 **JLL** SEE A BRIGHTER WAY

# For lease

1997 Annapolis Exchange  
Parkway, Annapolis, MD 21401

[jll.com](https://www.jll.com)

## Availabilities:

### 1st Floor

- Suite 140- 2,406 sf
- Suite 180- 3,390 sf

### 2nd Floor

- 21,524 sf

### 3rd Floor

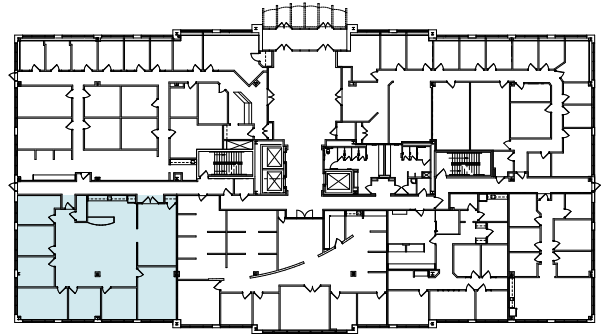
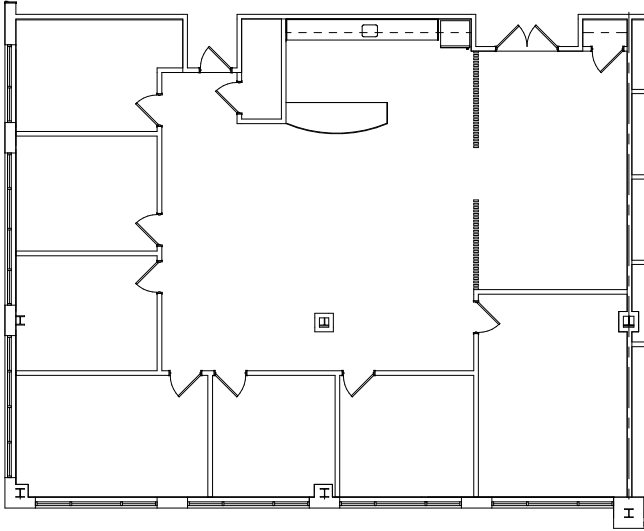
- Suite 300A- 3,332 sf

## Building amenities

- Annapolis Exchange is a 28-acre, commercial office park. The park features jogging trails through a 7-acre environmental preserve area and is immediately adjacent to Annapolis Plaza with a wide variety of dining and shopping options. Within walking distance is the 1 million-square-foot Westfield Annapolis Mall. The Wyndham Garden Hotel is positioned next to the site.
- Located in the Annapolis area of Anne Arundel County, the property is accessed from MD Route 50 via the MD 450 and Jennifer Road exits.
- Convenient parking spaces for both tenants and visitors are available at a ratio in excess of 4 spaces per 1000 sf. The building is served by a surface parking lot for visitors, and an Executive Parking Level providing 56 executive spaces under the building with direct, secured access to the building elevator core.
- All exterior access points are remotely monitored on a 24-hour basis, Electronic card access system with card readers at all entrances for after-hours access.

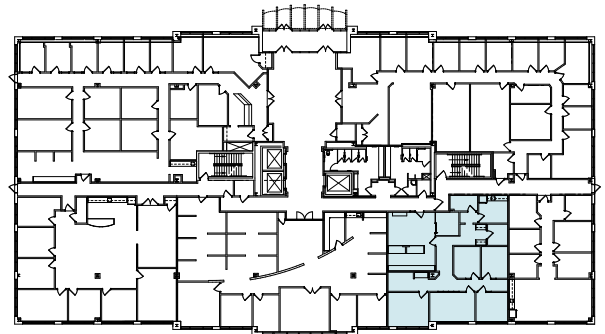
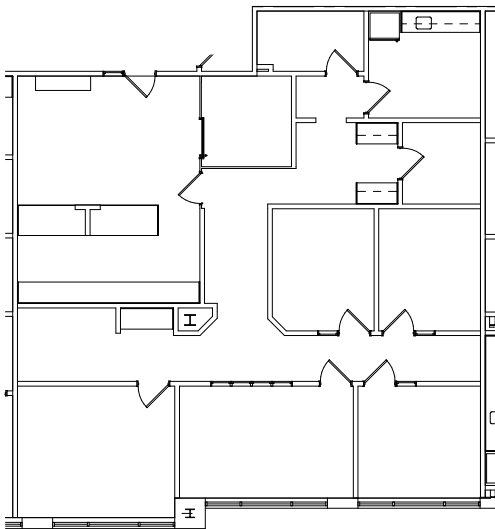


## Suite 180 Floor plan



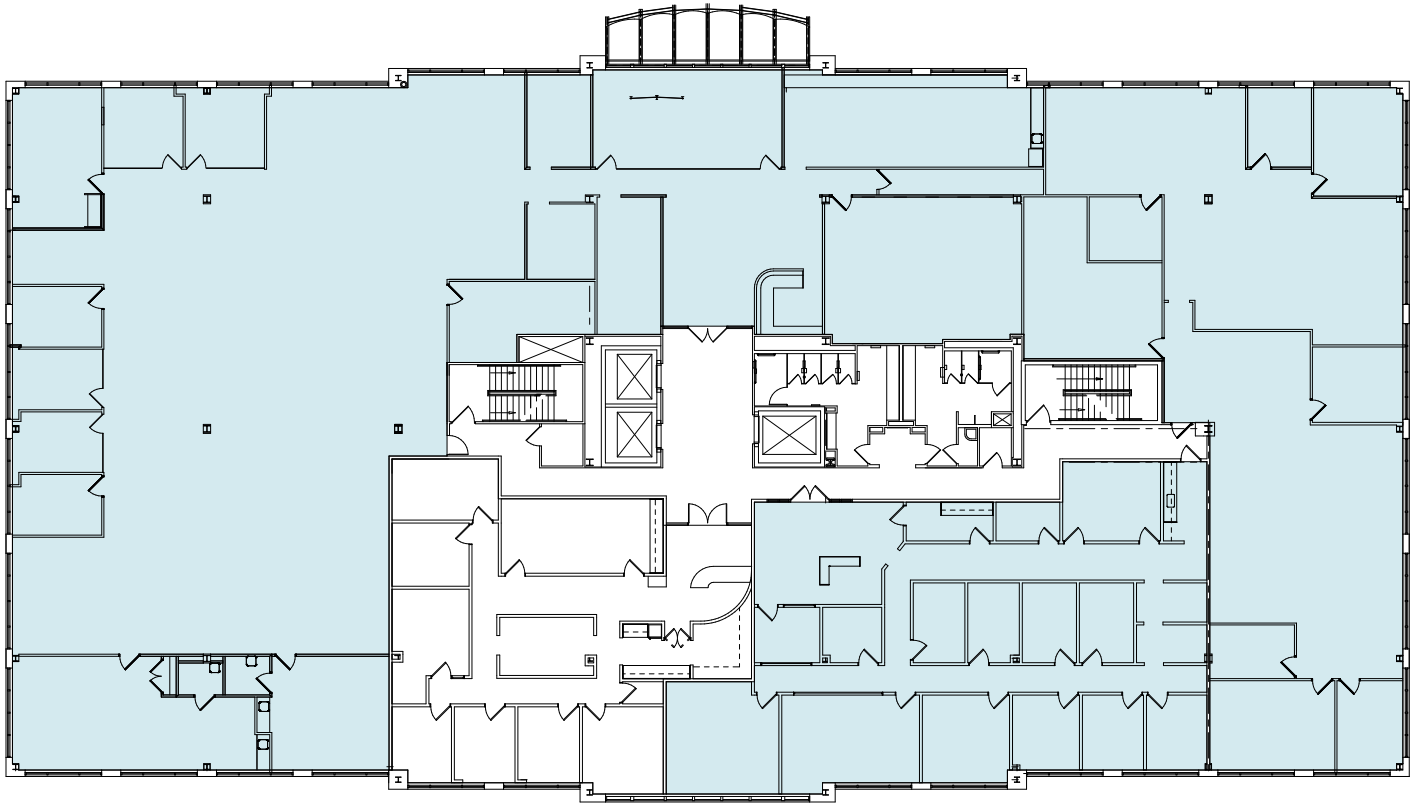
- Available square footage is 3,390 sf

## Suite 140 Floor plan



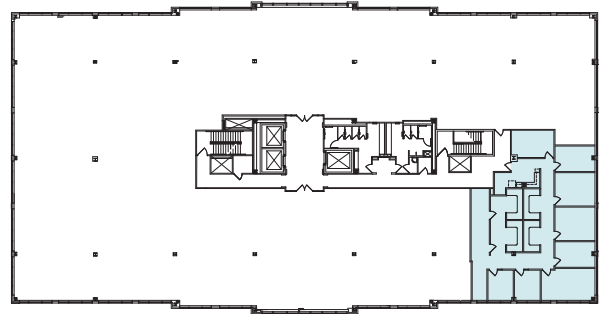
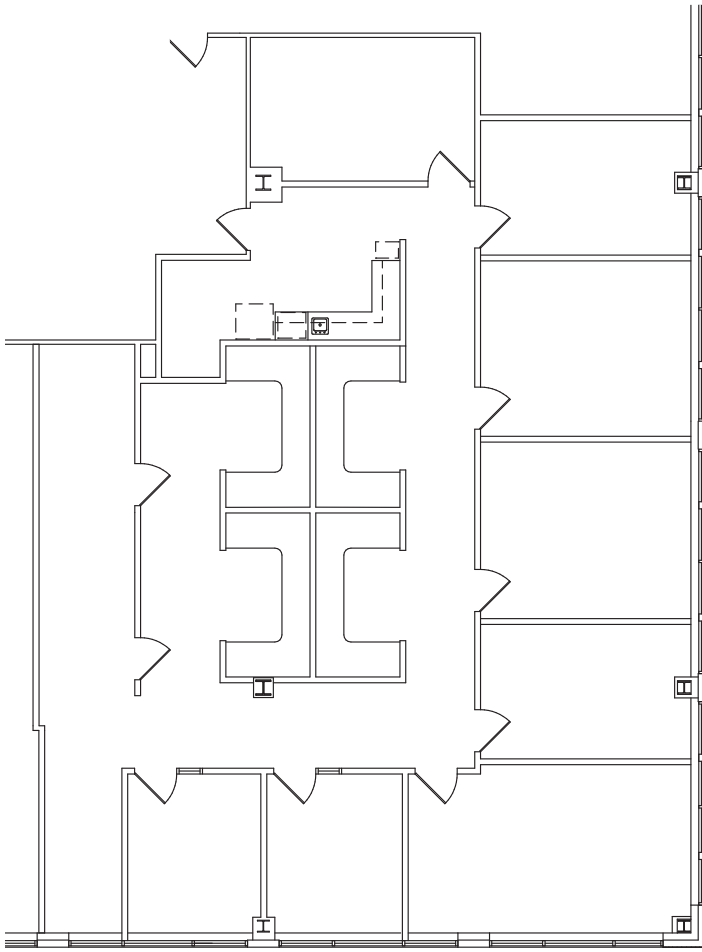
- Available square footage is 2,406 sf

## 2nd floor Floor plan



- Available square footage is 21,524 sf

## Suite 300A Floor plan



- Available square footage is 3,332 sf

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