



**OFFICE SPACE FOR SUBLEASE**  
**THE WEST COURT BUILDING**  
2448 HOLLY AVENUE, ANNAPOLIS, MD 21401

# SUBLEASE

Anne Arundel County, MD

# WEST COURT

2448 HOLLY AVENUE | ANNAPOLIS, MARYLAND 21401

## AVAILABLE

Suite 100: 4,999 sf

## BUILDING SIZE

30,520 sf

## ZONING

TC (Town Center)

## RENTAL RATE

\$25.00/sf, net of utilities and janitorial

## PARKING RATIO

3.50/1,000 sf

## HIGHLIGHTS

- ▶ Direct entry first floor suite with windows on 3 sides
- ▶ Plug and play in great condition
- ▶ Across the street from Annapolis Town Center and all types of amenities
- ▶ Free surface and underground parking available
- ▶ Prominent location at the corner of West Street and Rt. 2, with easy access to Route 50 and I-97



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# INTERIOR PHOTOS

WEST COURT | 2448 HOLLY AVENUE | ANNAPOLIS, MARYLAND 21401



CONFERENCE



RECEPTION AREA



KITCHEN



LOWER LEVEL PARKING



CONFERENCE



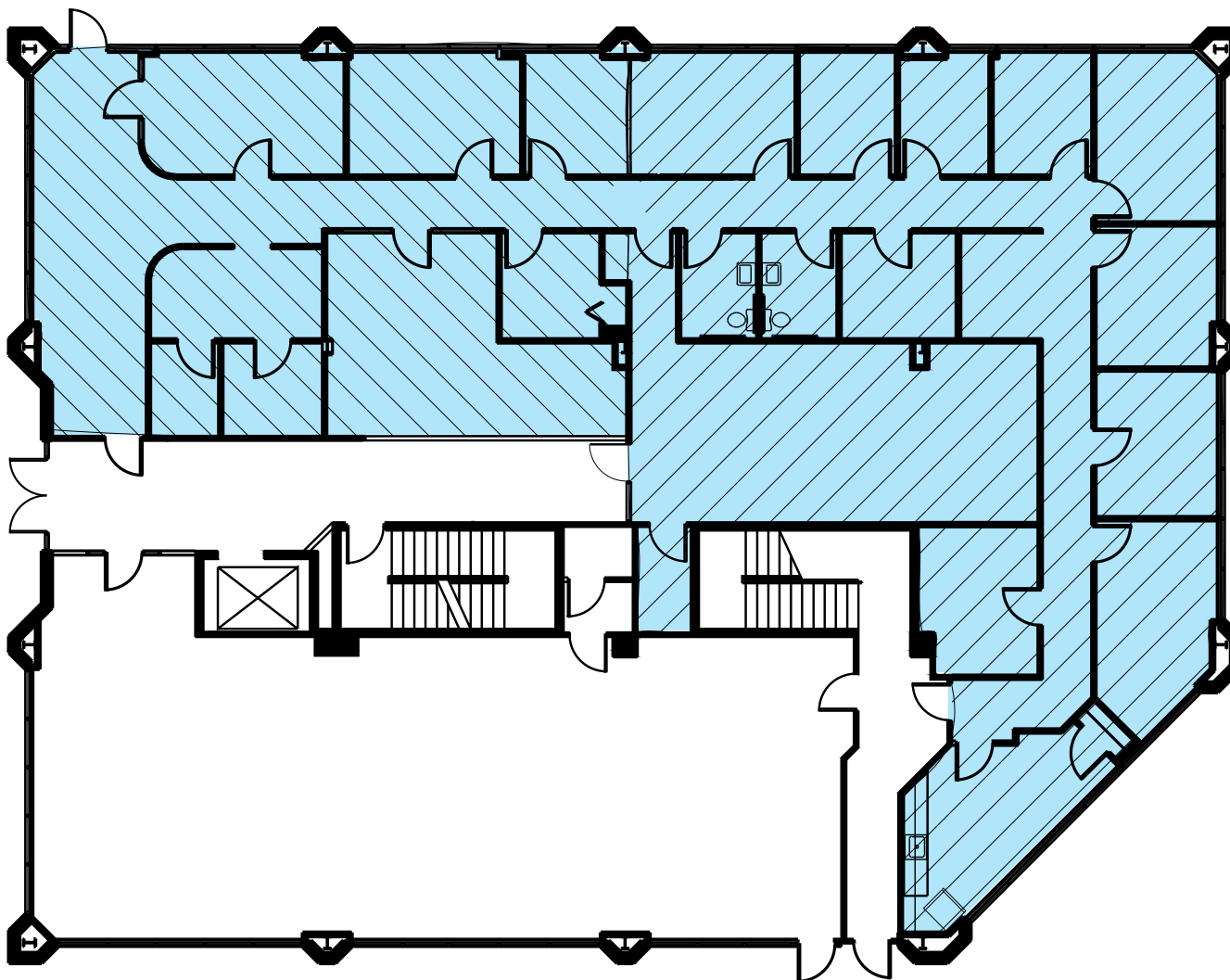
TRAINING/MEETING ROOM

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# FLOOR PLAN

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# SUBLEASE

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# BIRDSEYE

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