

116

DEFENSE HIGHWAY

ANNAPOLIS, MARYLAND 21401

FOR LEASE



ROSSO
COMMERCIAL

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CLASS A MEDICAL OFFICE SPACE

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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PROPERTY HIGHLIGHTS:

- **Prime location:** situated in a high-traffic area with excellent visibility.
- **Renovated common areas:** Upgraded lobby, bathrooms, new digital directory, modernized elevators.
- **Gym for building tenants:** Enjoy the convenience of a small gym and shower facilities.
- **Convenient proximity to major commuting routes:** quick access to Route 50, Interstate 50, Jennifer Road, Bestgate Road and West Street.
- **Ample on-site parking:** providing convenience for patients, staff, and visitors with a 5/1,000 Parking Ratio.
- **Strong medical adjacency:** located in close proximity to Luminis Health Anne Arundel Medical Center, enhancing referral potential and staff accessibility.
- **Onsite Pharmacy:** located on first floor.
- **Pylon signage available:** excellent visibility along Defense Highway.



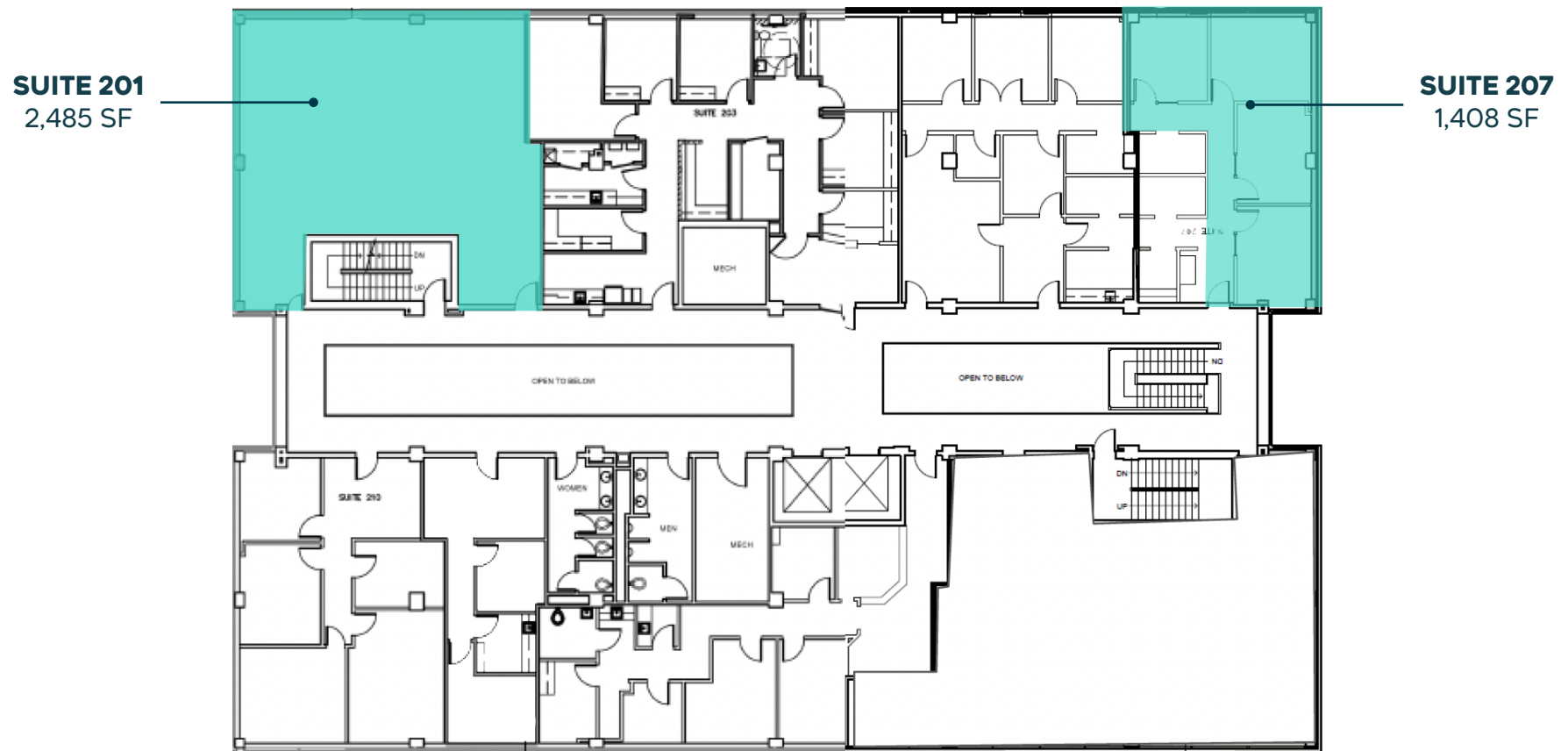
FLOOR PLANS



1ST FLOOR

SUITE 105
1,335 SF

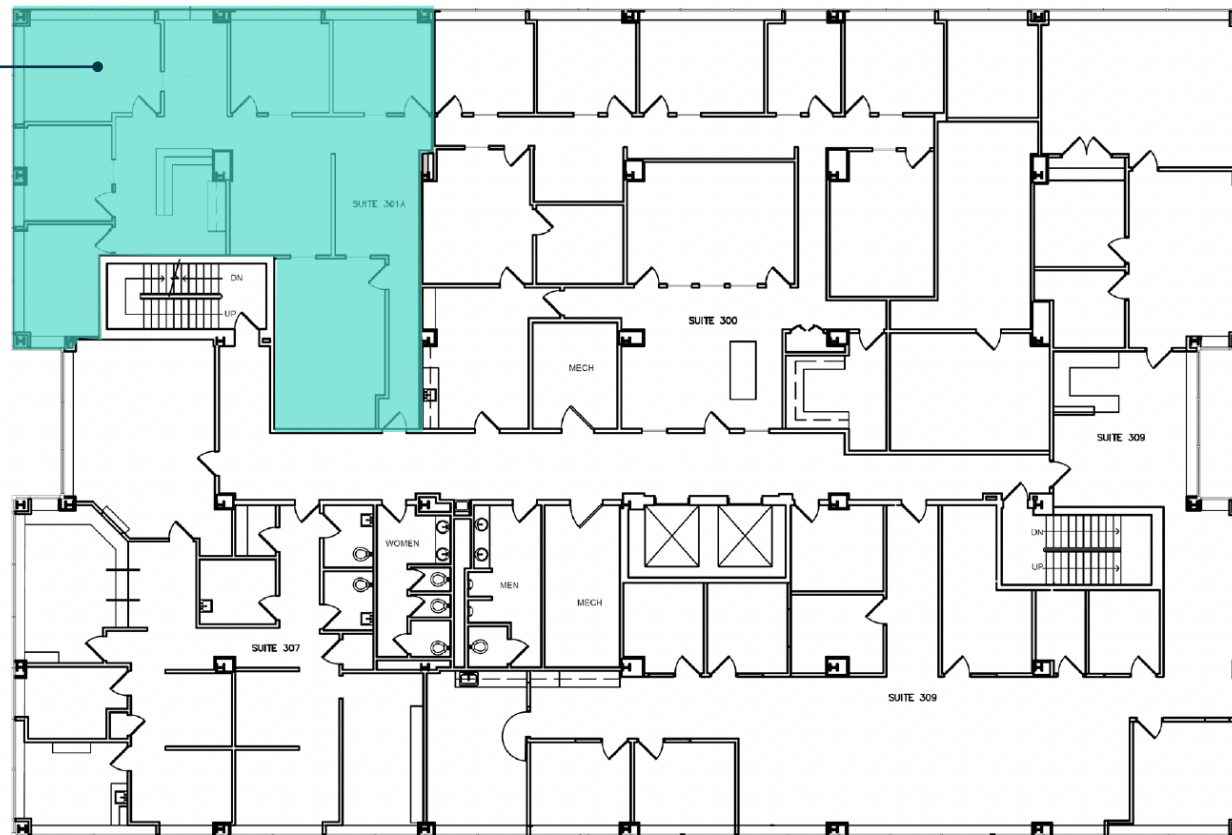
FLOOR PLANS



2ND FLOOR

FLOOR PLANS

SUITE 301
2,542 SF



3RD FLOOR

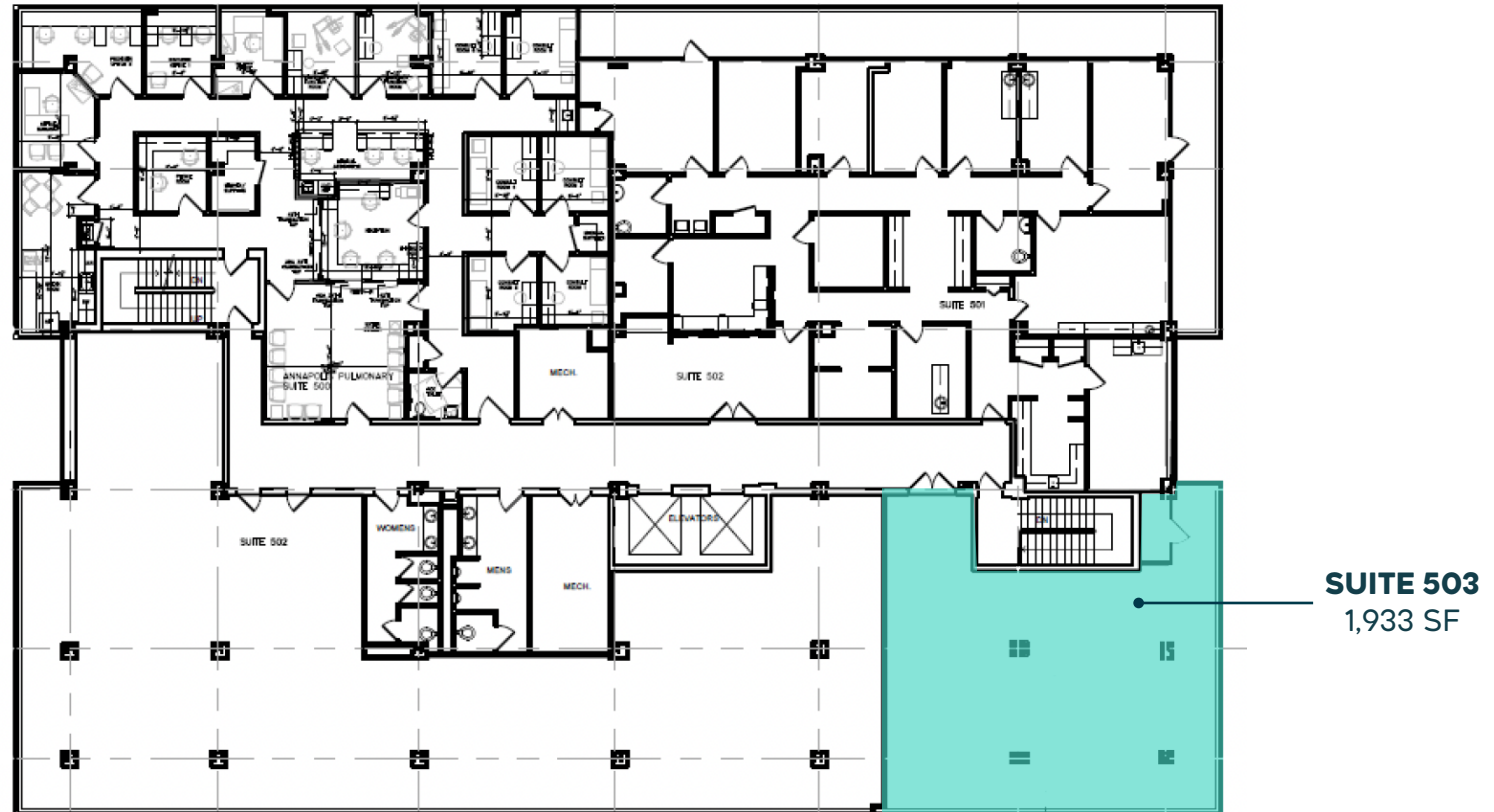
FLOOR PLANS



SUITE 401
1,749 SF

4TH FLOOR

FLOOR PLANS



5TH FLOOR

LOCATION OVERVIEW



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