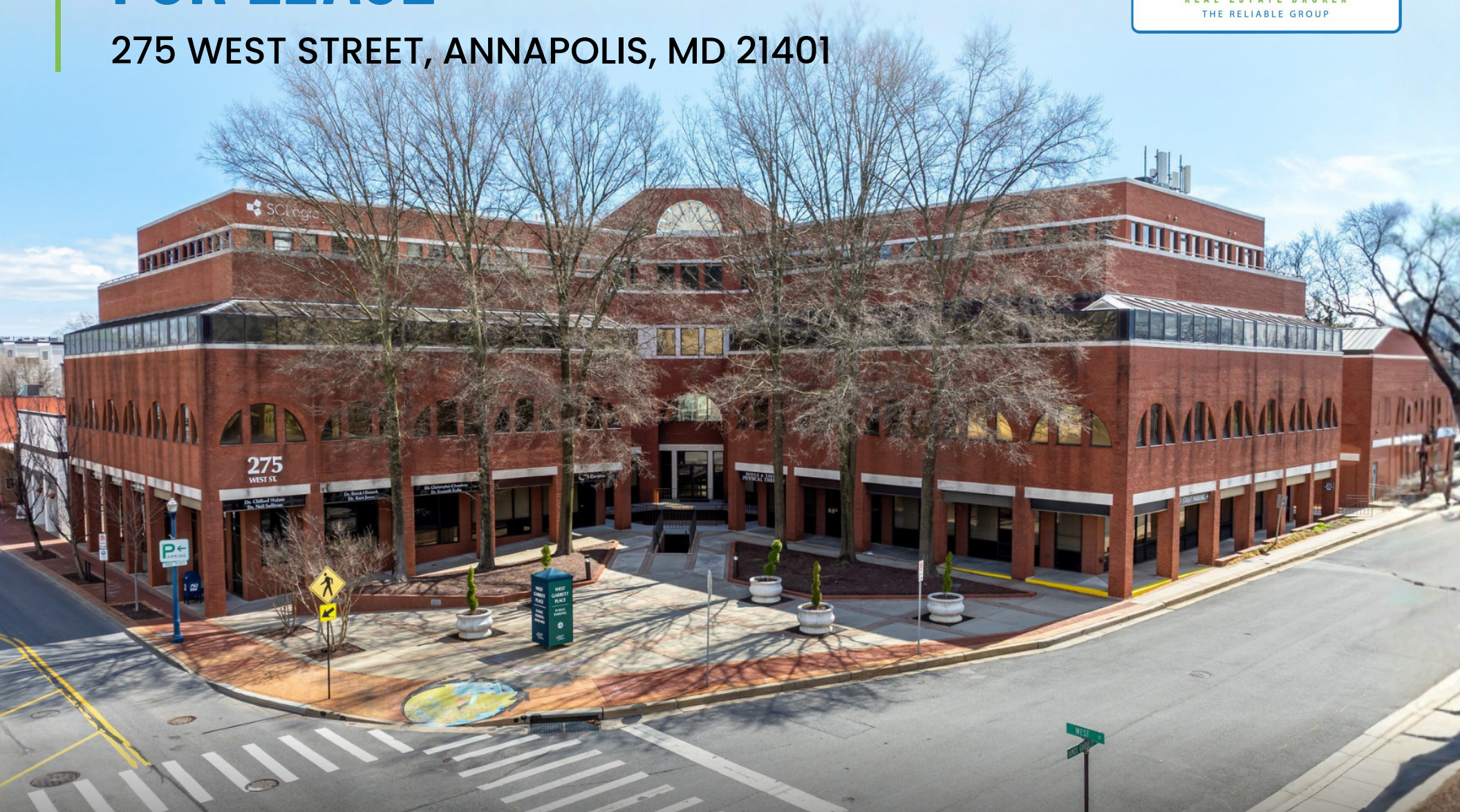


FOR LEASE

275 WEST STREET, ANNAPOLIS, MD 21401



Office
For Lease

Eddie Trujillo
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ETrujillo@hyattcommercial.com

John Kauffman
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jkauffman@hyattcommercial.com

Cecil Cummins
410.260.6536
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PROPERTY DESCRIPTION

West Garrett Place is among Annapolis's most distinguished office addresses — a five-story building that balances architectural refinement with operational excellence. Its rich red brick façade, expansive window lines, and beautifully landscaped entry plaza set the tone for a professional environment that makes an impression before tenants ever reach their suite. The building's established and diverse tenant community — spanning legal, medical, technology, and professional services — reflects the caliber of businesses that call 275 West Street home. Elevator service across all five floors, combined with an attached, five-level parking structure accommodating 288 vehicles, ensures that tenants and their clients experience seamless convenience every day.

HIGHLIGHTS

- Professional environment that impresses from arrival
- Established and diverse tenant community spanning legal, medical, technology, and professional services
- Elevator service across all five floors
- Attached five-level parking structure accommodating 288 vehicles
- Seamless convenience for tenants and their clients every day



OFFERING



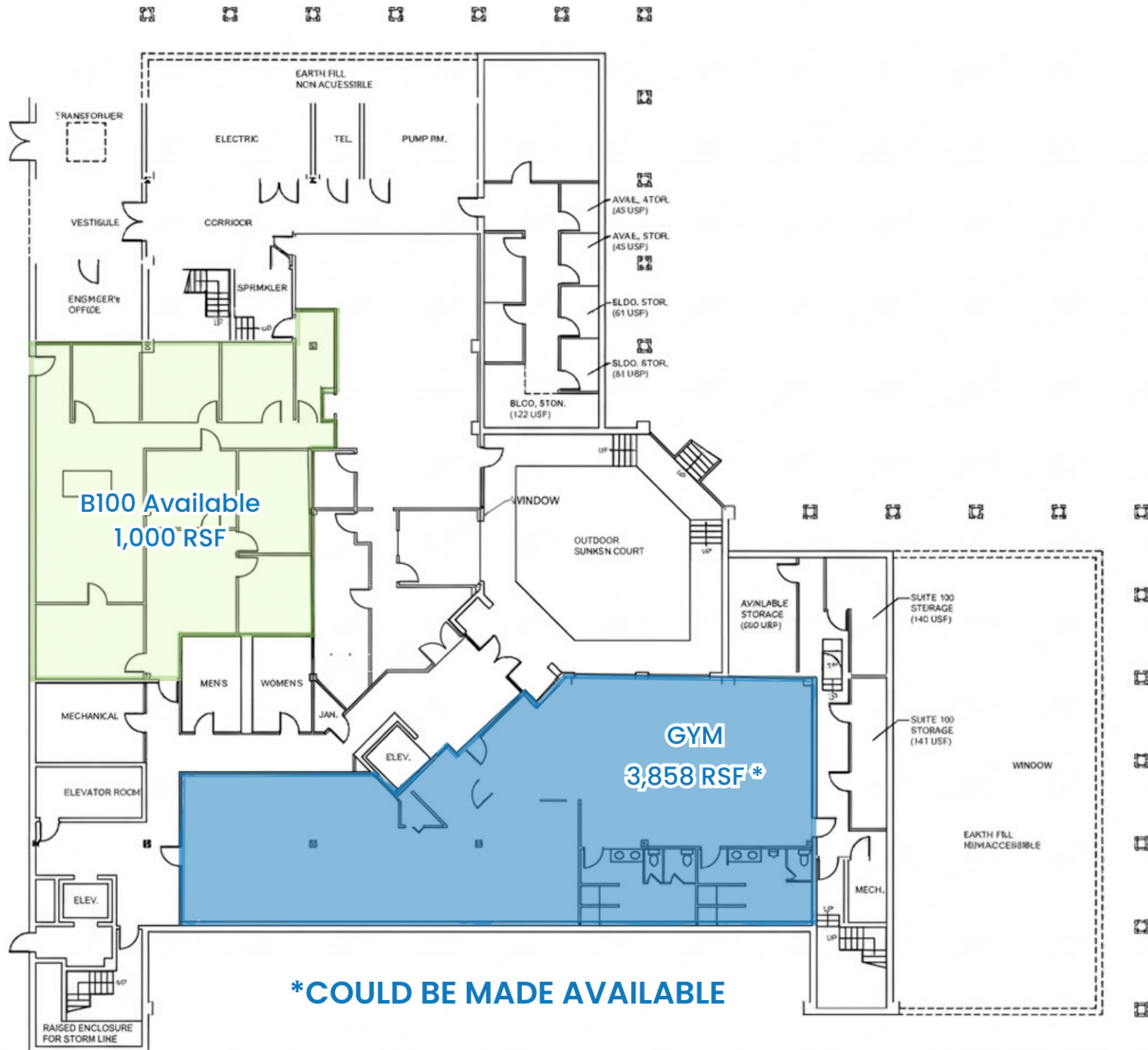
FOR LEASE

Price \$34 - 36 SF/yr (Full Service)

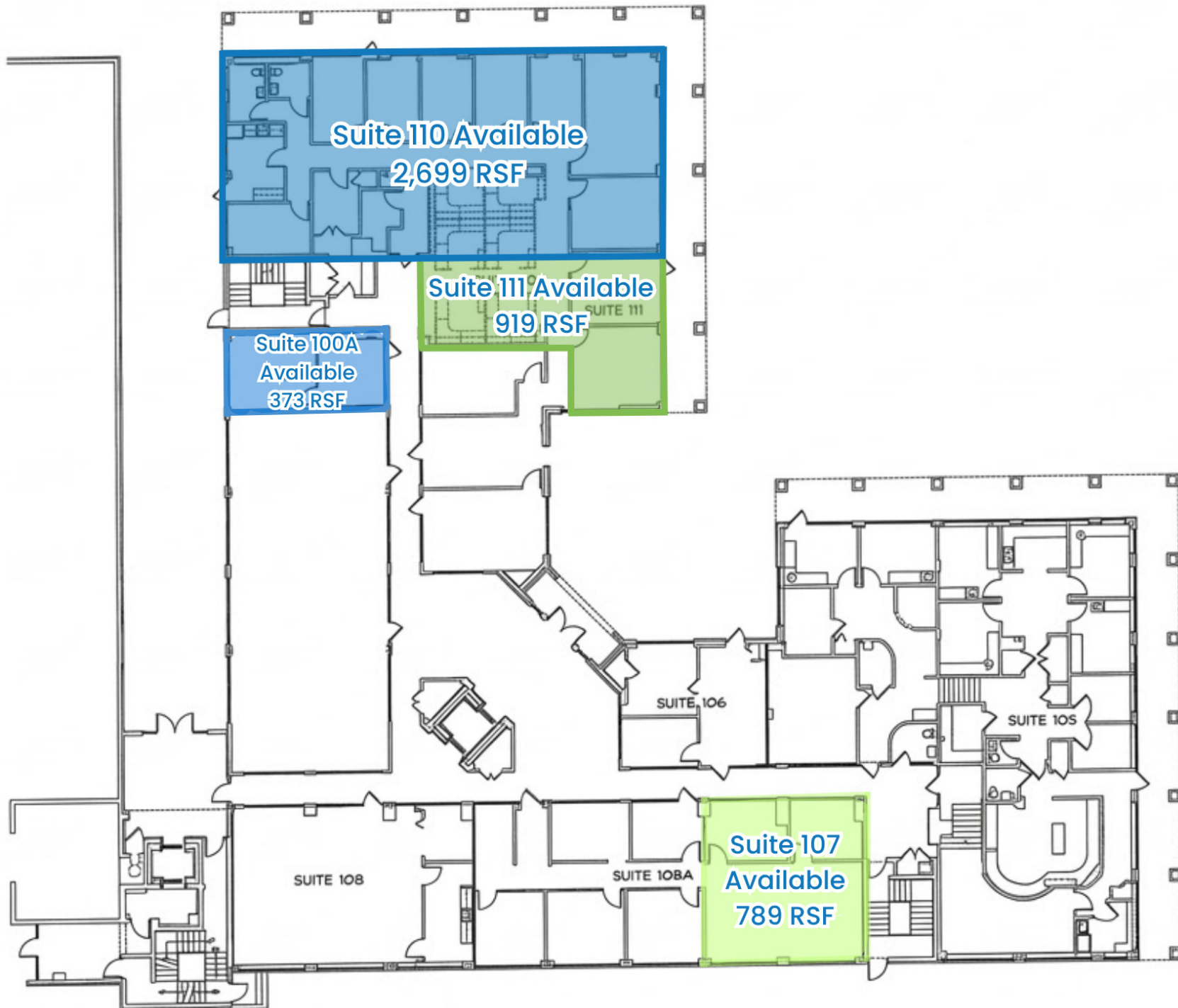
| FLOOR | SUITE | SIZE |
|--------|--------------|----------|
| Plaza | B100 | 1,000 SF |
| Plaza | B300 | 3,858 SF |
| First | Suite 100A | 373 SF |
| First | Suite 107 | 789 SF |
| First | Suite 110 | 2,699 SF |
| First | Suite 111 | 919 SF |
| Second | 2nd FL Suite | 8,227 SF |
| Third | Suite 301 | 1,490 SF |
| Third | Suite 304 | 643 SF |
| Third | Suite 305 | 795 SF |



PLAZA FLOOR PLAN

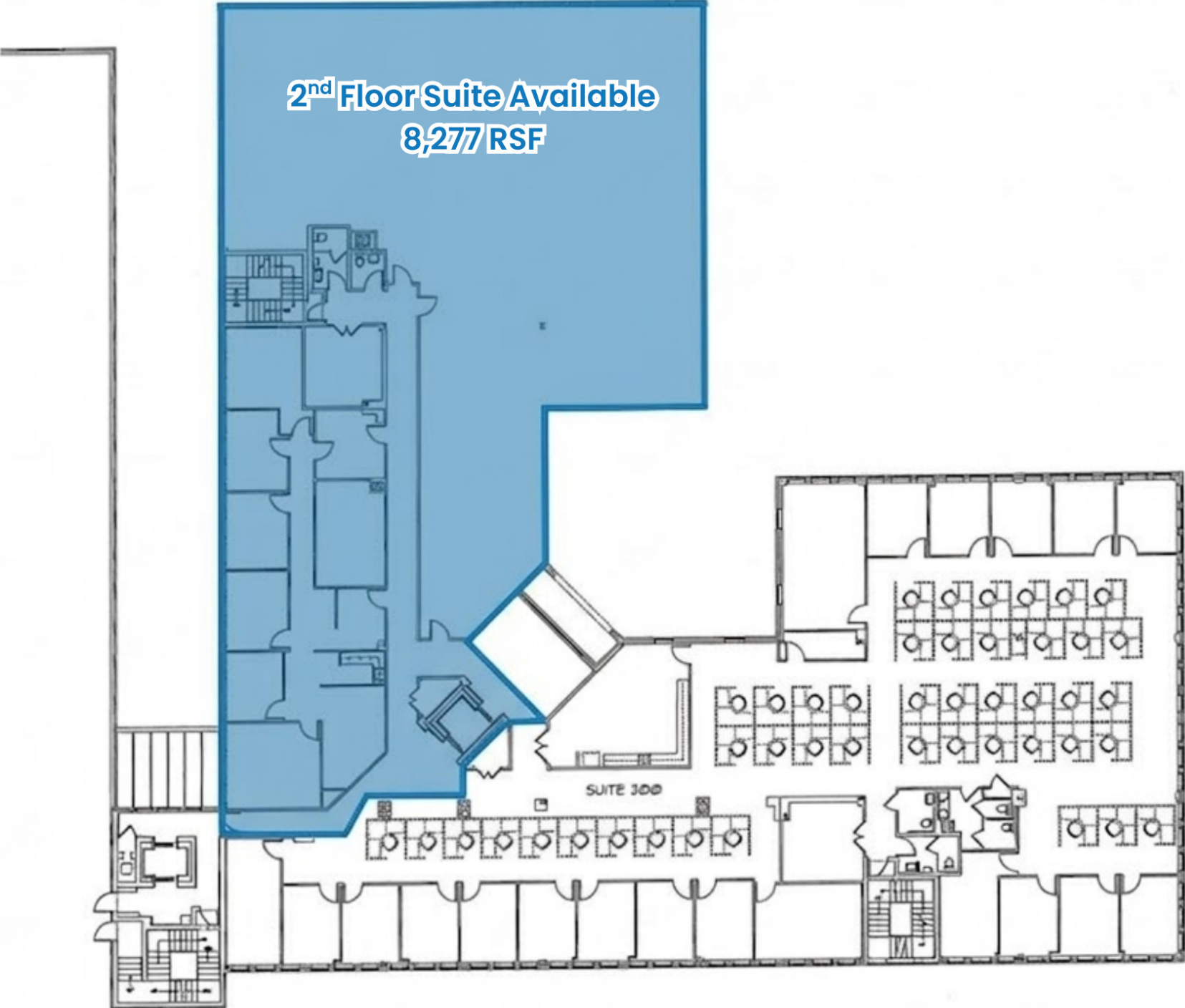


FIRST FLOOR PLAN

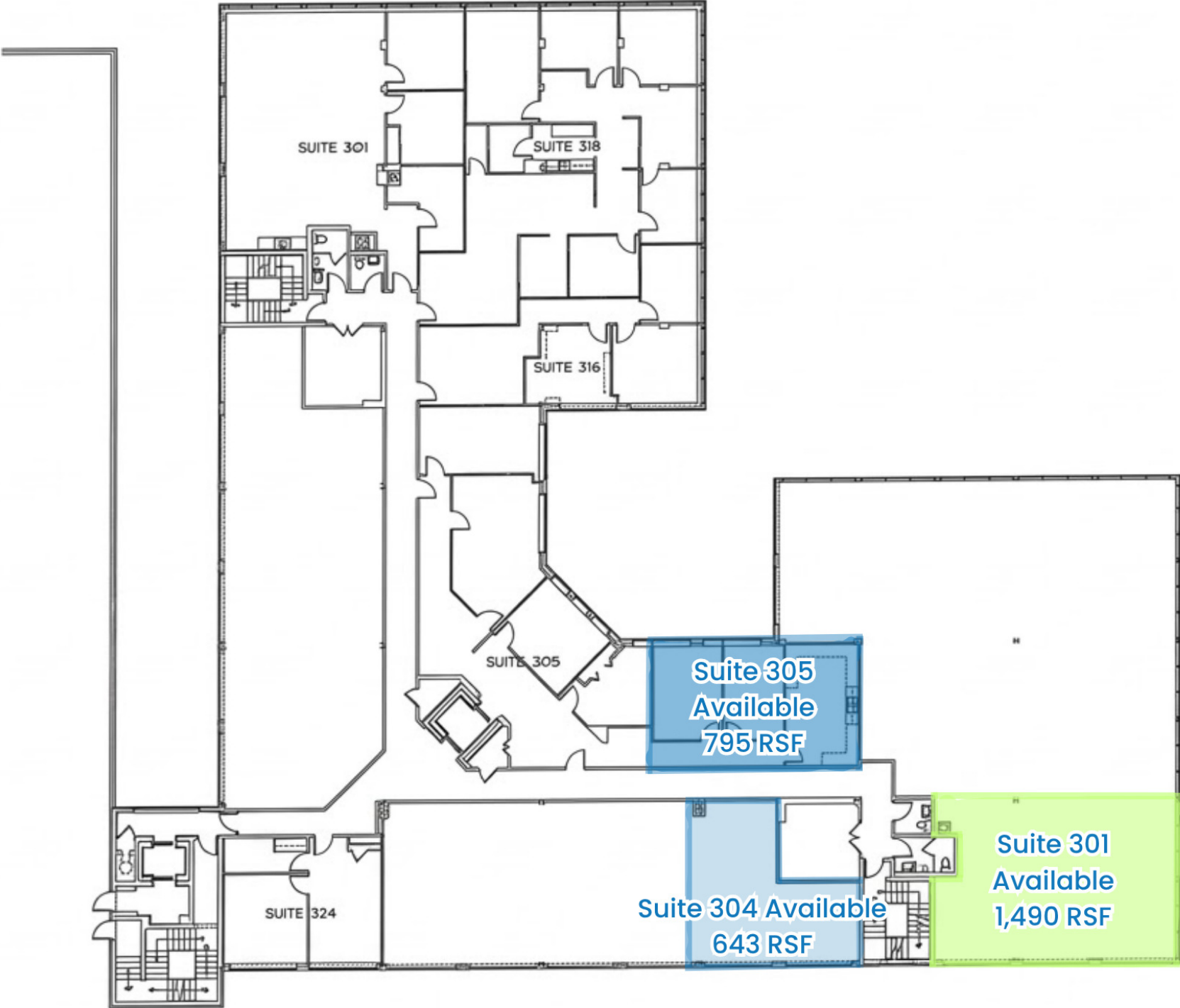


SECOND FLOOR PLAN

**2nd Floor Suite Available
8,277 RSF**



THIRD FLOOR PLAN





STATE CAPITAL

275 West St

Garage

RETAILER MAP



West Street Dining

West Street Dining

City Dock Dining/Retail

275 West St

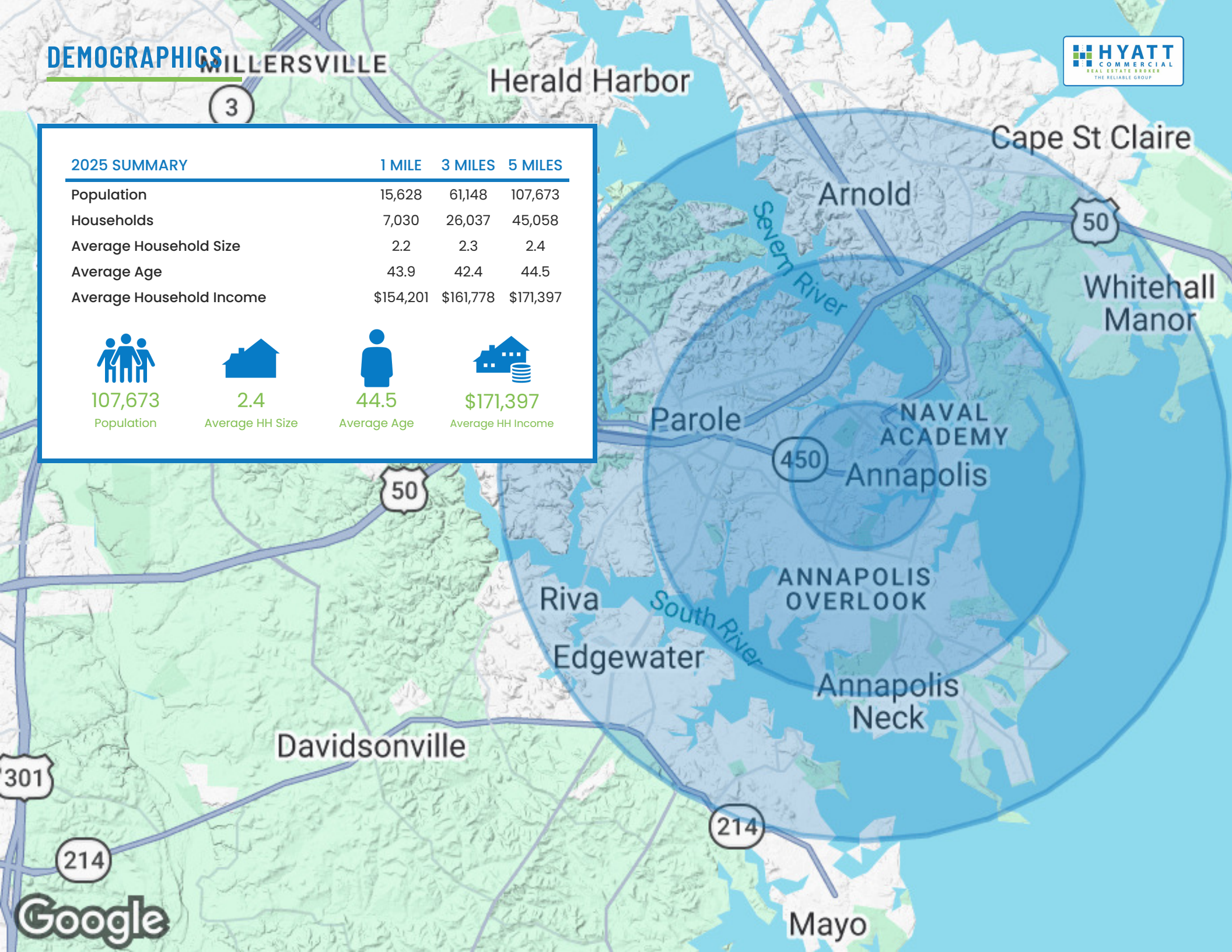
Main Street Retail

DEMOGRAPHICS



| 2025 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 15,628 | 61,148 | 107,673 |
| Households | 7,030 | 26,037 | 45,058 |
| Average Household Size | 2.2 | 2.3 | 2.4 |
| Average Age | 43.9 | 42.4 | 44.5 |
| Average Household Income | \$154,201 | \$161,778 | \$171,397 |

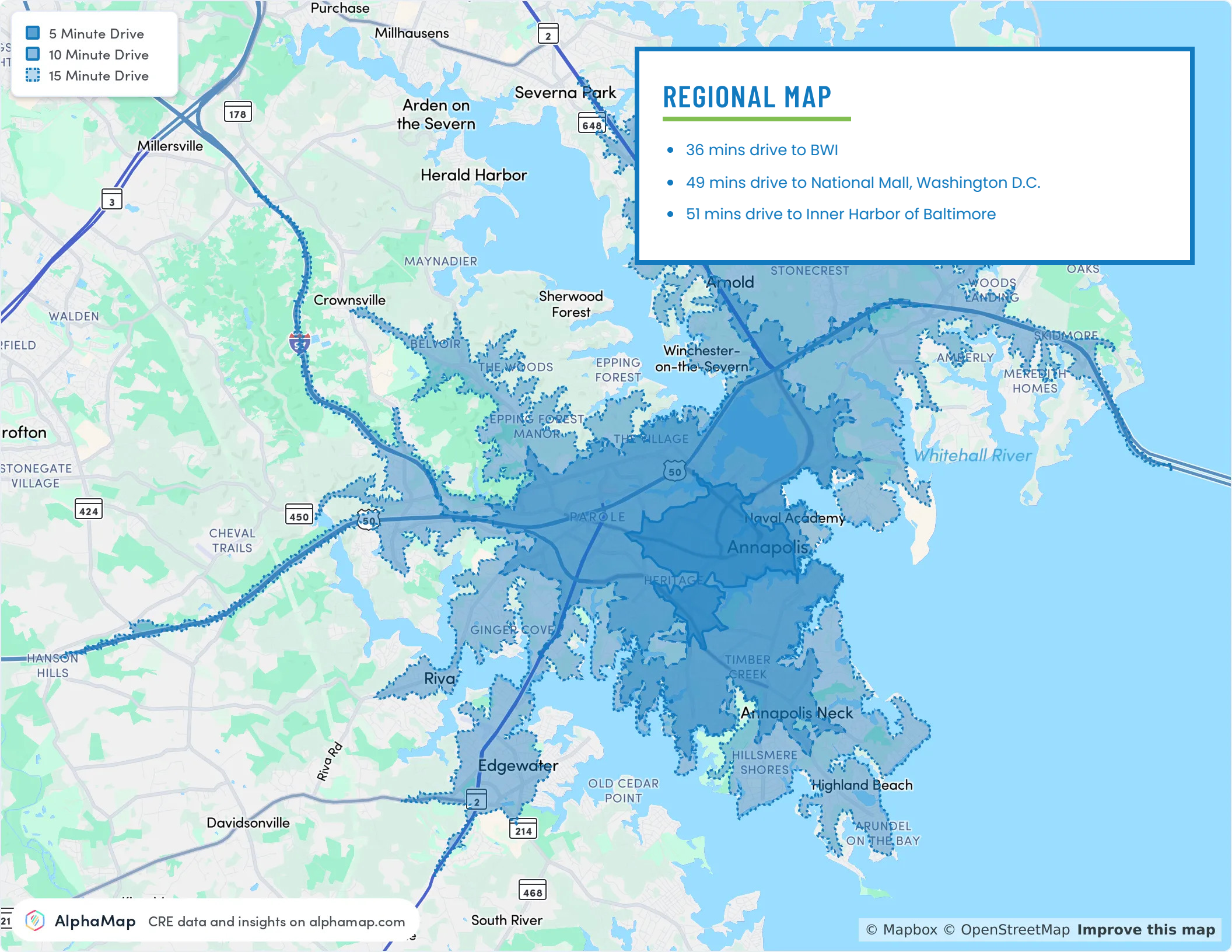
| | | | |
|------------|-----------------|-------------|-------------------|
| | | | |
| 107,673 | 2.4 | 44.5 | \$171,397 |
| Population | Average HH Size | Average Age | Average HH Income |



- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 36 mins drive to BWI
- 49 mins drive to National Mall, Washington D.C.
- 51 mins drive to Inner Harbor of Baltimore





CONTACT

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