

# FOR SALE

## OFFICE CONDO IN ANNAPOLIS

### 1831 FOREST DRIVE SUITE H

1831 Forest Drive Unit H  
Annapolis, MD 21401



### OFFERING SUMMARY

Sale Price: \$260,000

Building Size: 889

Price / SF: \$292.46

### PROPERTY OVERVIEW

Located in the Forest Office Park, this second floor walkup office condo is a fantastic opportunity for owner-users seeking a professional space to call their own. With a recently replaced AC system (June 2024) and low annual carrying costs, this move-in ready suite delivers lasting value in one of Annapolis's most accessible business corridors.

Owner Financing may be available for qualified buyers.

### PROPERTY HIGHLIGHTS

- Move-in ready: Ideal for owner-users looking to establish or grow their professional presence
- Convenient access: Quick connections to I-97 and US-50
- Prime location: Minutes from Downtown Annapolis, with abundant retail and dining nearby

### Presented By:

**Scott Douglas**

Principal Broker  
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**DOUGLAS  
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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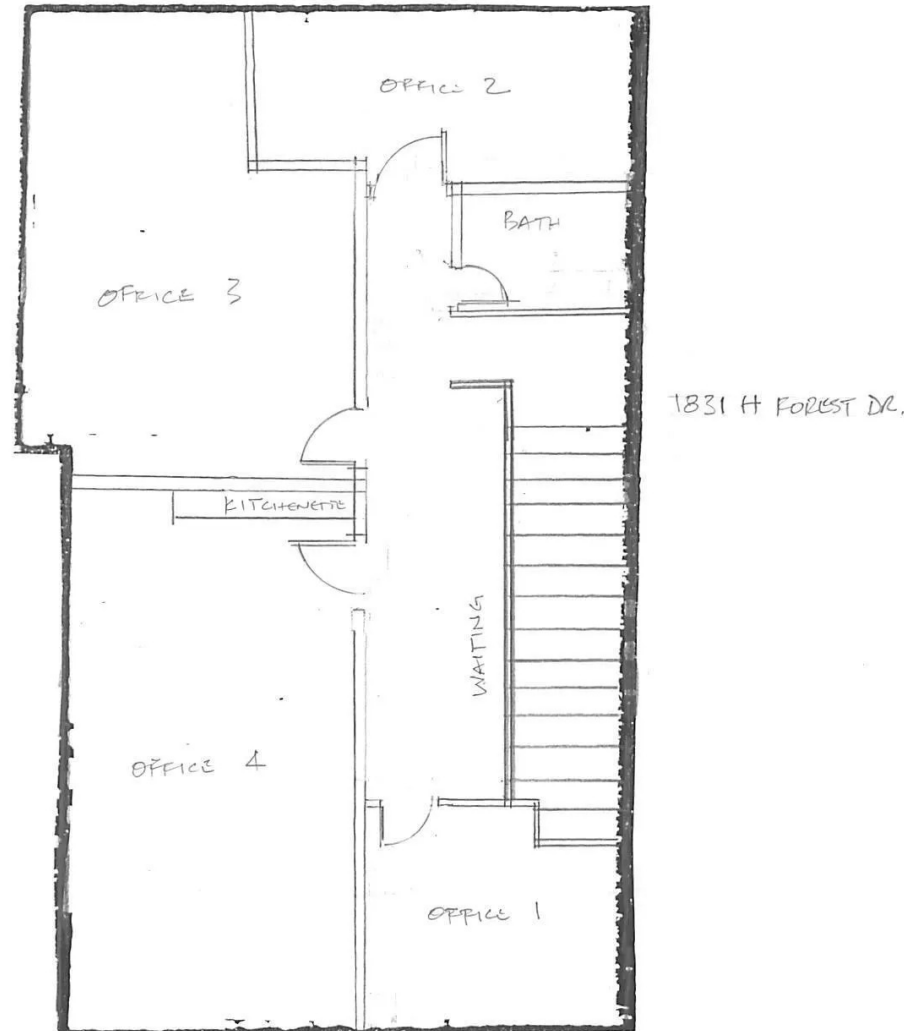
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## SUITE H FLOOR PLAN

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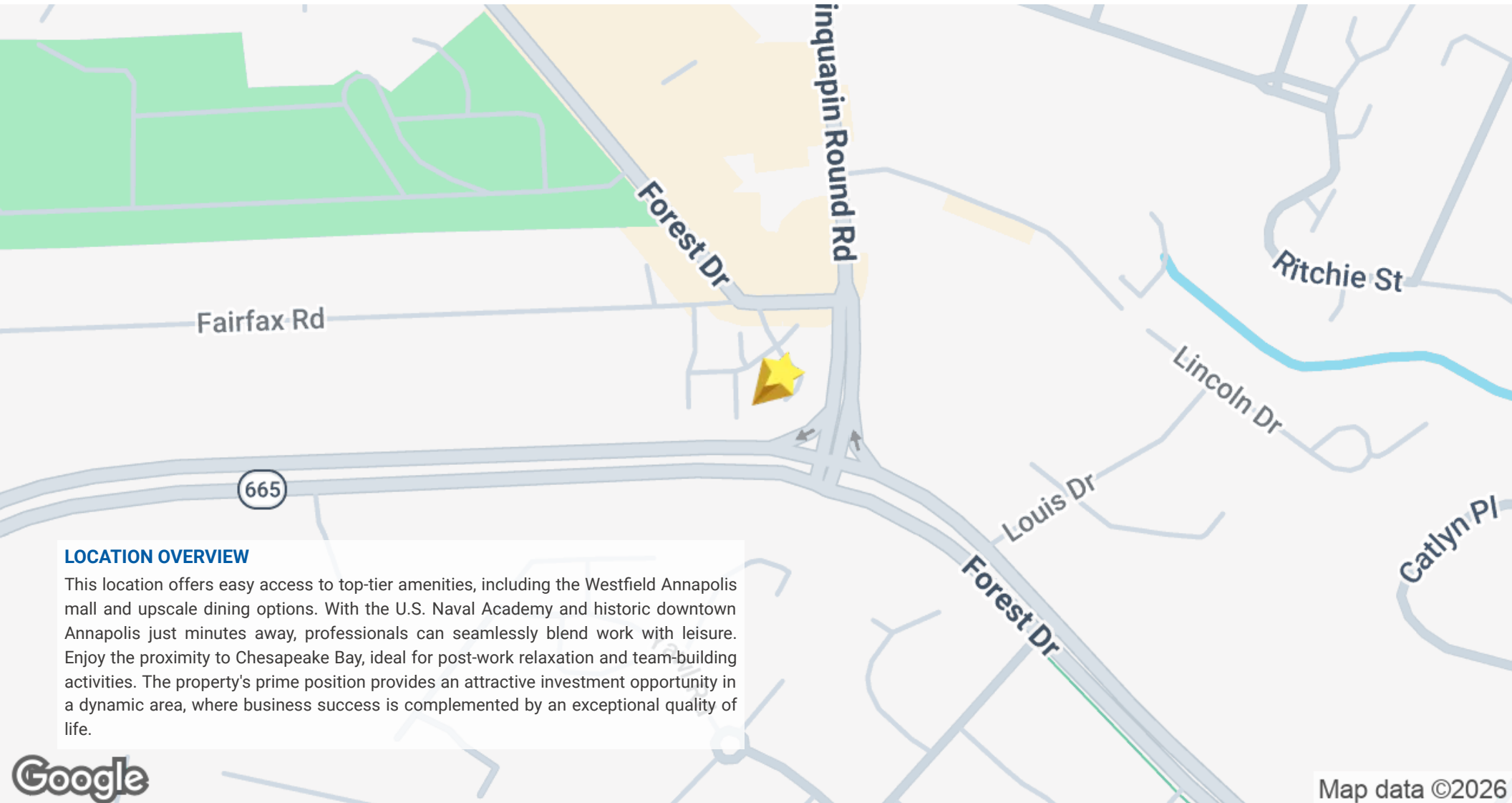
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## LOCATION OVERVIEW

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This location offers easy access to top-tier amenities, including the Westfield Annapolis mall and upscale dining options. With the U.S. Naval Academy and historic downtown Annapolis just minutes away, professionals can seamlessly blend work with leisure. Enjoy the proximity to Chesapeake Bay, ideal for post-work relaxation and team-building activities. The property's prime position provides an attractive investment opportunity in a dynamic area, where business success is complemented by an exceptional quality of life.



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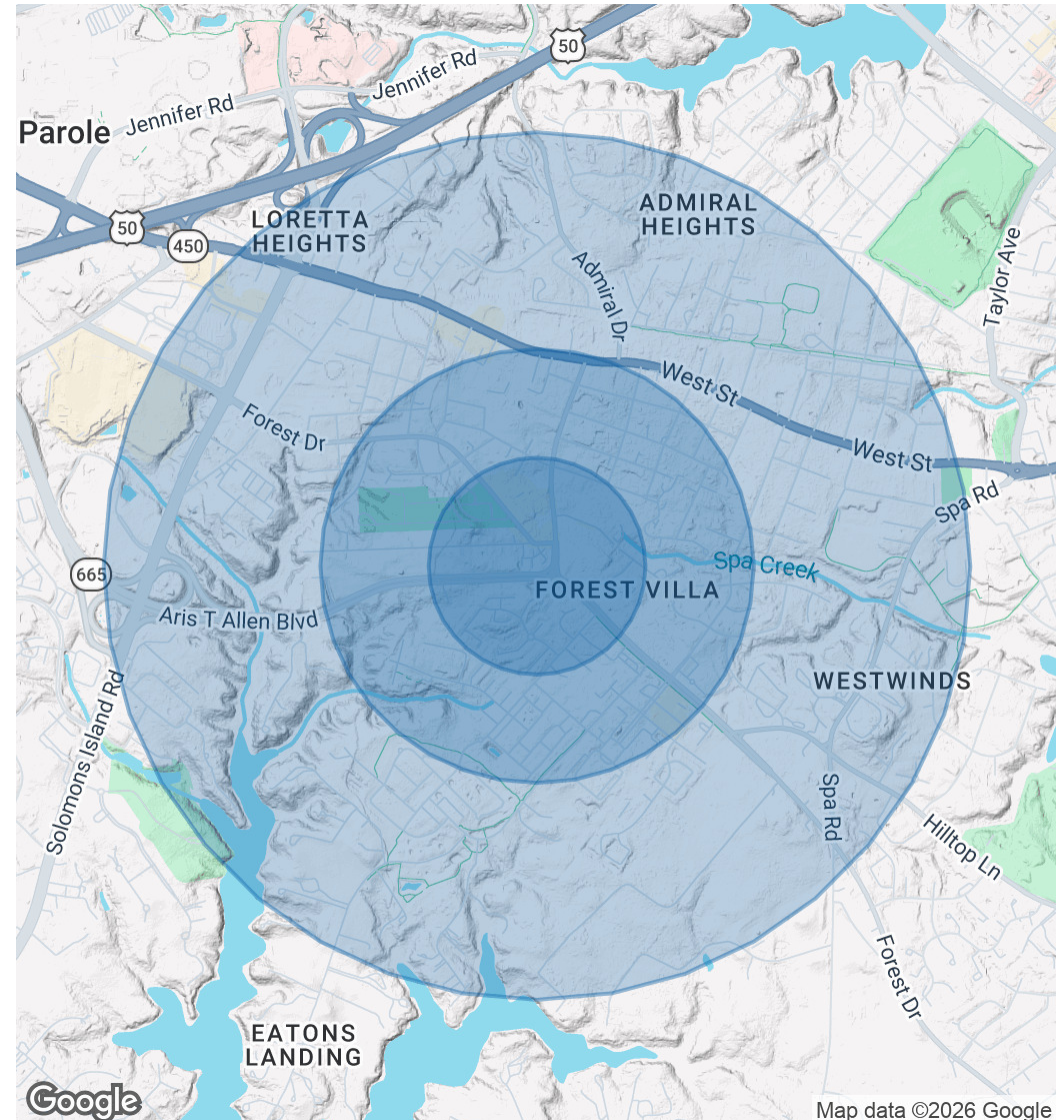
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,037	3,540	10,023
Average Age	42.4	40.2	38.7
Average Age (Male)	50.0	44.8	39.3
Average Age (Female)	44.3	42.0	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	445	1,420	3,972
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$101,873	\$122,829	\$141,046
Average House Value	\$421,634	\$454,118	\$498,059

2023 American Community Survey (ACS)



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