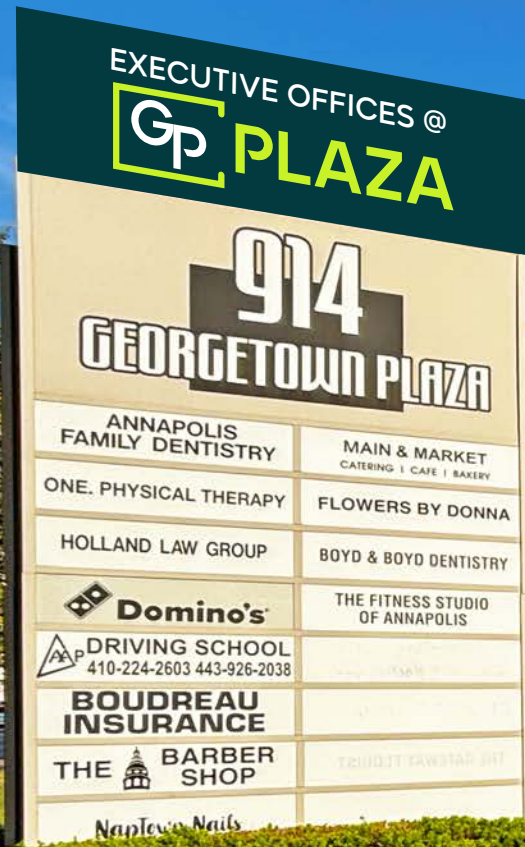


Neighborhood Retail + Office With
Signage - Executive Offices Available

FOR LEASE

8 *Minute Drive Time* to Major Highway Systems (Rt. 50/I-97)



GEORGETOWN PLAZA

914 Bay Ridge Road | Annapolis, MD 21043

Convenience, Connection & Community on Bay Ridge Road

ROSSO
COMMERCIAL

→ CHECK OUT OUR NEW WEBSITE: **914BayRidge.com**

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

EXECUTIVE SUMMARY

914 Bay Ridge Road (Georgetown Plaza) is exceptionally well positioned along one of Annapolis' strongest commercial corridors, offering unmatched visibility, established co-tenancy, and flexible office options that cater to today's professional users. Fronting Bay Ridge Road—an approximately 30,000+ cars-per-day corridor—the property benefits from prominent building and pylon signage, direct signalized access, and strong daily exposure within a dense, affluent trade area serving the Annapolis Neck and Bay Ridge Peninsula.

The two-story, elevator-served mixed-use building has been a cornerstone of the market for decades, supported by a complementary mix of neighborhood retail, medical, and service users that drive consistent foot traffic and long-term stability. Its proximity to Historic Annapolis, Eastport, Quiet Waters Park, and Route 50/I-97 further reinforces its appeal to both employees and clients.

On the office side, second-floor executive offices are currently available, providing turnkey, full-service solutions ideal for professionals seeking a polished presence without the overhead of a traditional suite. These private offices offer flexible lease terms, shared amenities, and an efficient layout well suited for legal, financial, medical, consulting, and boutique professional users.

Looking ahead, new executive offices are coming soon, featuring shared conference facilities, bathrooms, and a kitchenette—expanding the property's ability to accommodate growing teams and users seeking a high-quality, plug-and-play environment in a supply-constrained submarket.

PROPERTY HIGHLIGHTS

» Competitive Asking Rents

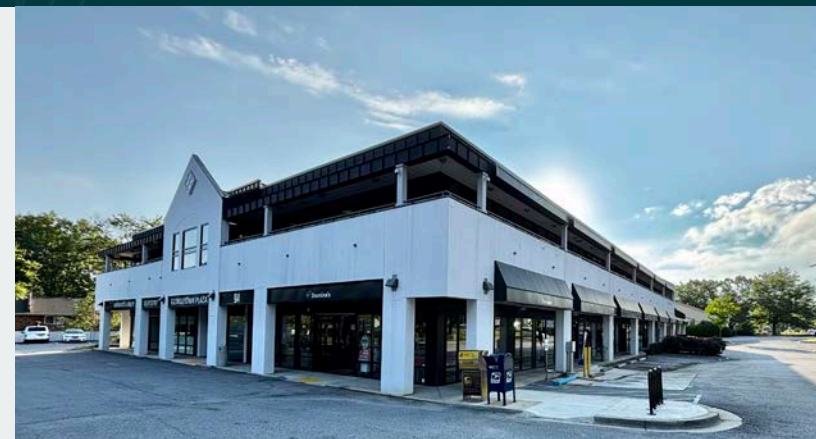
RETAIL

- 1st Floor (Retail): FULLY LEASED

OFFICE + EXECUTIVE OFFICES

- 2nd Floor Office: \$22/psf, MG (w/ Base Year)
1,450 SF - 1,605 SF +/- available
- 2nd Floor Executive Offices: \$650 and up/month, Full Service
Professional office solution without long-term commitment or costs

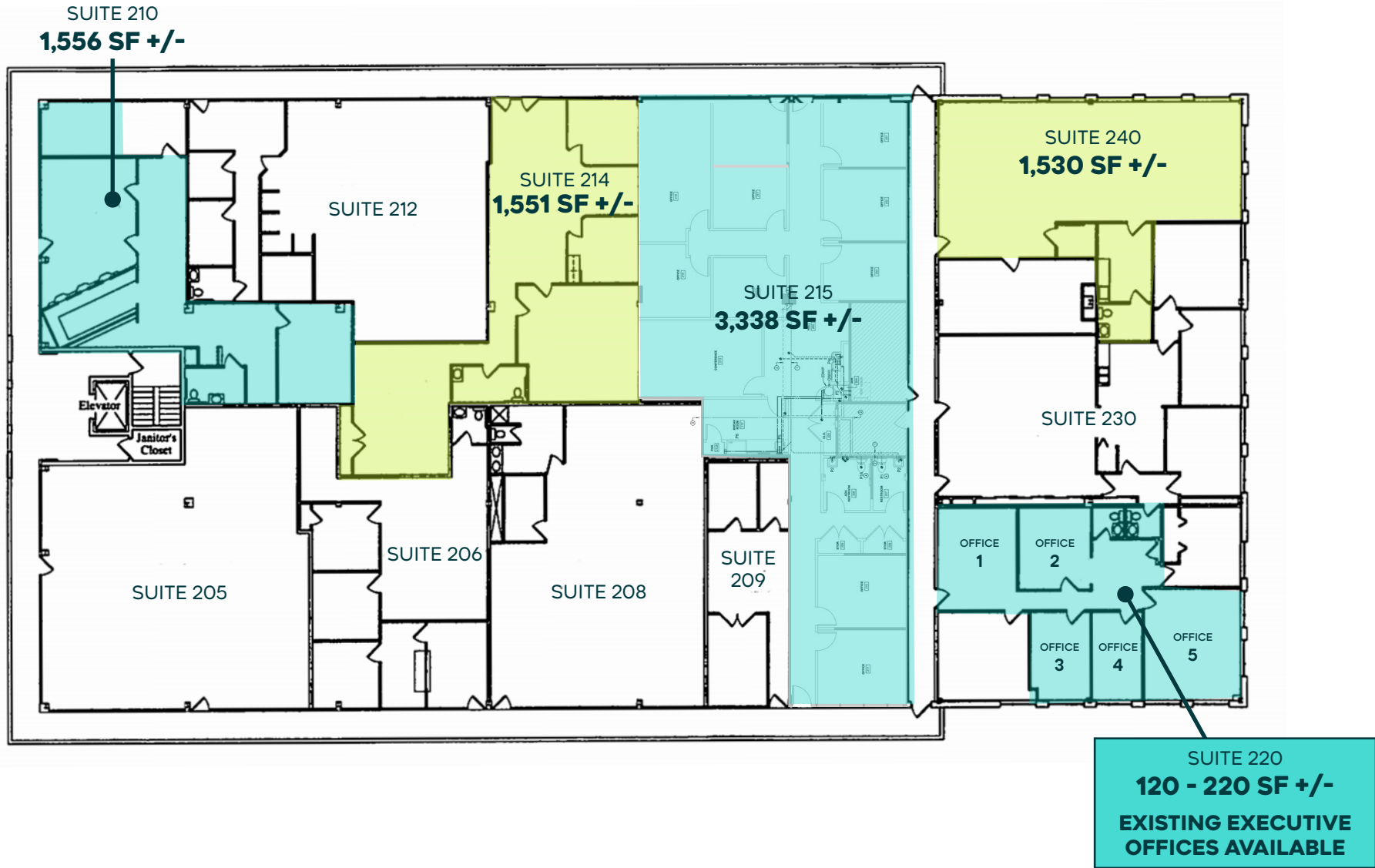
- » Elevator Served
- » On-site Dining Options (Main & Market, Dominos) + additional nearby amenities and shops.
- » Building + Pylon Signage, subject to availability
- » Ability to serve the highly dense, local community along the Annapolis Neck
- » Bike to Work: Bike rack on-site | On-Site Gym (available with membership)
- » Minutes from Historic Annapolis and neighborhood of Eastport
- » Zoned B2 for the City of Annapolis - allows for a wide range of retail and office use



Direct Signalized Access to Quiet Waters Park
32K CARS/DAY CORRIDOR

FLOOR PLANS

SECOND FLOOR OFFICES



LOCATION OVERVIEW



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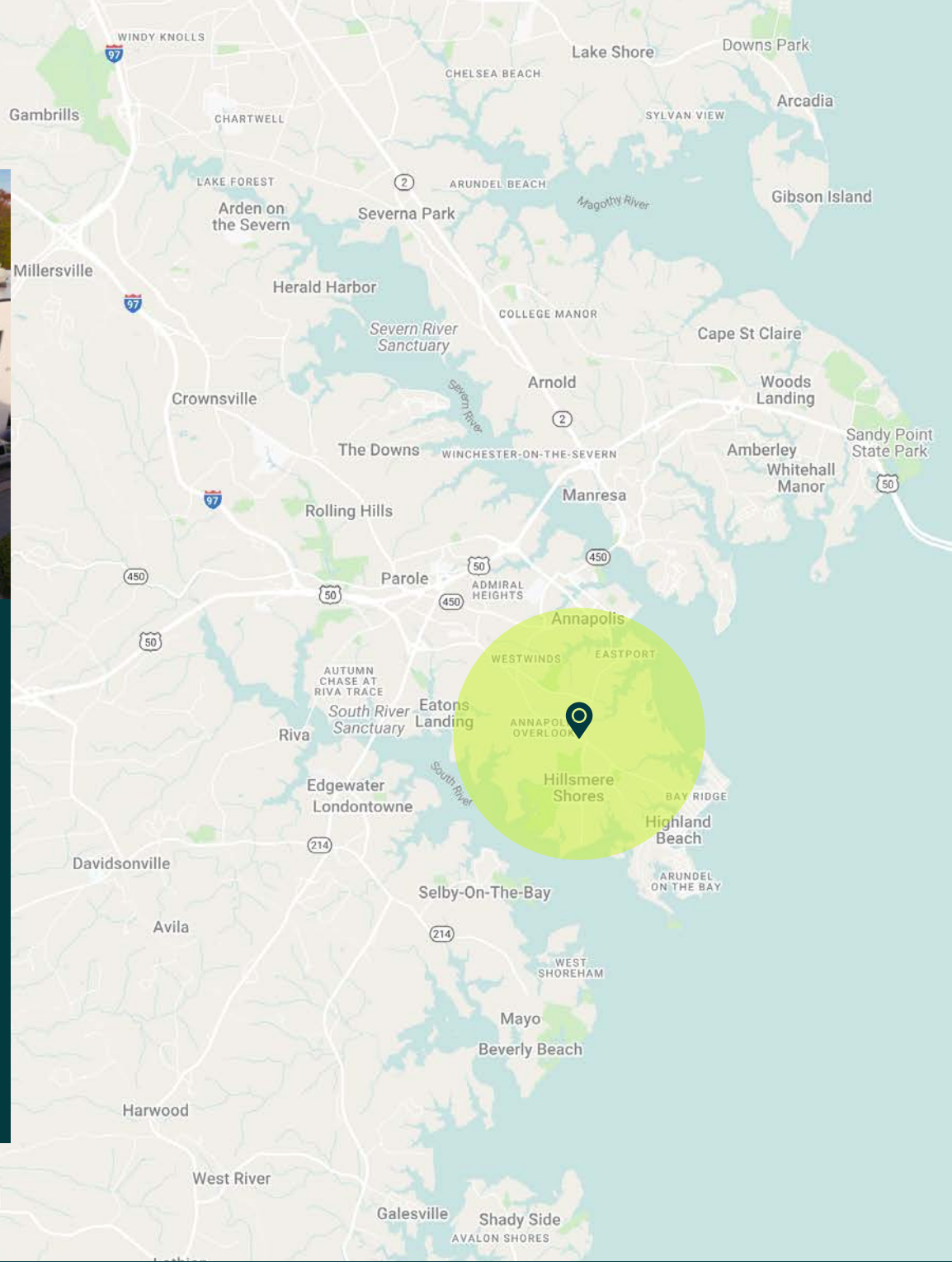


GEORGETOWN PLAZA

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AREA DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
 Population	35,284	94,497	195,352
 Households	14,966	38,729	76,216
 Median Household Income	\$101,930	\$115,475	\$125,182
 Traffic Counts		29,682	



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GEORGETOWN PLAZA

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