

ANNAPOLIS TOWN CENTER OFFICE FOR LEASE



1906 **TOWNE CENTER BLVD.**
SUITE 265 | ANNAPOLIS, MD



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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

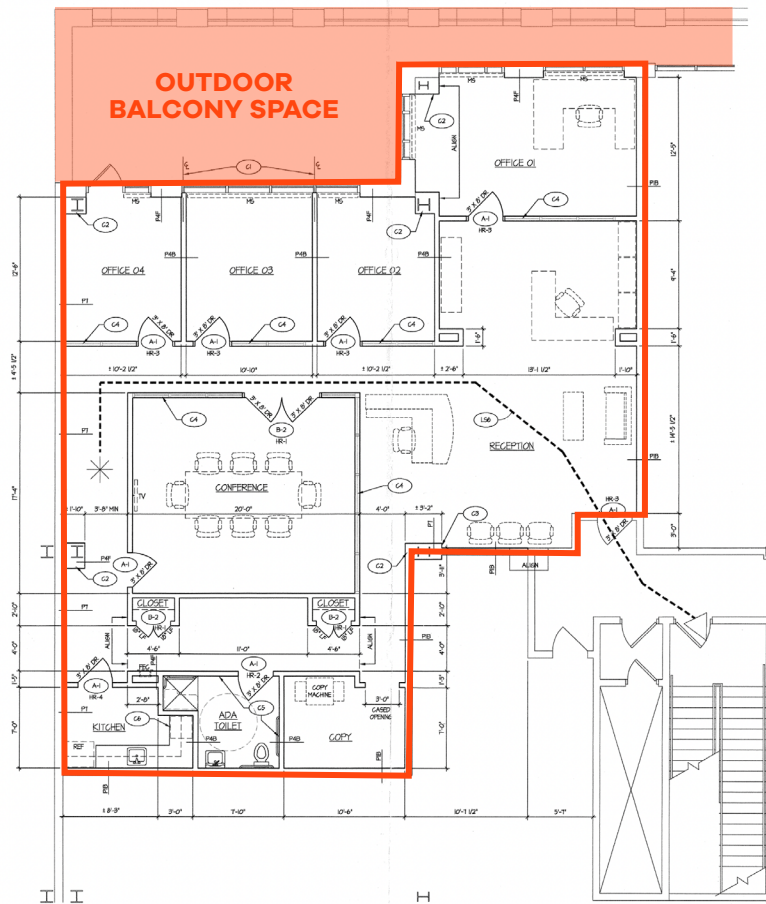
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PROPERTY HIGHLIGHTS

- » 2,600 SF Class A office for lease
- » Rent: Contact Broker
- » Space includes a private balcony, large reception area, 4 private offices, large conference room, kitchen, and full bathroom.
- » All existing furniture can stay, allowing for a 'plug and play' opportunity for new Tenant.
- » Walkable amenities include True Food Kitchen, Life Time Fitness, Whole Foods, J. Alexander's, Tuscan Prime, CAVA, RegionAle, Neo Pizza, Baltimore Coffee and Tea, Target, among many others.



LOCATED WITHIN THE AMENITY-RICH ANNAPOLIS TOWN CENTER



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Location Overview



Annapolis Town Center is a 2 million SF open-air mixed-use center anchored by Whole Foods Market, Life Time and Target.

Featuring 557,000 SF of retail space, 45,000 SF of Class A office space, 400+ multi-family units and 150 luxury condominiums, Annapolis Town Center is a community-centric center that serves the sophisticated customers of the Annapolis market.

Demographics

	1 mile	3 mile	Trade Area
Population 2022	57,249	104,793	417,489
Estimated Households	24,077	42,914	162,534
Average Household	\$143,915	\$148,374	\$136,557
Bachelor's Degree +%	53.1%	53.8%	49.7%
Median Age	40.8	42.4	38.8

Area Overview



ANNAPOLIS MALL

Apple, Crate & Barrel, Macy's

The Container Store, noodles, THE NORTH FACE, MAGGIANO'S LITTLE ITALY, california pizza kitchen

UNCLE JULIO'S MEXICAN from Scratch

WELLS FARGO, smashing pumpkins, RED LOBSTER

ANNAPOLIS TOWN CENTER

CAVA, WILLIAMS SONOMA, WHOLE FOODS MARKET, AT&T, PF. CHANG'S, J. ALEXANDER'S RESTAURANT, COOPER'S HAWK WINERY & RESTAURANTS, ANTHROPOLOGIE, TARGET, TRUE FOOD KITCHEN

BEACON SQUARE

COOLD STONE, FIREBIRDS, AspenDental, eggspaciation, Inspire

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FESTIVAL AT RIVA

BUFFALO WILD WINGS, Panera, Giant, petco, T.J. MAXX, Michaels, five BELOW, Party City

Chick-fil-A, KOHL'S, I-77

FOREST PLAZA

THE HOME DEPOT, DOLLAR TREE, Bliss, SALLY BEAUTY, OUTBACK STEAKHOUSES

Office DEPOT

ANNAPOLIS HARBOUR CENTER

THE FRESH MARKET, Starbucks, POTBELLY, ROBES, FRIDAYS, BARNES & NOBLE BOOKSELLERS, OLD NAVY, pure barre, PLAYA BOWLS

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