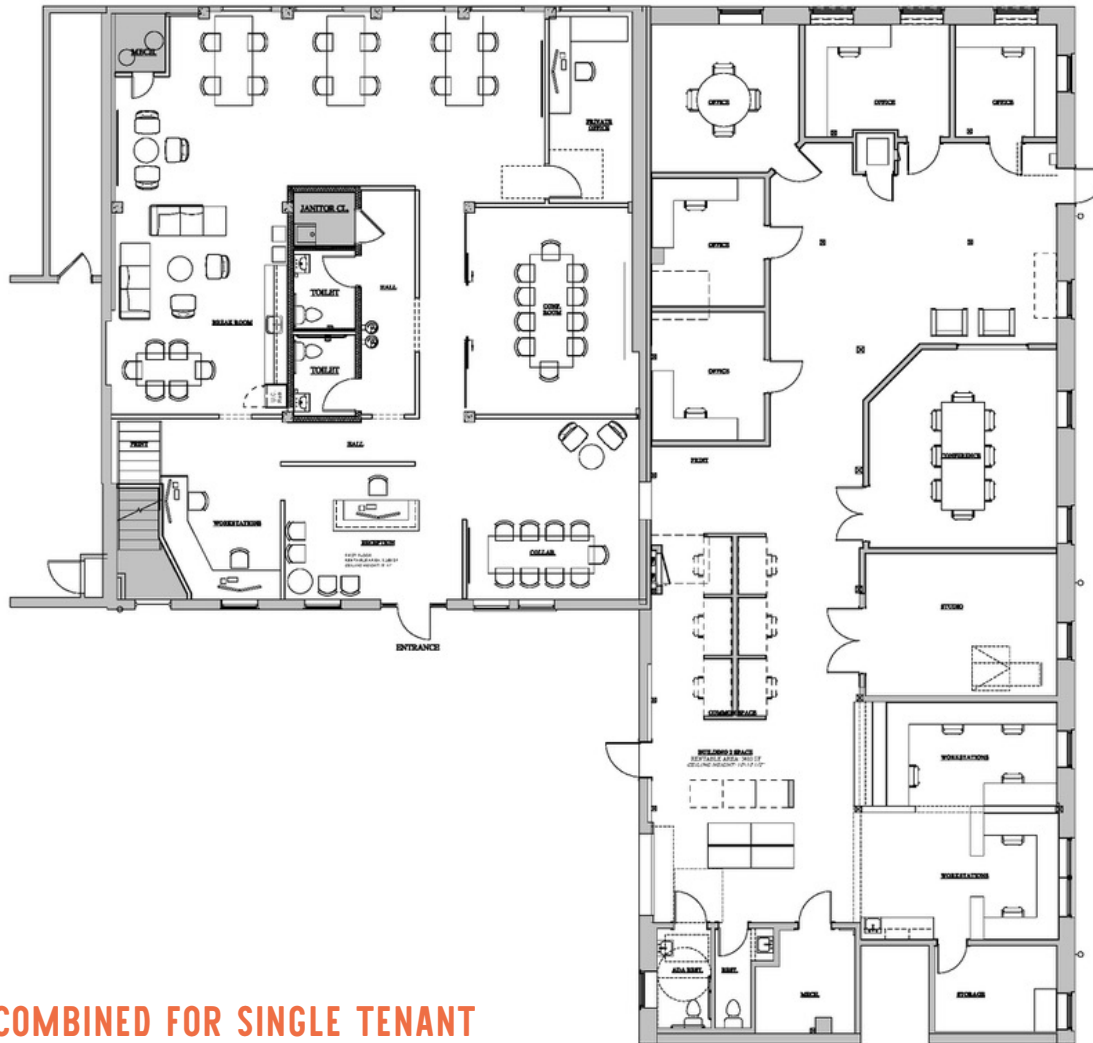
» **BUILDING 3** AT 222 SEVERN AVENUE

FLOOR PLAN: FIRST DECK

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EXAMPLE LAYOUT PLANS



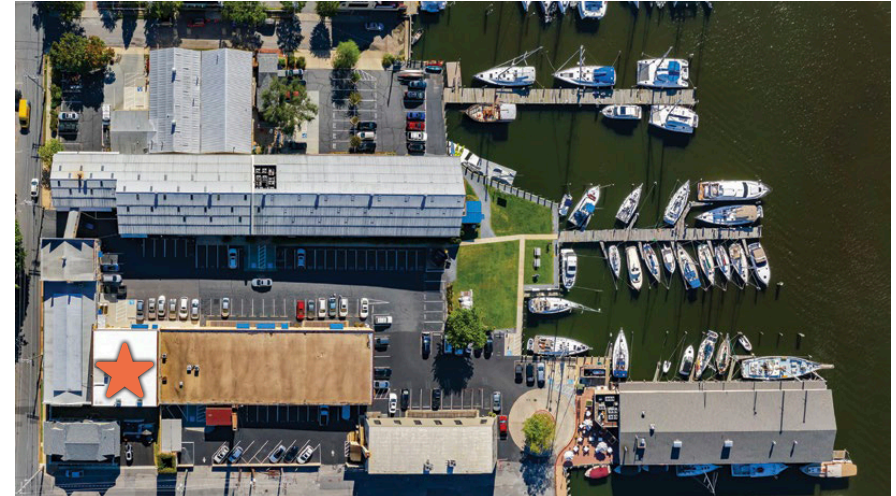
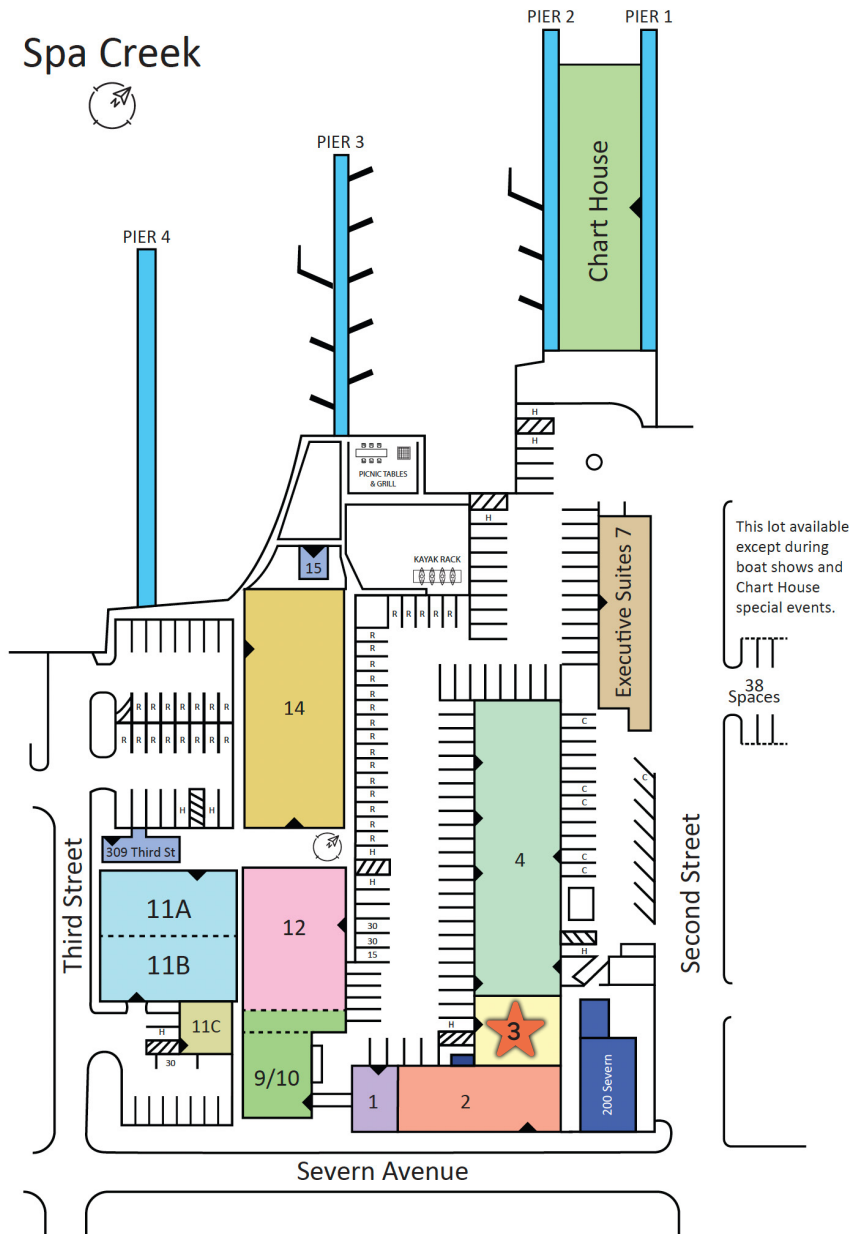
BUILDING 2 + 3 COMBINED FOR SINGLE TENANT

5,990 RSF +/-

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.**

SITE PLAN



» COMPLEX HIGHLIGHTS

- Waterfront Offices and Executive Suites
- Marina and Boat Slips
- Ample Free Parking
- Overlooking Historic Downtown Annapolis and the U.S. Naval Academy
- Fabulous Restaurants, Pubs, and Coffee Shops
- Walkable to State House and Courthouse
- Water Taxi on Property
- On-Site Property Management & Maintenance
- Beautiful, Waterfront Picnic Area

PROPERTY HISTORY

THE HISTORIC COMPLEX LOCATED AT 222 SEVERN HAS PLAYED A PIVOTAL ROLE IN THE MARITIME INDUSTRY FOR OVER A CENTURY, WITNESSING THE EVOLUTION FROM FISHING TO MARINE CONSTRUCTION TO RECREATIONAL BOATING. WITH A RICH HISTORY DEEPLY INTERTWINED WITH MARITIME ACTIVITIES, THE SITE HAS BEEN A CORNERSTONE OF THE LOCAL ECONOMY AND CULTURE.

Owners of the complex have adapted the property and its uses to meet changing times and needs. Rather than succumbing to obsolescence, adaptive reuse strategies have breathed new life into the original structures and buildings. This approach has preserved the historical significance of the site while providing practical and useful space for today's businesses to flourish. The complex remains a vibrant hub for a variety of enterprises.

» THE EARLY DAYS

- **1750-1855:** Oystermen, crabbers and fishermen live and work at 222 Severn and in Eastport spending their days in the far reaches of the Chesapeake Bay.
- **1855:** The first official business is established here – The Annapolis Glass Company.
- **1904:** The Chance Marine Construction takes over the property, building Chesapeake Bay workboats.
- **1914:** At the start of WWI, Chance is commissioned to build 110' wooden submarine chasers
- **1937:** The Annapolis Yacht Yard is founded, and they begin building exclusive luxury yachts.
- **1940:** The AYY begins building 70 foot Vosper Torpedo Patrol Boats for the British Navy, and goes on to build a total of 28 for the War effort. The "Big Shed" building still standing today is constructed for this purpose.
- **1940:** The famous "America" yacht – the first to win the "America's Cup" – is brought here for repair. However, she meets with tragedy on March 29, 1942 when an unusually heavy snowfall collapses the temporary storage structure and crushes the boat.
- **1943:** The AYY builds another 100 PT boats for the Russian Navy.



**ADAPTIVE REUSE STRATEGIES
HAVE BREATHED NEW LIFE INTO
THE ORIGINAL STRUCTURES AND
BUILDINGS.**

PROPERTY HISTORY

» THE TRUMPY YEARS

- 1948: The Trumpy family buys the property and establishes "John Trumpy & Sons, Inc." They are known around the world for their exquisite hand-crafted yachts of mahogany and bronze. The most famous is "Sequoia" built for President John F. Kennedy.
- 1951: MSB Minesweepers are built by John Trumpy & Sons, Inc. for the Korean War.
- 1962: A huge fire threatens to destroy all of Eastport.
- 1973: The last Trumpy yacht is made, and the yard is closed for good.

WITH A RICH HISTORY DEEPLY INTERTWINED WITH MARITIME ACTIVITIES, THE SITE HAS BEEN A CORNERSTONE OF THE LOCAL ECONOMY AND CULTURE.

» THE TEMPLETON YEARS

- 1974: The Templeton family purchases a two-thirds share of the Trumpy property and begins to restore the old buildings for maritime fabrication, repair and office space.
- 1999: 222 Severn included in the National Register of Historic Places for its role in shaping the maritime history of Annapolis.
- 2006: The "Big Shed" is renovated into Class-A office space – keeping the integrity of its history – complete with the entire original shell, steel beams and three lobby history exhibits.





ANNAPOLIS HARBOR

PRIME SEAFOOD STEAK

SPA CREEK

THIRD STREET

SEVERN AVENUE

» AREA OVERVIEW | VIEW TOWARDS DOWNTOWN ANNAPOLIS

- 1. State Capital
- 2. Main Street
- 3. Annapolis Waterfront Hotel
- 4. Choptank
- 5. Annapolis Market House
- 6. Annapolis City Dock
- 7. U.S. Naval Academy
- 8. Chart House Prime
- 9. Bread and Butter Kitchen
- 10. Annapolis Harbor Boat Yard

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SPA CREEK

SEVERN AVENUE

» AREA OVERVIEW | VIEW TOWARDS EASTPORT

- 1. Ruth's Chris Steak House
- 2. Lewnes' Steakhouse
- 3. Boatyard Bar & Grill
- 4. Blackwall Hitch
- 5. Mercedes-Benz of Annapolis
- 6. Carroll's Creek Cafe
- 7. O'Learys Seafood
- 8. Annapolis Yacht Club



BUILDING 3

AT 222 SEVERN AVENUE

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