



ANNAPOLIS CITY MARINA

410 SEVERN AVENUE | ANNAPOLIS, MARYLAND 21403

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Stunning Class A waterfront office with water views from all suites
- Eastport Annapolis location with excellent restaurants, shops, and amenities
- Located immediately across Spa Creek from City Dock
- Carrol's Creek Cafe on site
- Ample covered parking
- Professionally managed office building/marina complex
- Nearby Amenities Include: Waterfront dining, multiple eclectic shops, marinas, yacht clubs and sailing associations

AVAILABLE:

SUITE 305: 1,144 SF
SUITE 306: 809 SF
SUITE 307-308: 2,729 SF

*Suites 306-308 can be combined for
a total of 3,538 SF*

ZONING:

WMM

RENTAL RATE:

NEGOTIABLE

SPECIAL RATE
FOR MARITIME
TENANTS

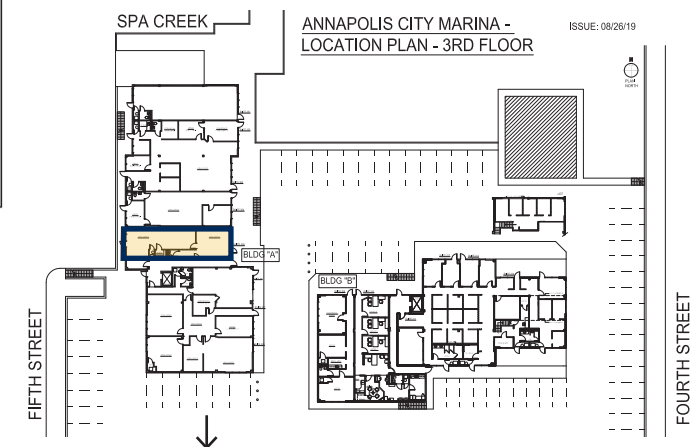
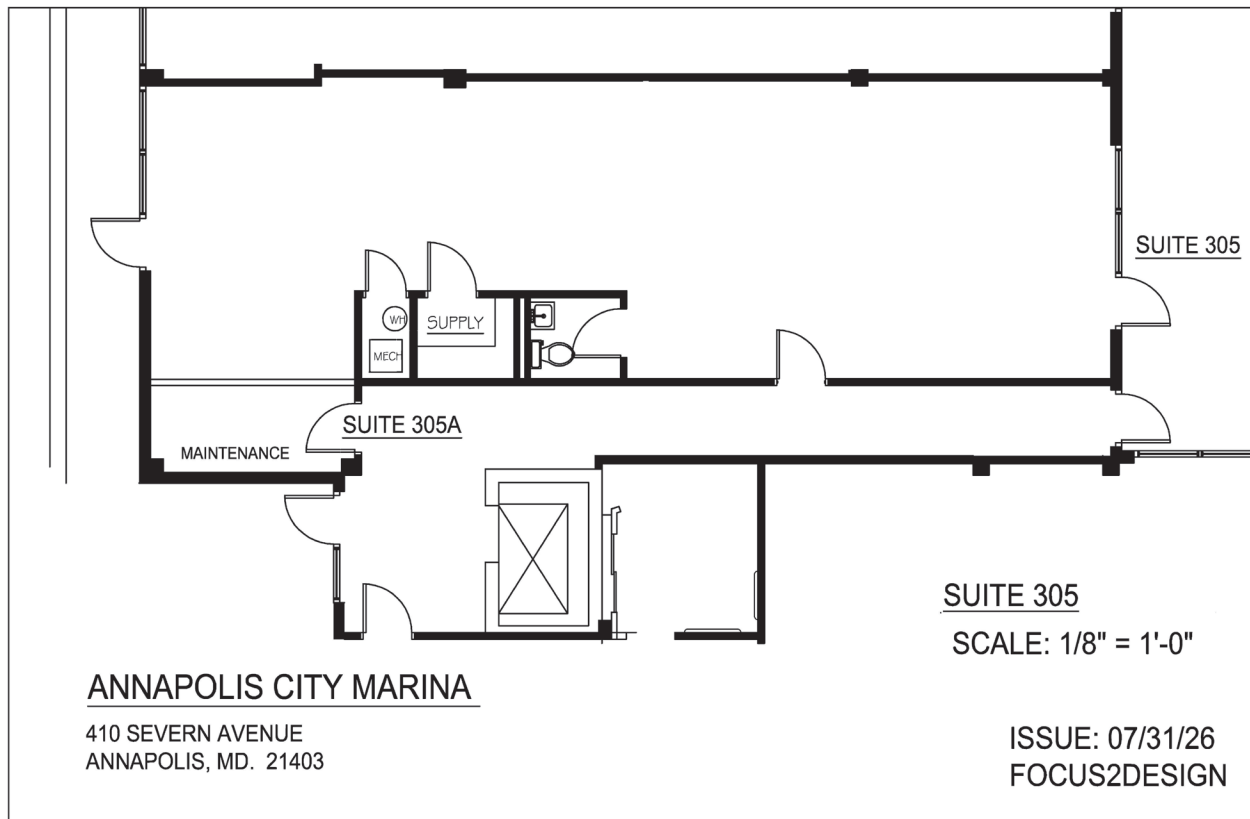


PHOTOS



FLOOR PLAN - SUITE 305

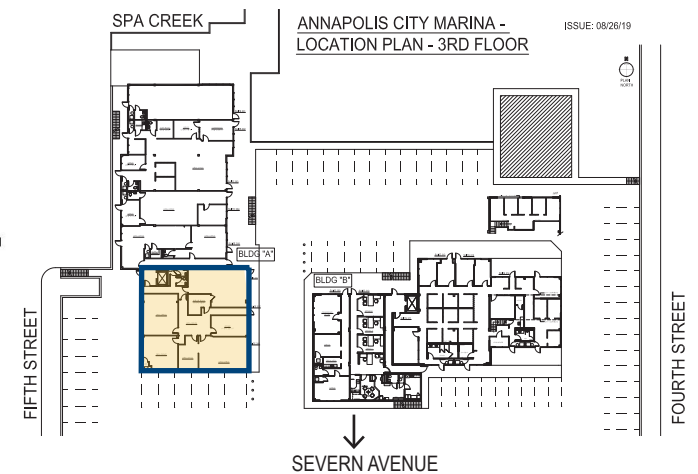
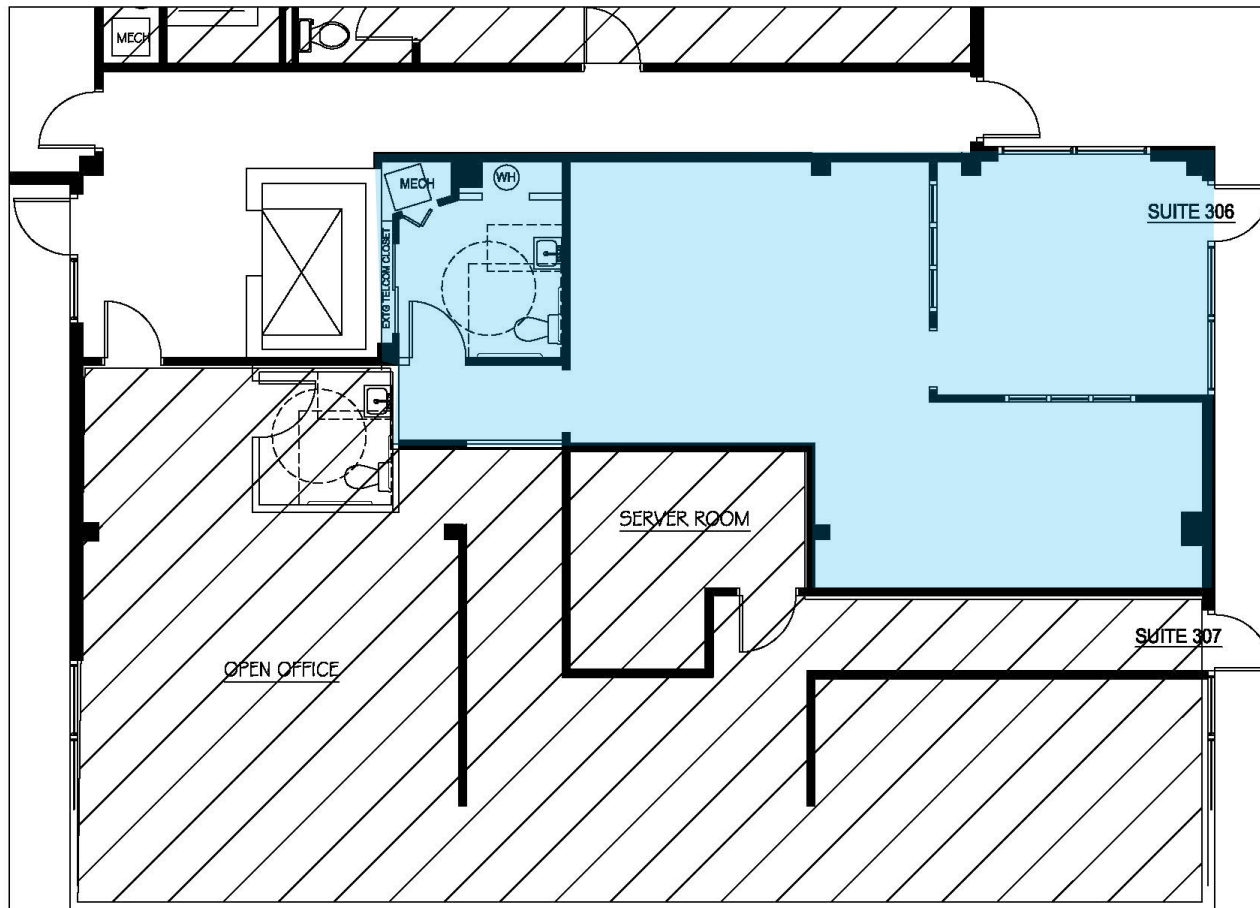
SUITE 305: 1,144 SF*



FLOOR PLAN - SUITE 306

SUITE 306: 809 SF*

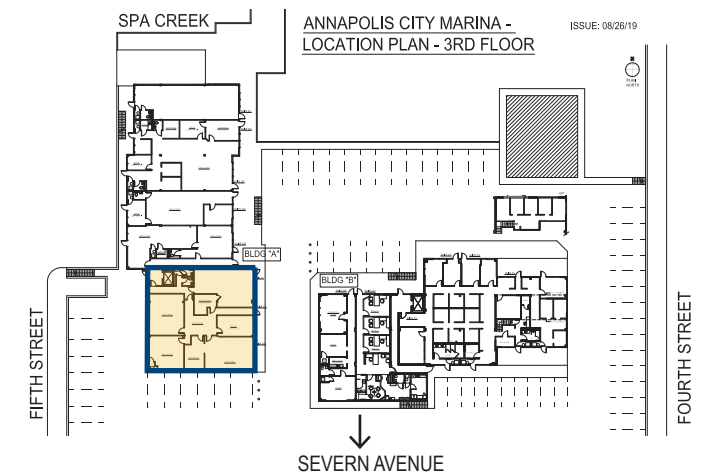
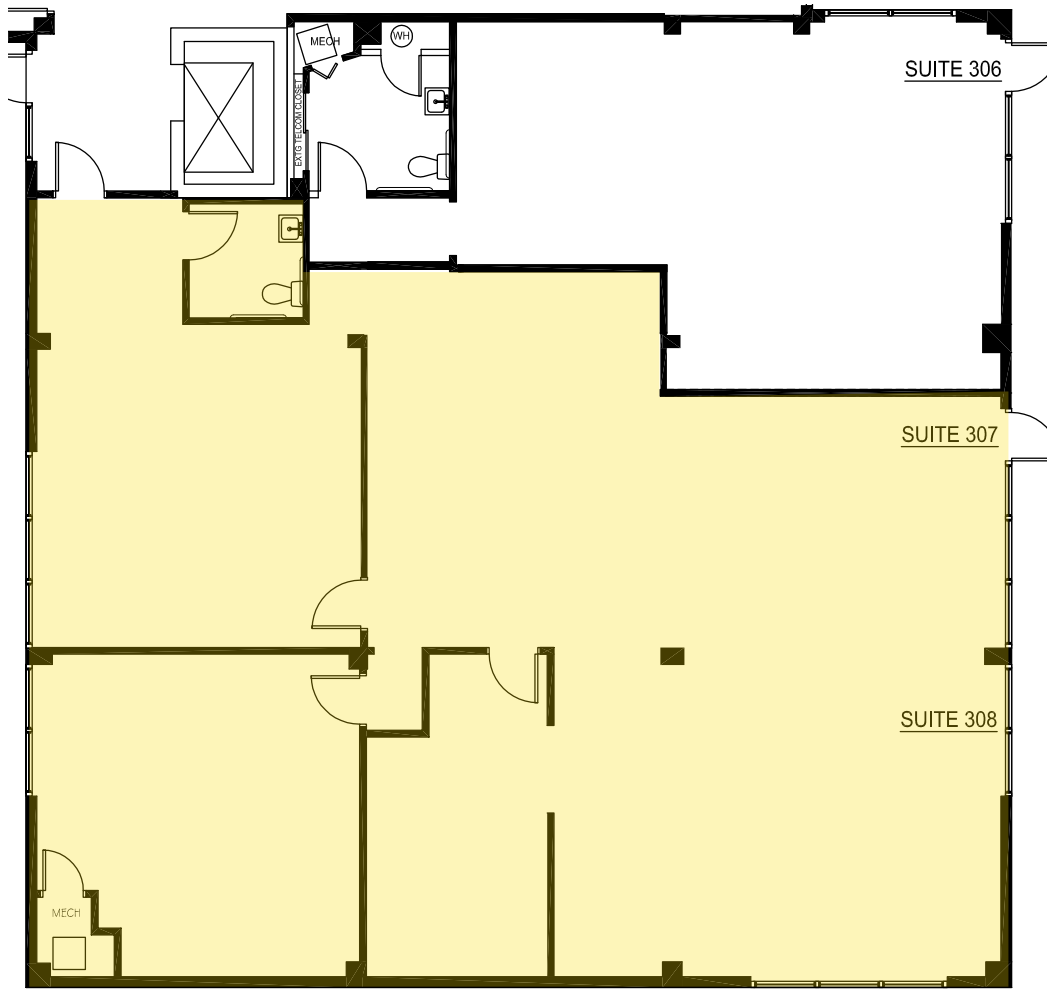
*Can be combined with suite 307-308 for a total of 3,538 SF



FLOOR PLAN - 307-308

SUITE 307-308: 2,729 SF*

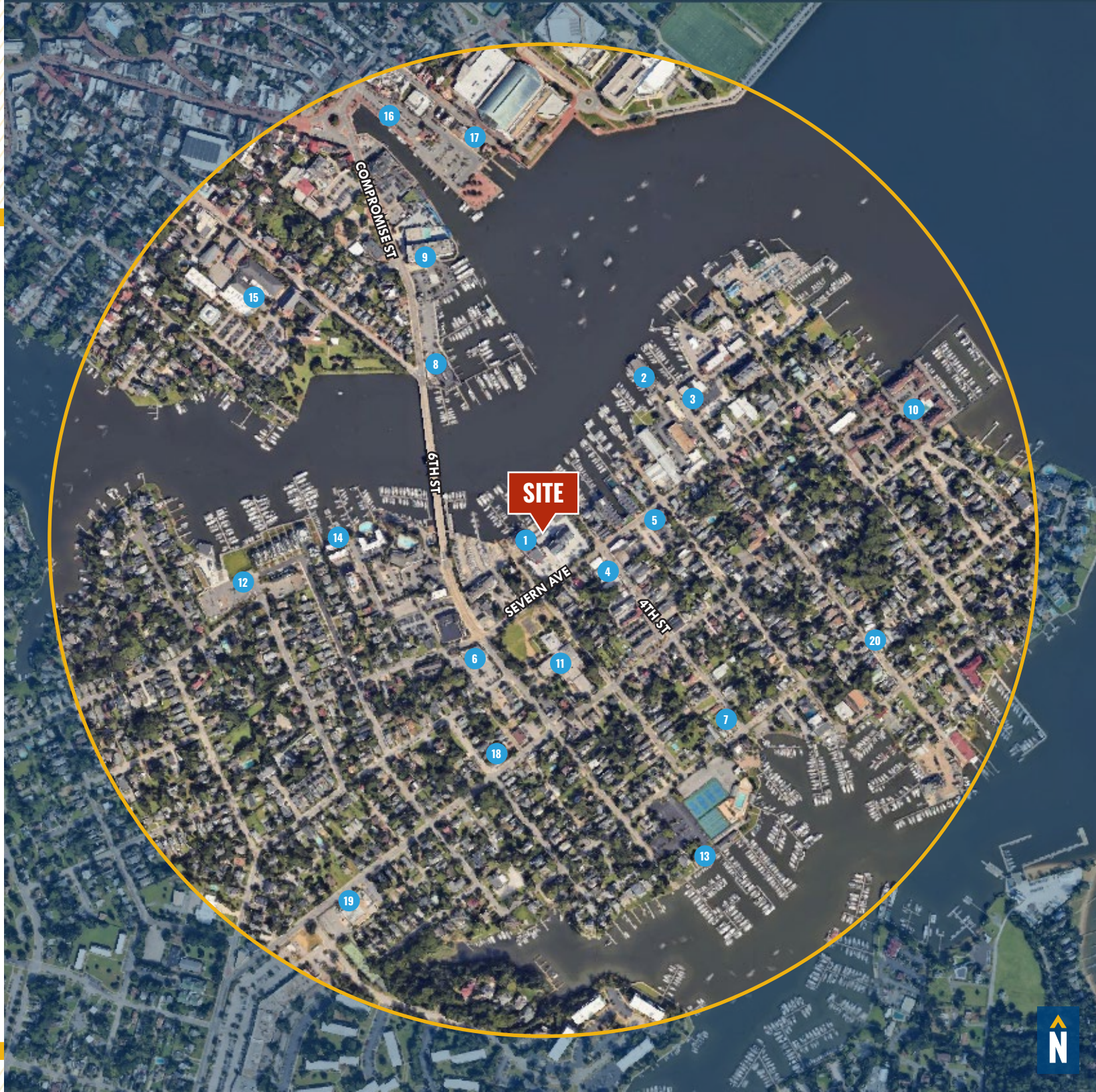
*Can be combined with suite 306 for a total of 3,538 SF



TRADE AREA

NEARBY POINTS OF INTEREST (0.5 MILE):

- 1 CARROL'S CREEK CAFE
- 2 CHART HOUSE
- 3 BREAD AND BUTTER KITCHEN
- 4 BOATYARD BAR & GRILL
- 5 RUTH'S CHRIS STEAK HOUSE
- 6 BLACKWALL HITCH
- 7 DAVIS' PUB
- 8 ANNAPOLIS YACHT CLUB
- 9 ANNAPOLIS WATERFRONT HOTEL
- 10 ANNAPOLIS MD CAPITAL YACHT CLUB
- 11 EASTPORT ELEMENTARY SCHOOL
- 12 SOUTH ANNAPOLIS YACHT CENTRE
- 13 SAFE HARBOR ANNAPOLIS
- 14 BURNSIDE PARK
- 15 ST. MARY'S HIGH SCHOOL
- 16 ANNAPOLIS CITY DOCK
- 17 LATITUDE 38° WATERFRONT DINING
- 18 BAKERS & CO
- 19 US POSTAL SERVICE
- 20 LEEWARD MARKET



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,030

57,173

101,325

DAYTIME POPULATION



23,627

72,991

144,753

AVERAGE HOUSEHOLD INCOME



\$165,525

\$158,714

\$168,250

NUMBER OF HOUSEHOLDS



5,269

23,716

41,724

MEDIAN AGE

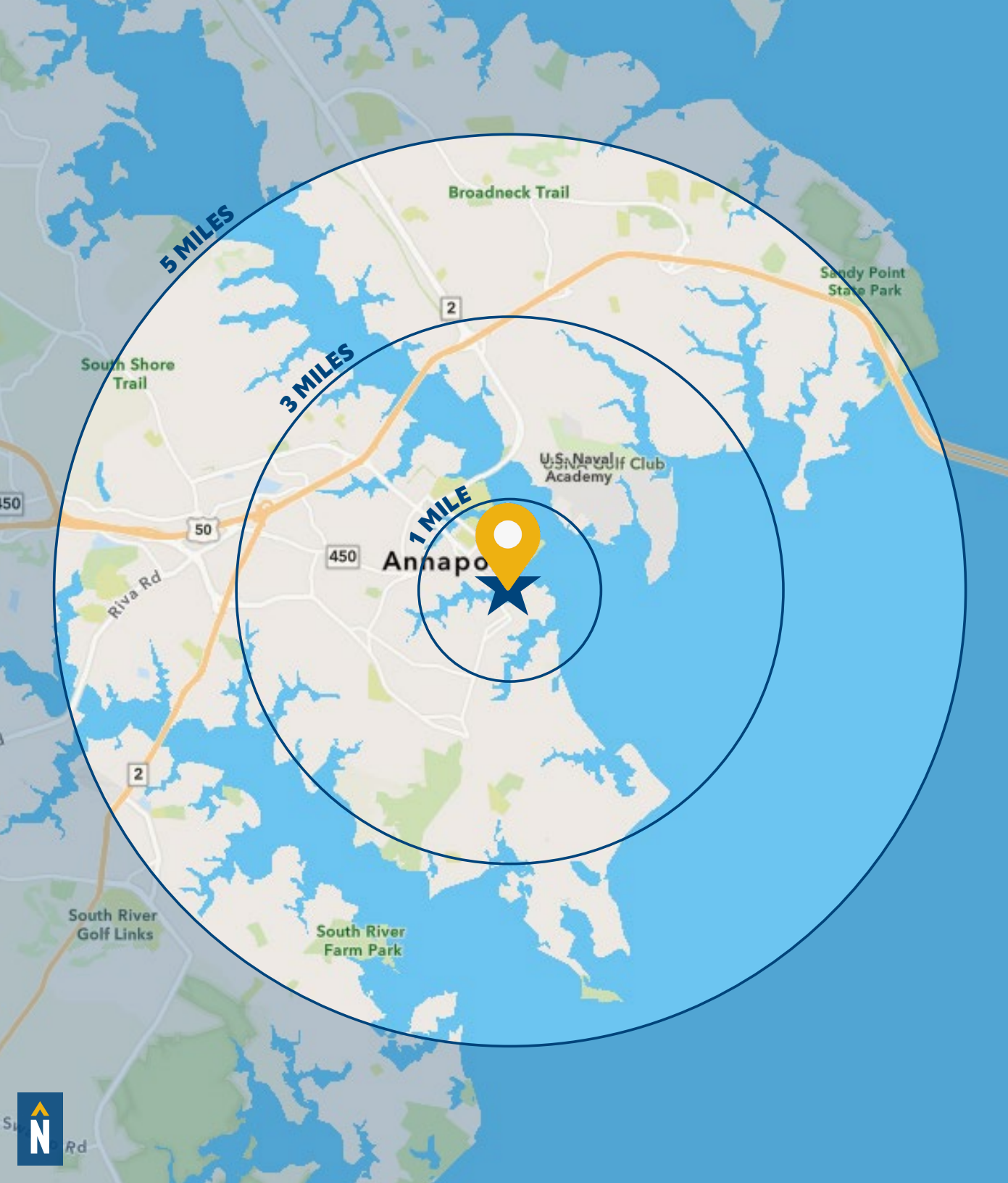


43.6

40.0

41.8

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN:

ANNAPOLIS

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