

FOR LEASE WEST GARRETT PLACE

257 & 275 WEST STREET, ANNAPOLIS, MD 21401



Office
For Lease

Eddie Trujillo

202.531.4616

ETrujillo@hyattcommercial.com

John Kauffman

443.584.4496

jkauffman@hyattcommercial.com

PROPERTY DESCRIPTION

Located on West Street in the heart of historic downtown Annapolis, Maryland’s state capital, this 3-building, 5-story, +/-76,139 SF property anchors the Annapolis Arts District, a vibrant corridor of galleries, dining, and entertainment near Church Circle. Just steps from Park Place, the Westin Annapolis Hotel, and Bozzuto’s West End Row, tenants enjoy walkable access to restaurants, retail, and the Annapolis Circulator. The property also offers easy access to Route 50 and I-97, with BWI Airport about 30 minutes away and Reagan National within 45 minutes.

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
- *can be combined



OFFERING: FOR LEASE



257 West Street	Available: 4,247 SF	\$40psf NNN
275 West Street	Available: 19,481 SF	\$34-\$36 psfr (Full Service)

FLOOR	SUITE	SIZE
Plaza	B200	1,405 SF
Plaza	B300-Gym	3,858 SF
First	Suite 100A	373 SF
First	Suite 107	789 SF
First	Suite 110	2,699 SF
First	Suite 110A	919 SF
Second	Suite 214	6,010 SF
Second	Suite 216	2,267 SF
Third	Suite 304	643 SF
Third	Suite 305	518 SF



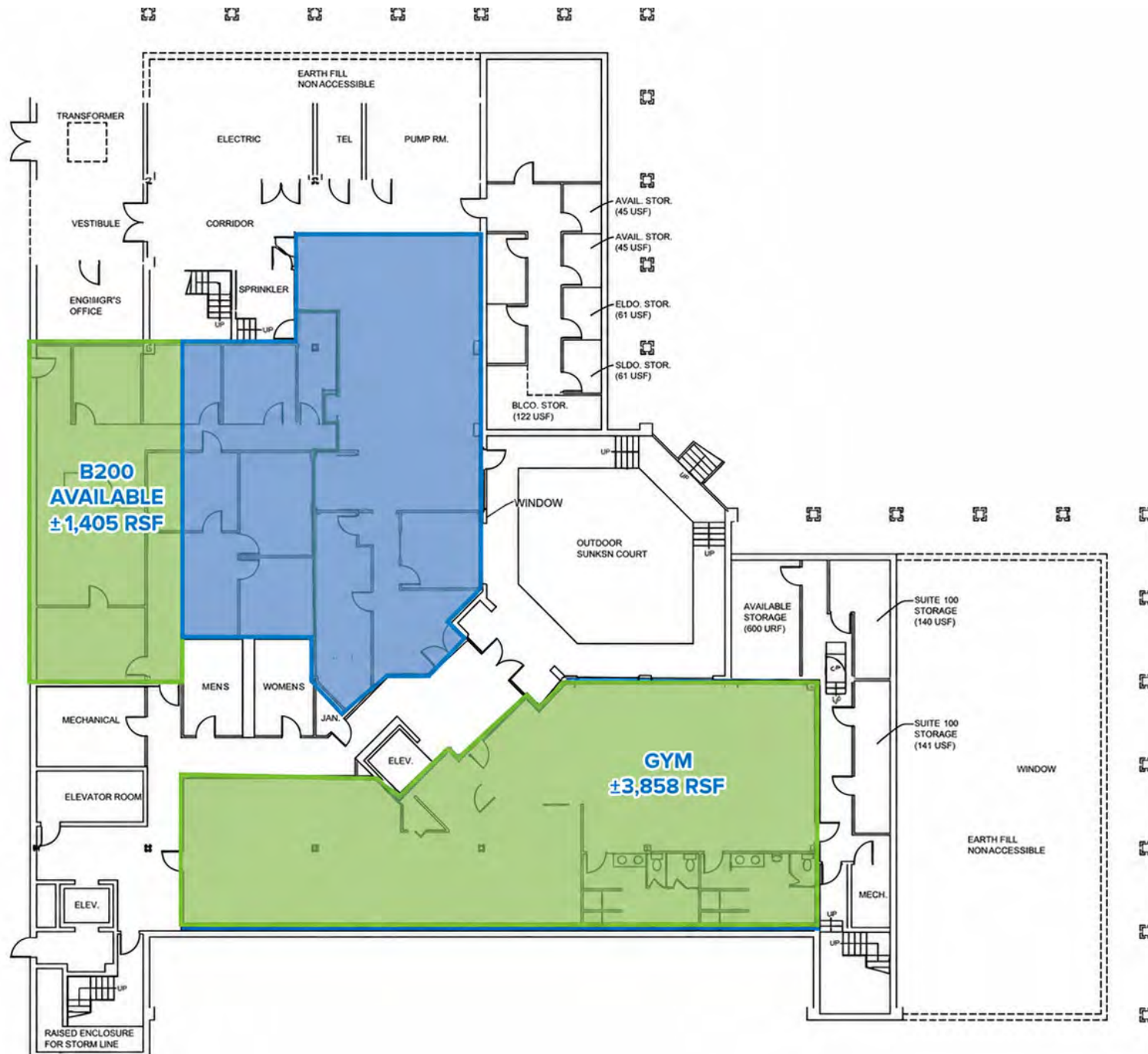
257 WEST STREET



257 WEST STREET INTERIOR



275 WEST STREET: PLAZA FLOOR PLAN



FIRST FLOOR PLAN





***All SF is approximate**

THIRD FLOOR PLAN



SUITE B200 : ±1,405 RSF

PLAZA

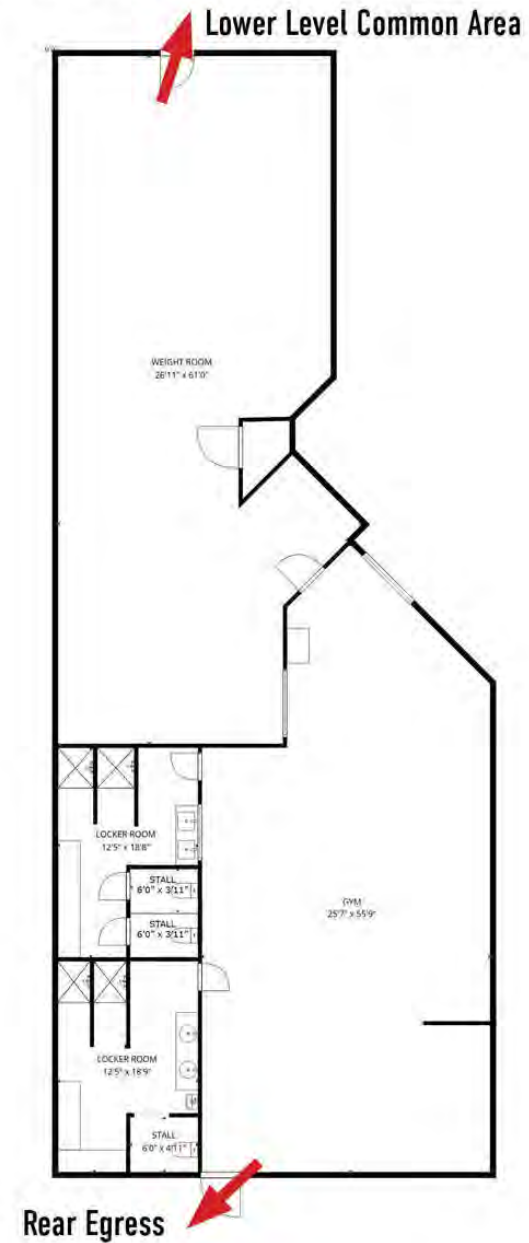
ALL MEASUREMENTS ARE APPROXIMATE



SUITE B300 : ±3,858 RSF

PLAZA

ALL MEASUREMENTS ARE APPROXIMATE



FIRST FLOOR -AVAILABLE SPACES

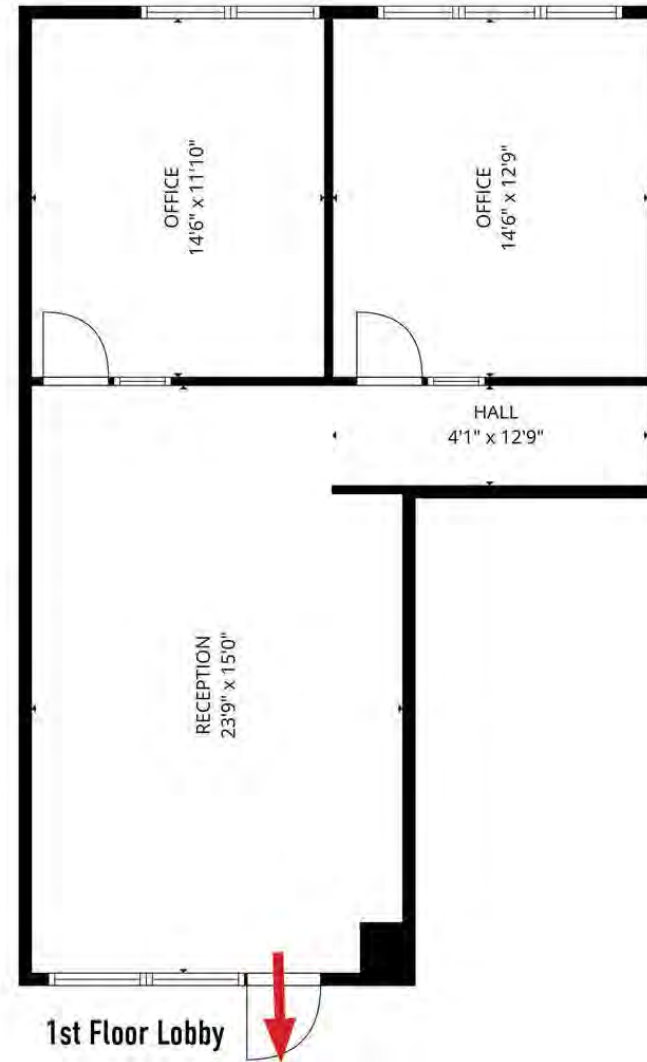


SUITE 110 : ± 2,699 RSF

FIRST FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

1st Floor Lobby



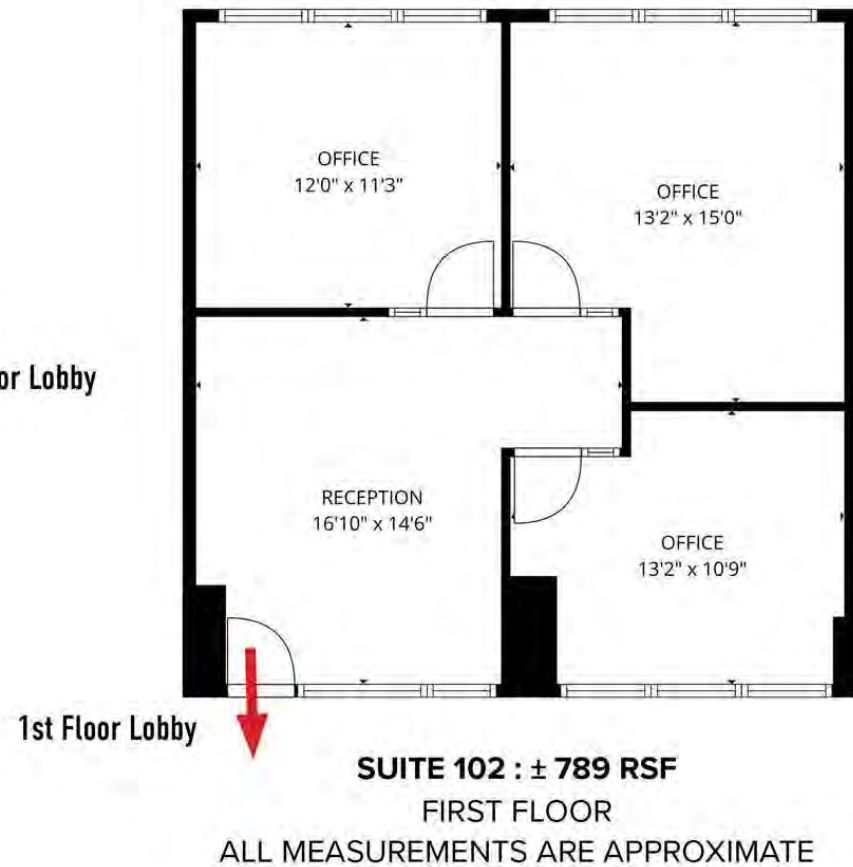
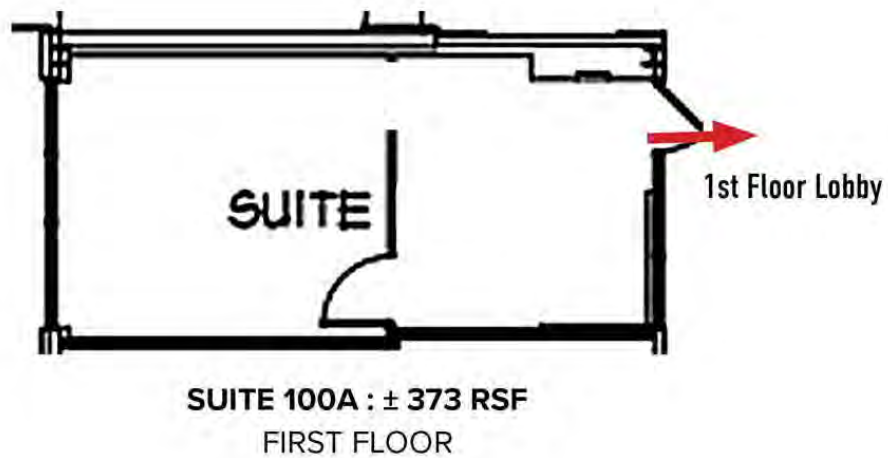
1st Floor Lobby

SUITE 110A : ± 919 RSF

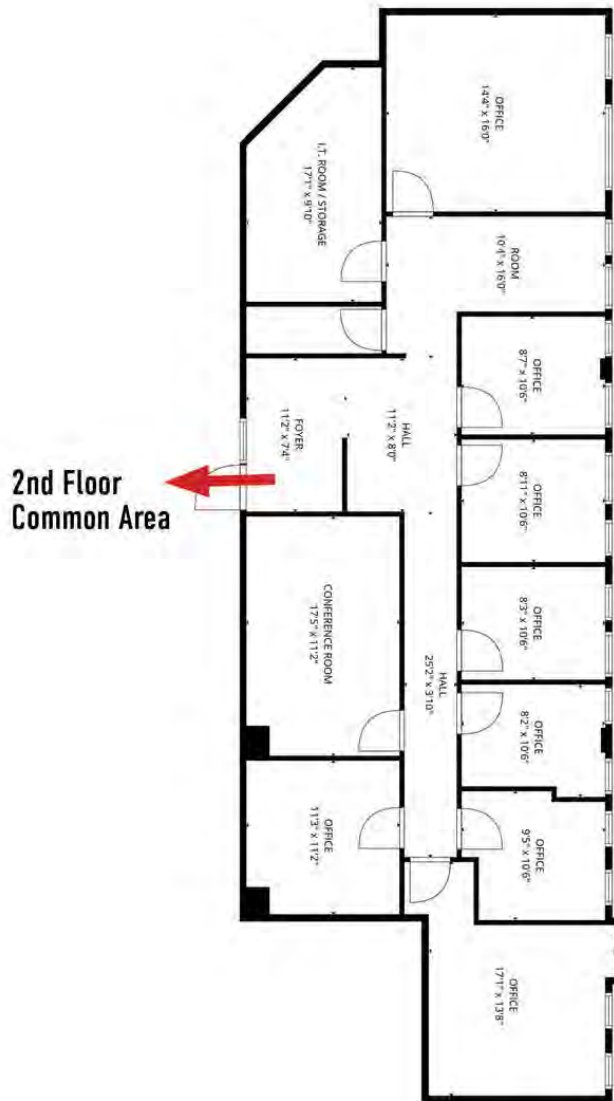
FIRST FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

FIRST FLOOR -AVAILABLE SPACES



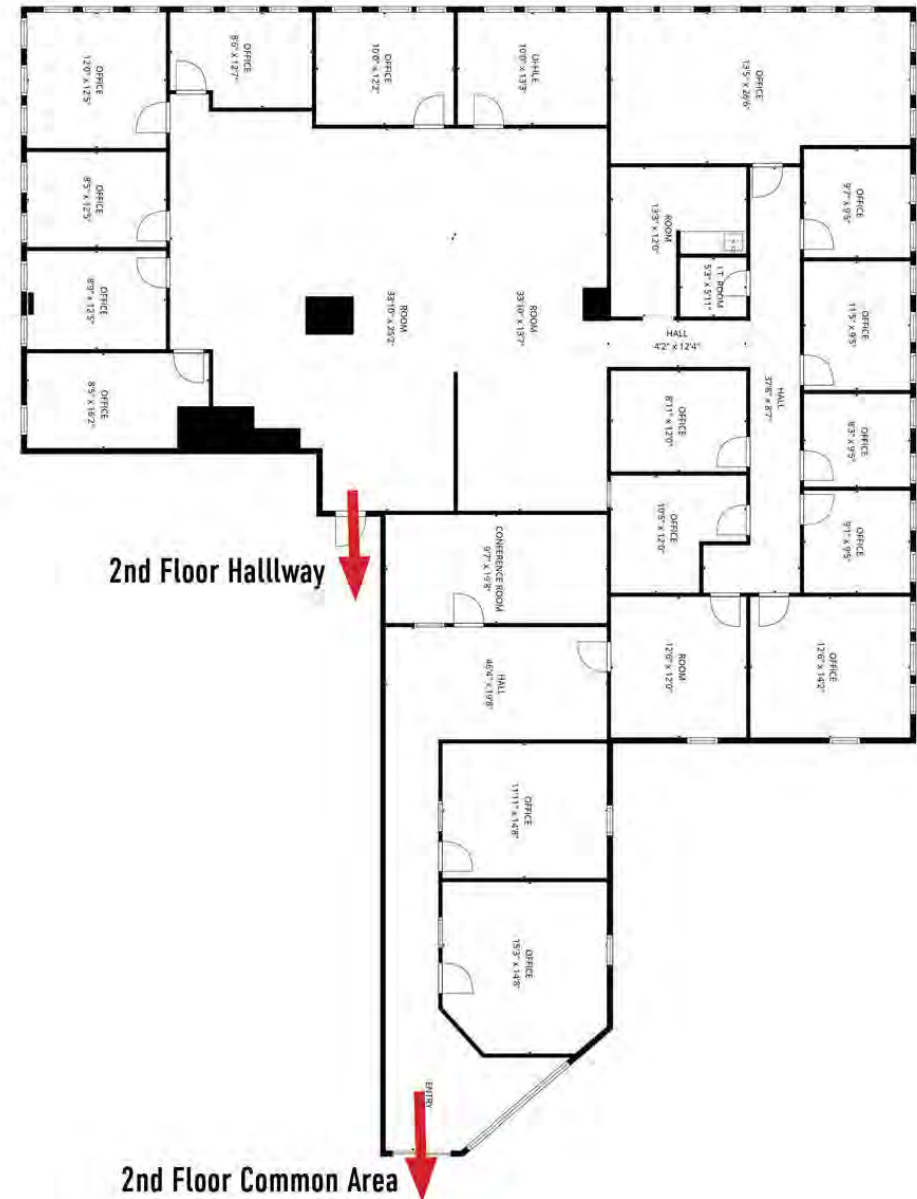
SECOND FLOOR -AVAILABLE SPACES



SUITE 216 : ±2,267 RSF

SECOND FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

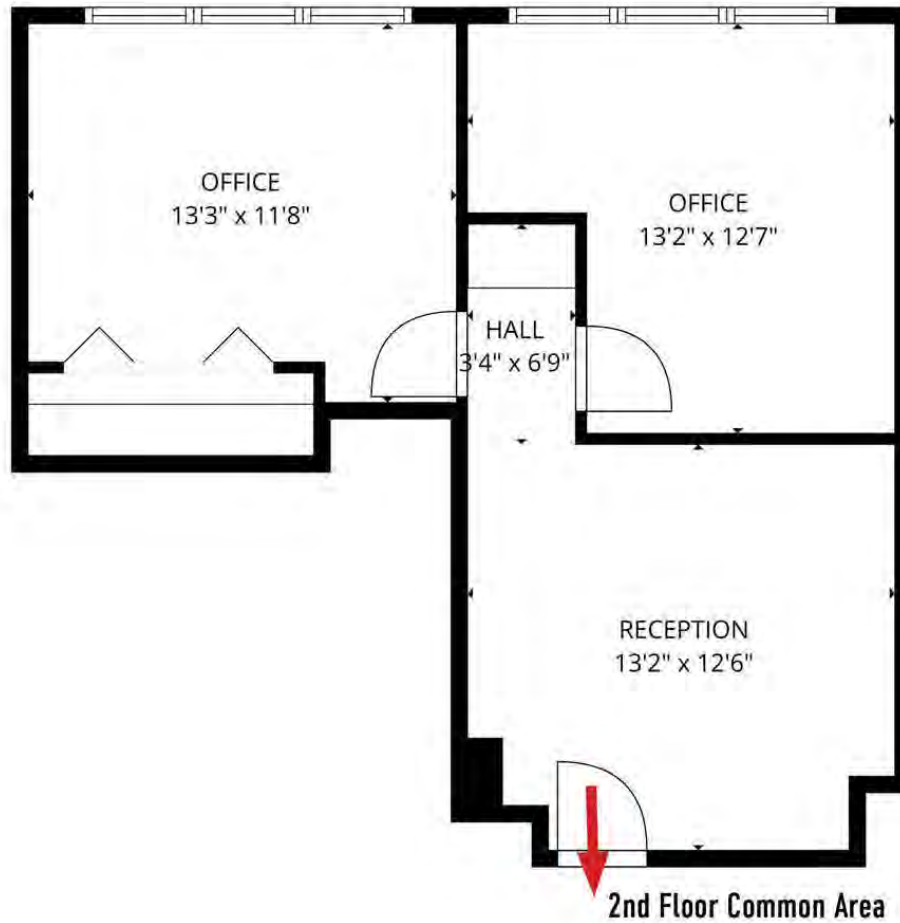


SUITE 214 : ±6,010 RSF

SECOND FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

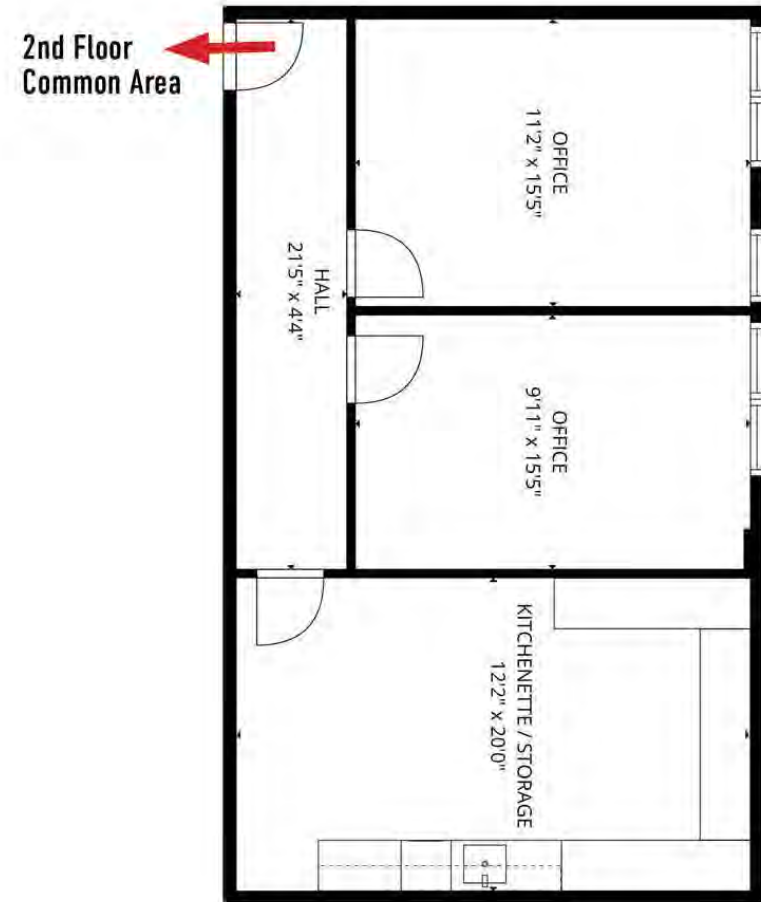
THIRD FLOOR -AVAILABLE SPACES



SUITE 304 : ±643 RSF

THIRD FLOOR

ALL MEASUREMENTS ARE APPROXIMATE



SUITE 305 : ±518 RSF

THIRD FLOOR

ALL MEASUREMENTS ARE APPROXIMATE

AERIAL PHOTO



MARYLAND STATE HOUSE
0.9 mi | 3 min drive

CITY DOCK
1.2 mi | 6 min drive

CHESAPEAKE BAY

WEST STREET

9,670 AWDT

275 WEST ST

P WEST GARRETT PLACE
PARKING GARAGE

AMOS GARRETT BLVD

Right In
Right Out

WESTIN
HOTELS & RESORTS

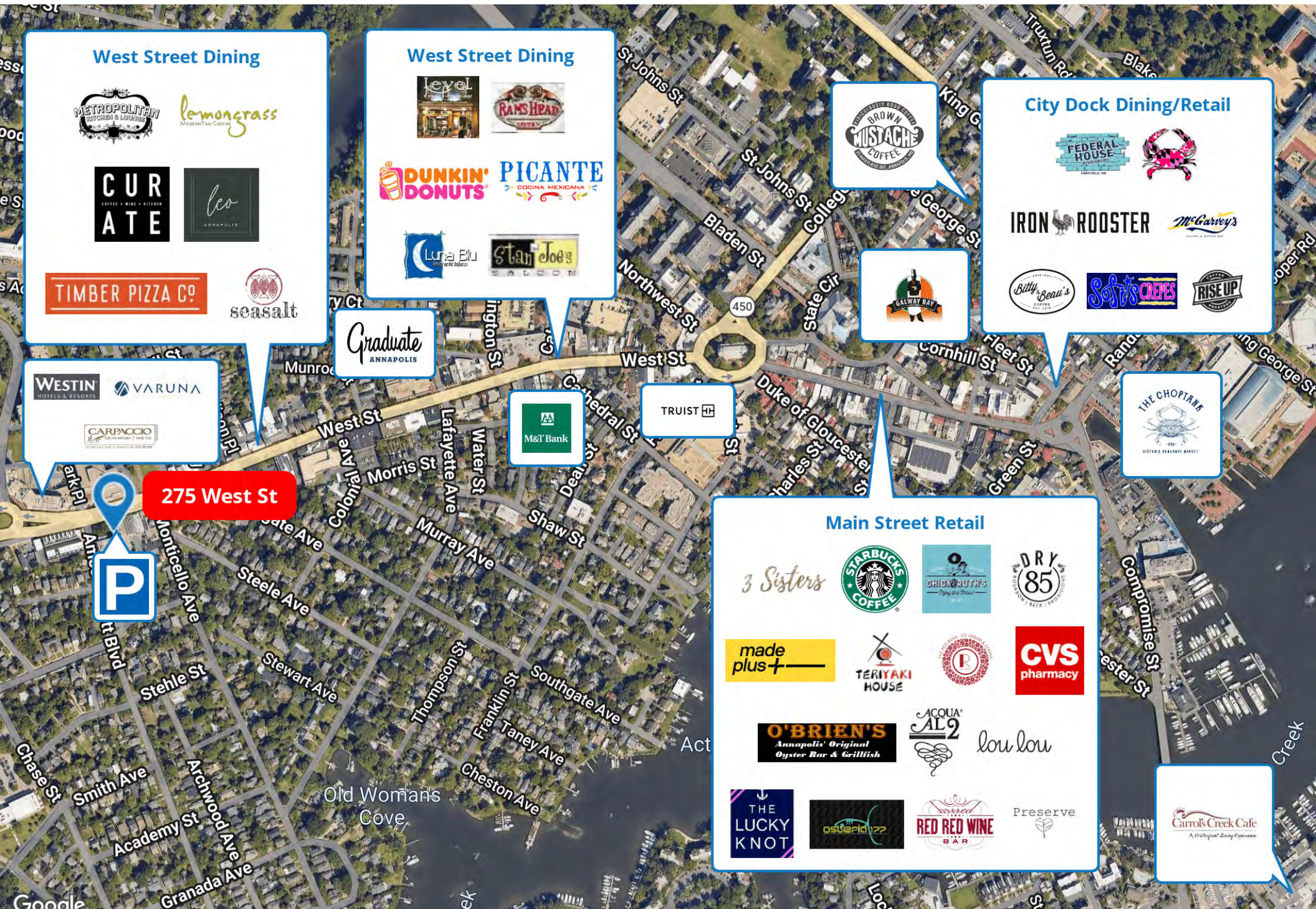
NAVY STADIUM
0.9 mi | 3 min drive

TAYLOR AVE

SPA ROAD

BATES
MIDDLE SCHOOL
MARYLAND HALL
FOR THE CREATIVE ARTS
0.4 mi | 2 min drive

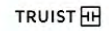
RETAILER MAP



West Street Dining



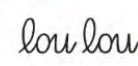
West Street Dining



City Dock Dining/Retail



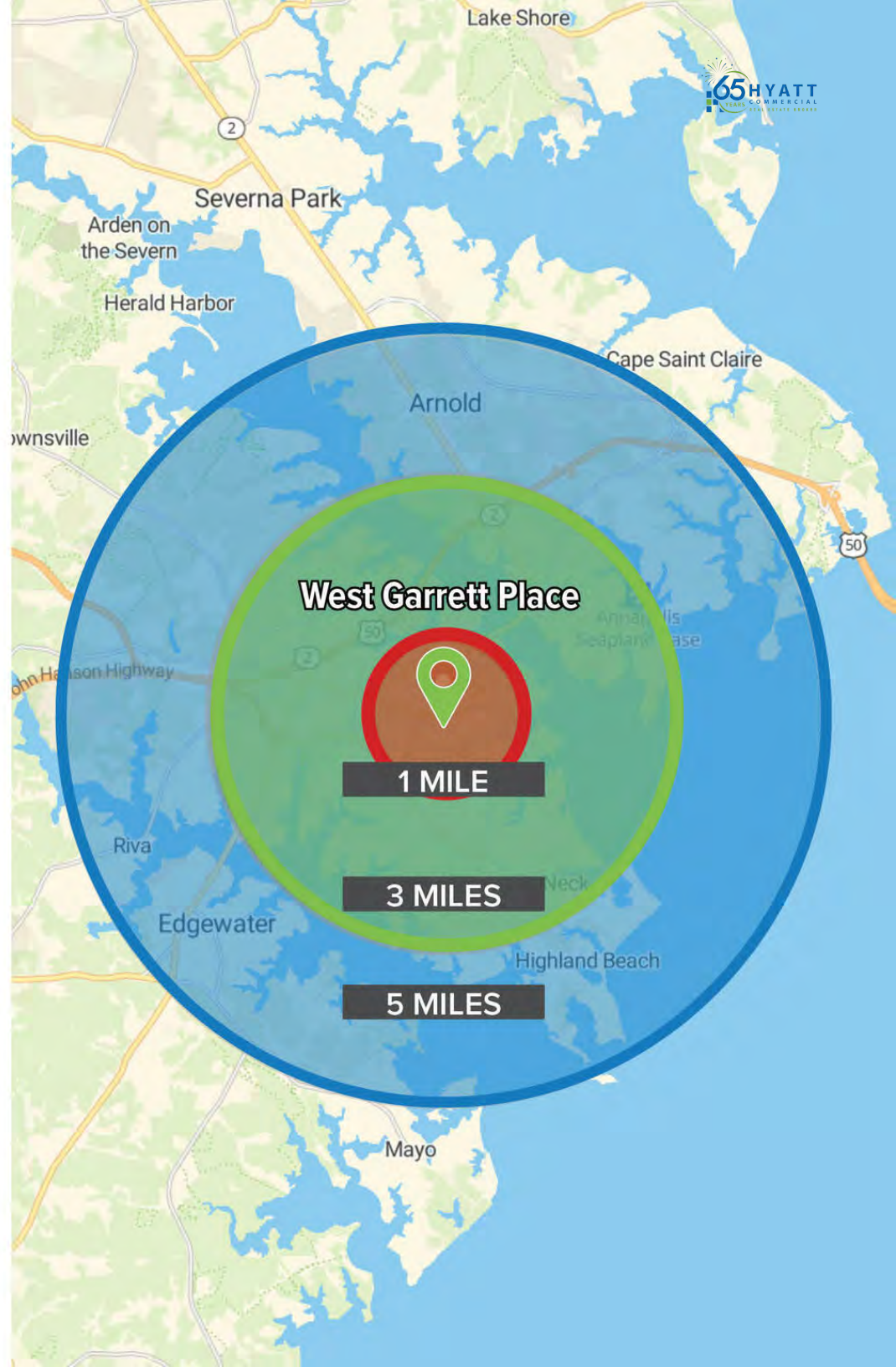
Main Street Retail



DEMOGRAPHICS

2025 SUMMARY	1 Mile	3 Miles	5 Miles
Population	15,803	61,619	111,504
Households	6,908	26,193	46,095
Families	3,713	14,646	27,925
Average Household Size	2.22	2.31	2.38
Owner Occupied Housing Units	3,830	15,030	32,040
Renter Occupied Housing Units	3,078	11,163	14,055
Median Age	40.2	40.4	42.8
Median HH Income	\$118,514	\$126,690	\$138,879
Average HH Income	\$166,498	\$173,416	\$183,996
Per Capita Income	\$71,906	\$74,063	\$76,526

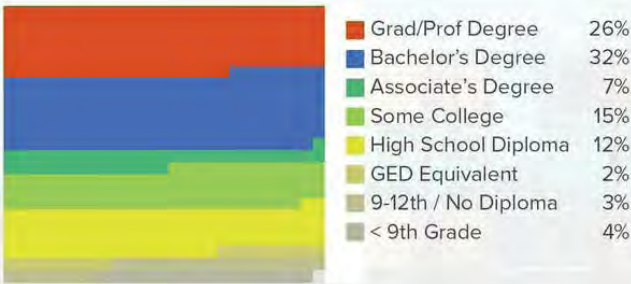
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Report



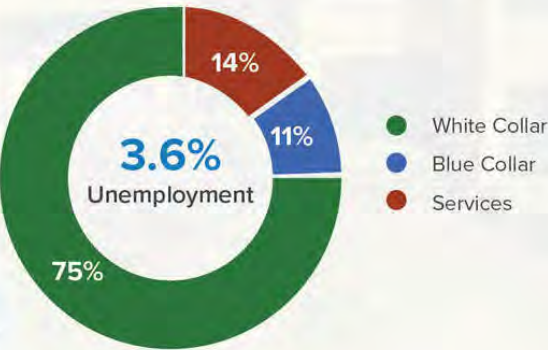
DEMOGRAPHICS - WITHIN 3 MILES



EDUCATIONAL ATTAINMENT



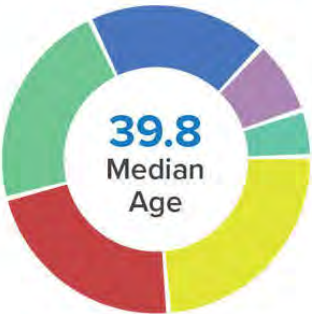
EMPLOYMENT TYPE (RESIDENTS)



View Full Report



GENERATIONAL PREDOMINANCE



- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Gen X (Ages 42 - 57)
- Baby Boomer (Ages 58 - 76)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)



HOUSEHOLD EXPENDITURES



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.



11,911

Residents Who Commute 30+ Minutes



145
Schools



5,910
Businesses

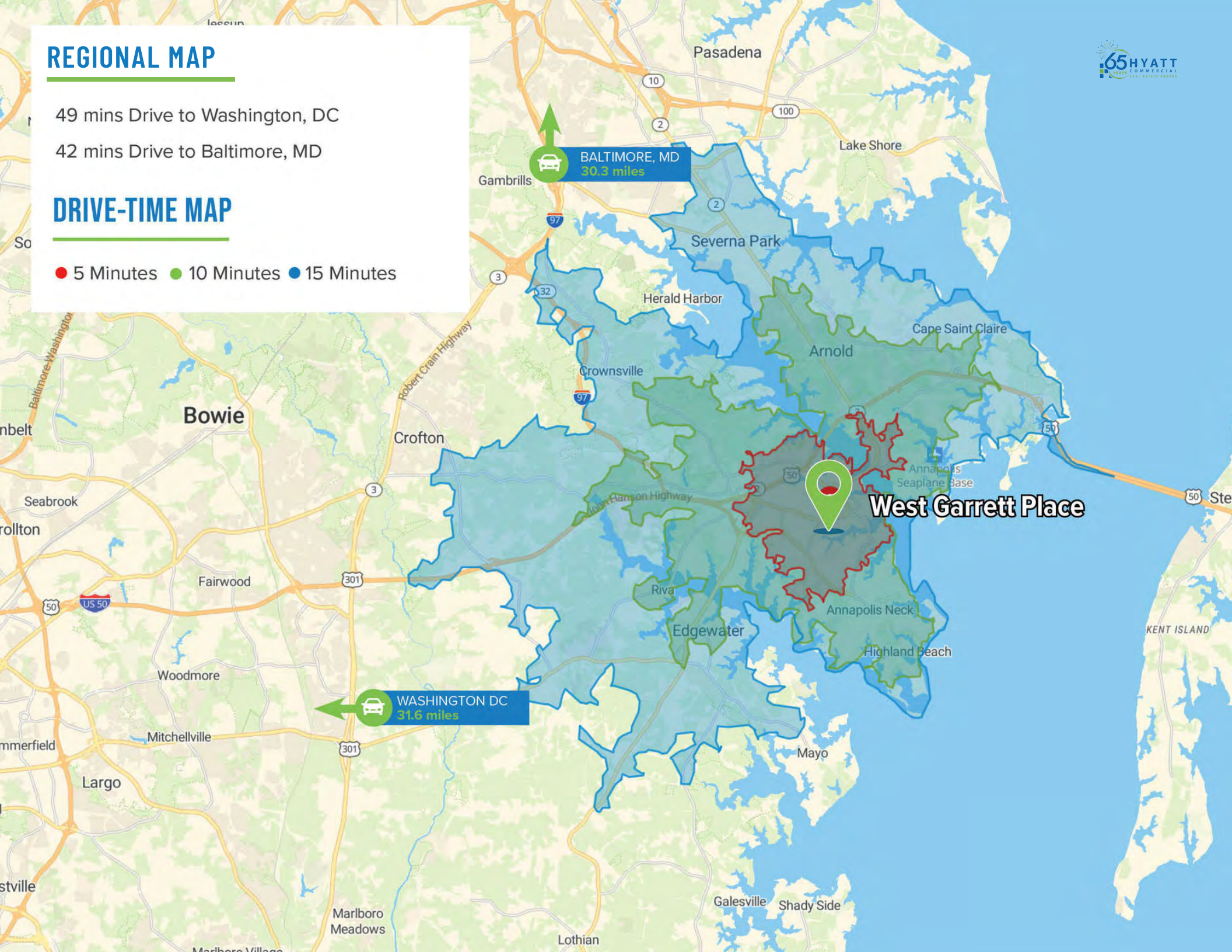
REGIONAL MAP

49 mins Drive to Washington, DC

42 mins Drive to Baltimore, MD

DRIVE-TIME MAP

● 5 Minutes ● 10 Minutes ● 15 Minutes





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

Eddie Trujillo

202.531.4616

ETrujillo@hyattcommercial.com

John Kauffman

443.584.4496

jkauffman@hyattcommercial.com

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