



# ANNAPOLIS

## COMMERCE PARK EAST

2001-2003 COMMERCE PARK DRIVE  
ANNAPOLIS, MARYLAND

THE  
RMR  
GROUP

LOCATED IN THE HIGHLY SOUGHT-AFTER  
ANNAPOLIS MARKET



**MacKenzie Commercial Real Estate Services** is pleased to present the opportunity to lease the largest and most accessible block of quality office/flex space in Annapolis, Maryland. The **Annapolis Commerce Park East** offers almost 41,000 square feet available for lease and features an excellent window line on all sides of the buildings. With Direct access to the Westfield Annapolis Mall, as well as surrounding shopping centers and restaurants, this highly sought-after property provides an ideal option for numerous types of users.

## Available

- » 2001 - 2003: 2,944 - 33,150 SF

## Zoning

- » W1 (Industrial Park District) - Sample Uses Include:

Adult Day Care	Offices
Craft Brewery	Religious Facilities
Catering Establishments	Health Clubs
Clubs	Organizations
Non-profit/Charities	Personal Fitness
Laboratories/R&D	Showrooms
Computer Sale/Service	Schools/Training Facility

## Occupancy

- » Immediate

## Building Features

- » Clear ceiling height: 16' - 18'
- » Extensive window line
- » 2.49/1,000 sf parking ratio
- » Walking distance to Annapolis Mall, banks, retail, and more
- » Office, flex and warehouse buildouts

## Unparalleled Annapolis Location

- » Accessible from Route 50, MD 665, and I-97



# SURROUNDING AMENITIES

ANNAPOLIS COMMERCE PARK EAST

**Westfield Annapolis Mall**

1 mi.

**Annapolis Towne Centre**

**Festival at Riva**

**Forest Plaza**

2 mi.

**Annapolis Technology Park**

**Annapolis Harbour Center**

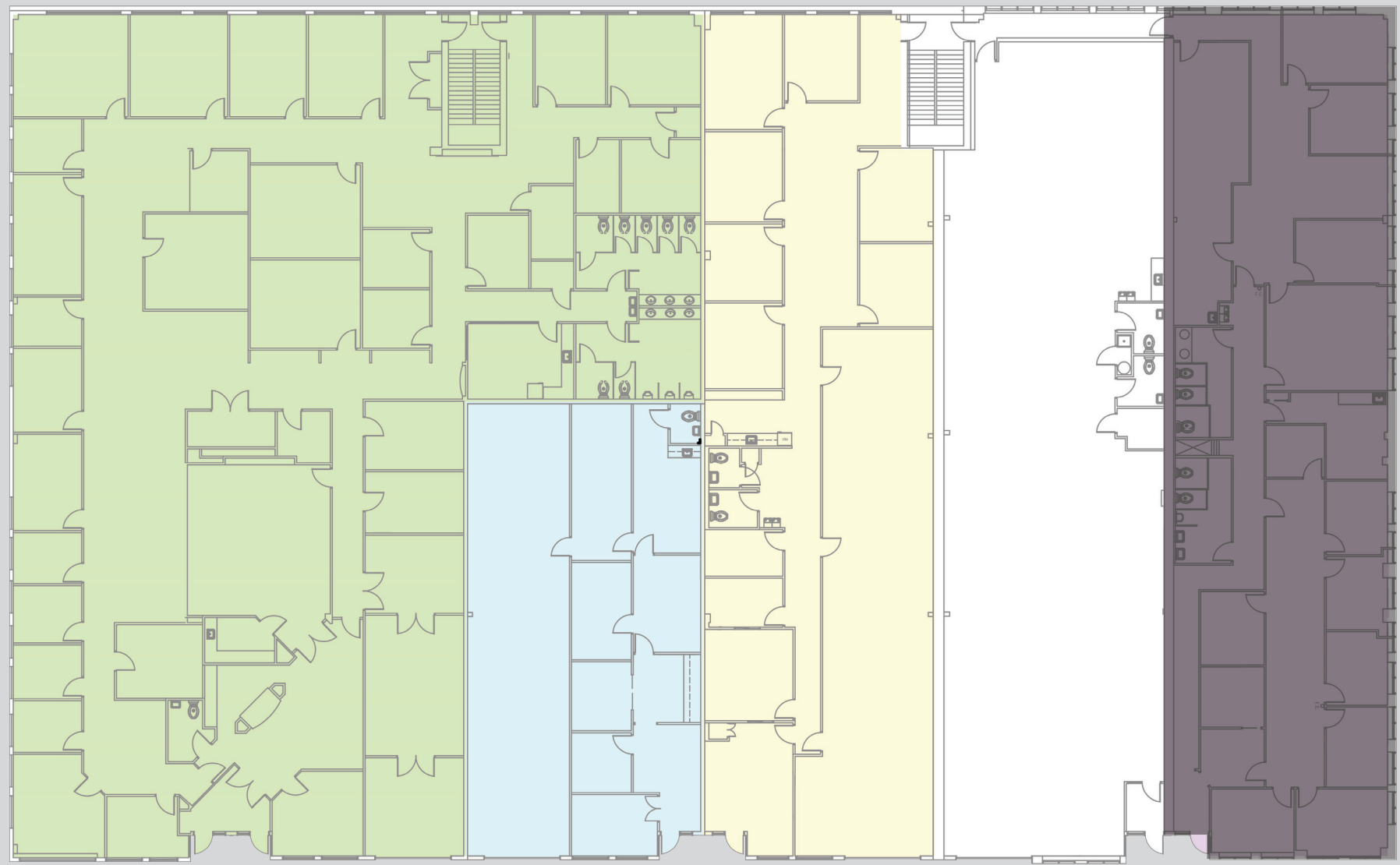
3 mi.

Annapolis



**FLOOR PLAN**

**2001 COMMERCE PARK DRIVE**



Suites E/F: 12,716 SF

Suite D: 2,944 SF

Suite C: 5,218 SF

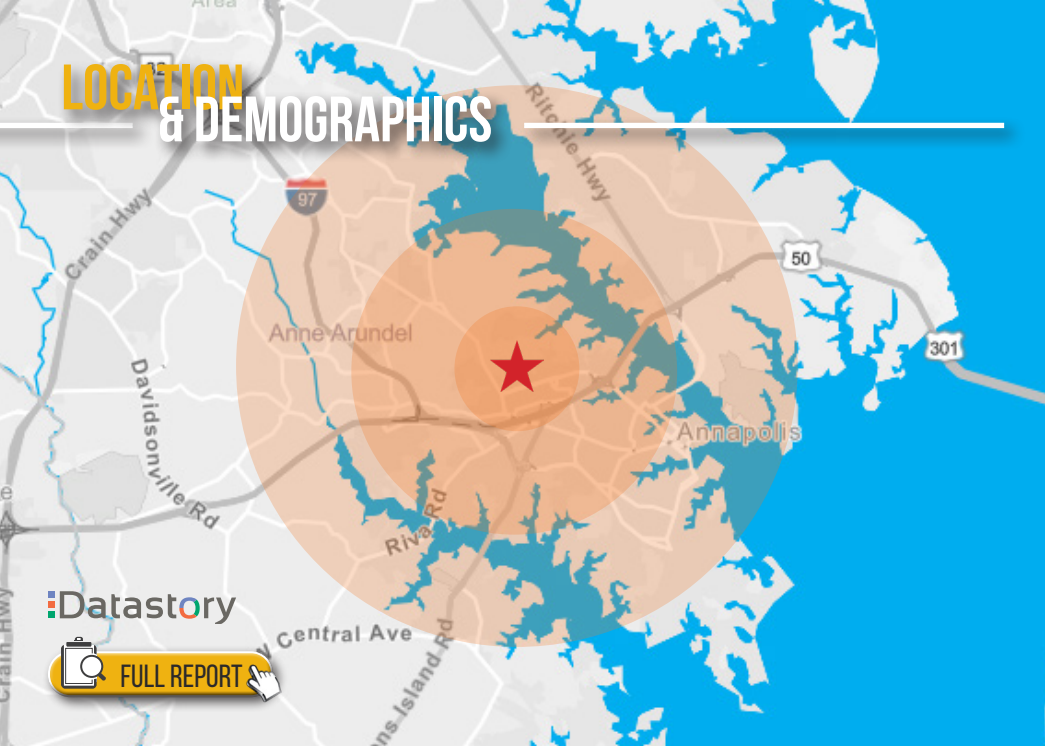
Suite B: 5,139 SF

LEASED

**FLOOR PLAN**

**2003 COMMERCE PARK DRIVE**





RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
<b>1,745</b> 1 MILE	<b>1,978</b> 1 MILE	<b>2.01</b> 1 MILE	<b>39.8</b> 1 MILE
<b>19,939</b> 3 MILES	<b>17,698</b> 3 MILES	<b>2.33</b> 3 MILES	<b>42.6</b> 3 MILES
<b>52,161</b> 5 MILES	<b>39,672</b> 5 MILES	<b>2.44</b> 5 MILES	<b>41.3</b> 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
<b>\$140,996</b> 1 MILE	<b>76.6%</b> 1 MILE	<b>96.6%</b> 1 MILE	<b>22,318</b> 1 MILE
<b>\$132,615</b> 3 MILES	<b>73.2%</b> 3 MILES	<b>97.1%</b> 3 MILES	<b>87,651</b> 3 MILES
<b>\$133,234</b> 5 MILES	<b>75.6%</b> 5 MILES	<b>96.6%</b> 5 MILES	<b>160,001</b> 5 MILES



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