

# BAY BRIDGE MARINA

337 & 345 Pier One Road | Stevensville, MD

LUXURY, WATERFRONT OFFICE SPACE  
**FOR LEASE**  
Unique + Vibrant Waterfront Location



**TENANT SIGNAGE OPPORTUNITIES**



**PRIVATE WATERFRONT BALCONY**



A WATERFRONT **LIVE, WORK, PLAY**  
MIXED-USE DEVELOPMENT



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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**



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## SPACES AVAILABLE:

### BUILDING 2:

- » 1st floor: 655 SF
- » 2nd floor: 2,370 SF - Includes Private Waterfront Balcony

### BUILDING 3:

- » 2nd floor: 1,984 SF - Includes Private Waterfront Balcony

## PROPERTY FEATURES:

- » Upscale office space available at Bay Bridge Marina. *Marina, Hotel and Private Residences under construction*
- » Tenant amenities include on-site gym with locker rooms and private pool
- » Boat Slips available
- » Nearby Libby's Coastal Kitchen, Knoxie's Table, Chesapeake Bay Beach Club, Bay Bridge Airport, Bay Manor Apartments, Target, and more
- » Easy access to Chesapeake Bay Bridge / Rte. 50
- » Easy Commute to Major City Centers:
  - **Annapolis:** 15 Miles
  - **Baltimore:** 44 Miles
  - **Washington, DC:** 40 Miles
  - **Easton:** 30 Miles
  - **St. Michaels:** 37 Miles
- » Contact broker for additional information

*Live. Work. Play.*



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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.



# Planned Development



**UNIQUE + VIBRANT** WATERFRONT COMMUNITY

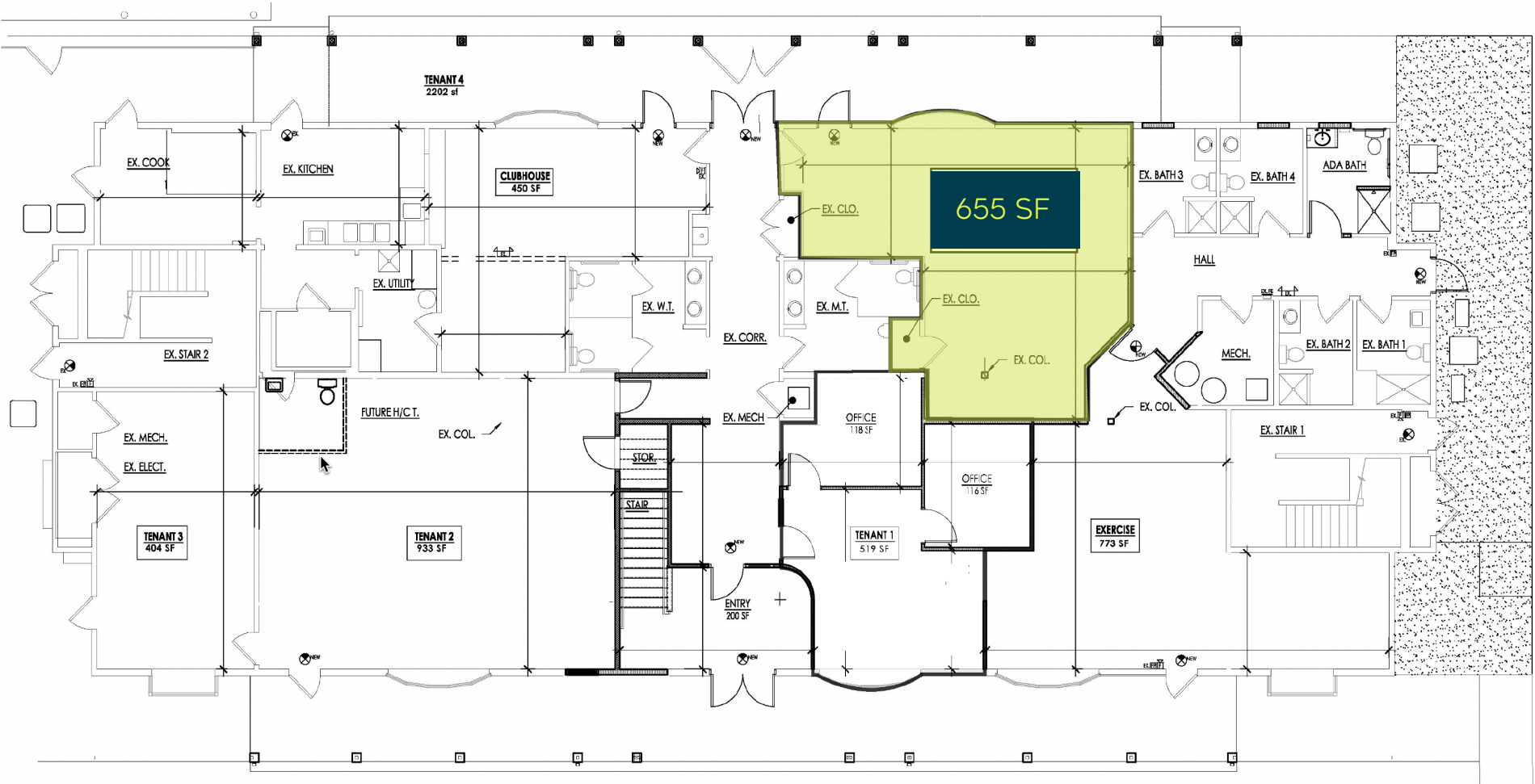


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# Floor Plans



## BUILDING 2

1ST FLOOR | 655 SF

*Live. Work. Play.*



# Floor Plans



**BUILDING 2**  
2ND FLOOR | 2,370 SF

*Live. Work. Play.*





# Floor Plans



**BUILDING 3**  
2ND FLOOR | 1,984 SF

*Live. Work. Play.*





# Area Overview



## NEARBY + CONVENIENT AMENITIES

- |  |   |
|--|---|
| 1. Libby's Coastal Kitchen & Cocktails | 4. The Inn at Chesapeake Bay Beach Club |
| 2. Chesapeake Bay Beach Club           | 5. Knoxville's Table                    |
| 3. Bay Manor Apartments & Shops        | 6. Stevensville Crab Shack              |





# Area Overview

## BAY BRIDGE MARINA

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**Live. Work. Play** at Bay Bridge Marina lifestyle...a place where businesses thrive in a vibrant, waterfront community.

Walking distance to dining, lodging, shopping, and recreation. Minutes to the Chesapeake Bay Bridge, transportation hubs. Easy access to Baltimore-Washington Metropolitan areas.

**BALTIMORE**  
44 MILES

**BWI**  
35 MILES

**ANNAPOLIS**  
15 MILES

**WASHINGTON, DC**  
40 MILES

**BAY BRIDGE MARINA**

**ST. MICHAELS**  
37 MILES

**EASTON**  
30 MILES





# BAY BRIDGE MARINA

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