

PROMINENT COMMERCIAL PROPERTY FOR SALE
VALUE-ADD/OWNER-OCCUPIED/INVESTMENT OPPORTUNITY IN ANNAPOLIS, MD



201 DEFENSE HIGHWAY
ANNAPOLIS, MARYLAND



Confidential Offering Memorandum

LOCATION OVERVIEW

ANNAPOLIS MALL

GATEWAY VILLAGE

BEACON SQUARE

ANNAPOLIS TOWN CENTER

201 DEFENSE HIGHWAY
ANNAPOLIS, MD

EXIT TO I 97

EXIT TO MD 665 / RIVA RD & SOLOMONS ISLAND RD.

164,903 CARS PER DAY
50

SIGNIFICANT SIGNAGE OPPORTUNITIES
WITH EXPOSURE TO ~165K CARS/DAY ON RTE. 50

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THE OFFERING

POWER TECHNOLOGY CENTER

201 DEFENSE HIGHWAY
ANNAPOLIS, MD

TOTAL GLA:	70,204 SF
OCCUPANCY:	50% +/-
EXISTING TENANTS:	5
PARKING:	4 per 1,000 SF
YEAR BUILT:	1991
TYPICAL FLOOR:	35,000 SF +/-
LAND:	9.35 Acres
ZONING:	W1 (AACo)
CONSTRUCTION:	Masonry
SPRINKLERED:	Dry
ELEVATOR:	One (1) Elevator in Main Lobby + Additional Freight Elevator

**70,204 SF +/- COMMERCIAL
BUILDING SITUATED
ON 9.35 ACRES**

**ZONED W-1 (ANNE ARUNDEL COUNTY),
WITH SUBSTANTIAL PARKING AND
EXPOSURE ON RTE. 50**



EXECUTIVE SUMMARY

Rosso Commercial Real Estate Services is pleased to present 201 Defense Highway exclusively For Sale. The 70,204 SF value-add office building has been an icon in the Annapolis area since its development in 1991 and continues to offer modern aesthetics that are appealing to businesses/Tenants.

Overlooking Route 50 and located in a naturally wooded environment, the Power Technology Center seems far removed from urban life while providing quick and convenient access to Defense Hwy, West Street, Route 50, and the greater Annapolis / DC Region. Expansive windows offer views of mature trees and lush greenery. The prominent building boasts amazing views, ample parking, and the opportunity to create a unique office environment to inspire clients and employees alike. Eight all-glass projecting bay areas create an ideal setting for conference rooms and collaborative work areas, while six balconies promote an atmosphere of open space and freedom.

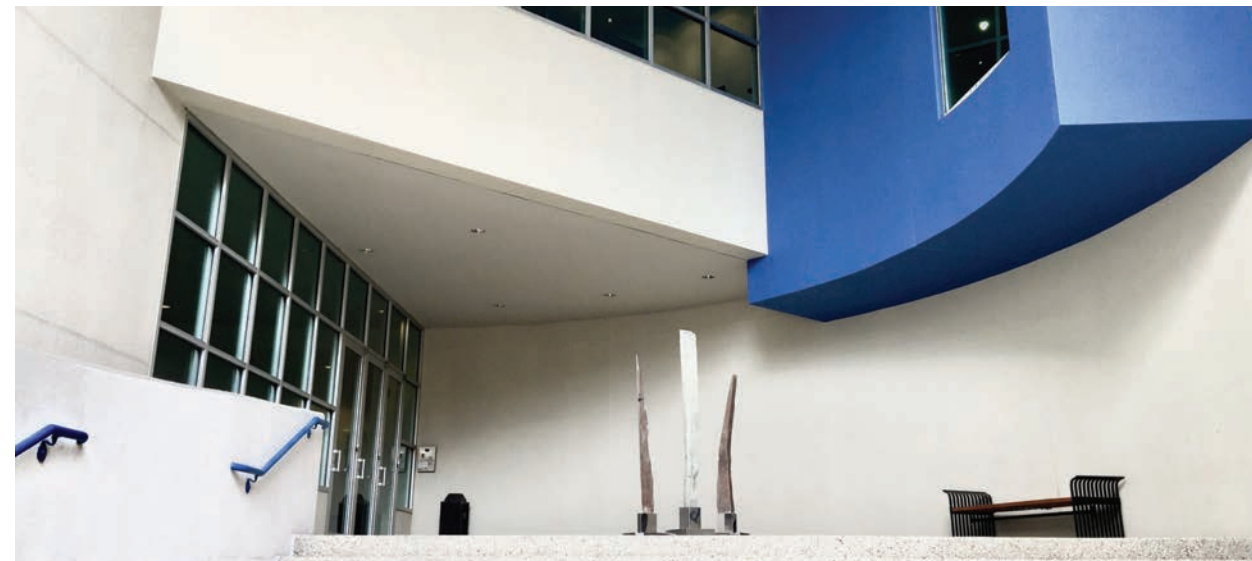
201 Defense Highway also provides a purchaser with the opportunity for an adaptive reuse project considering the size of the overall site, the existing structure, and the current occupancy of the building. 201 Defense is truly an exceptional environment offering modern amenities and a creative, stimulating atmosphere.

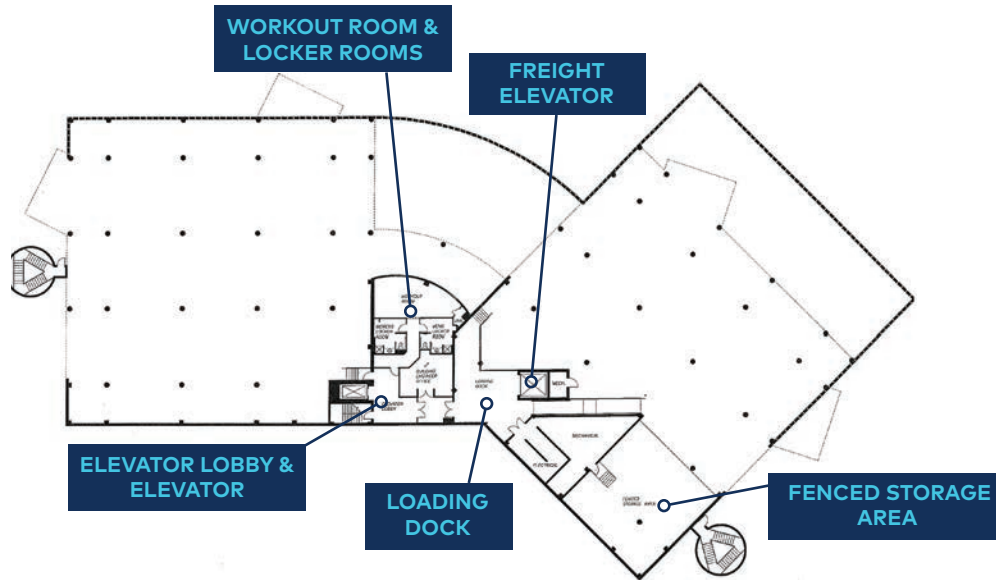
Current Tenants Include:



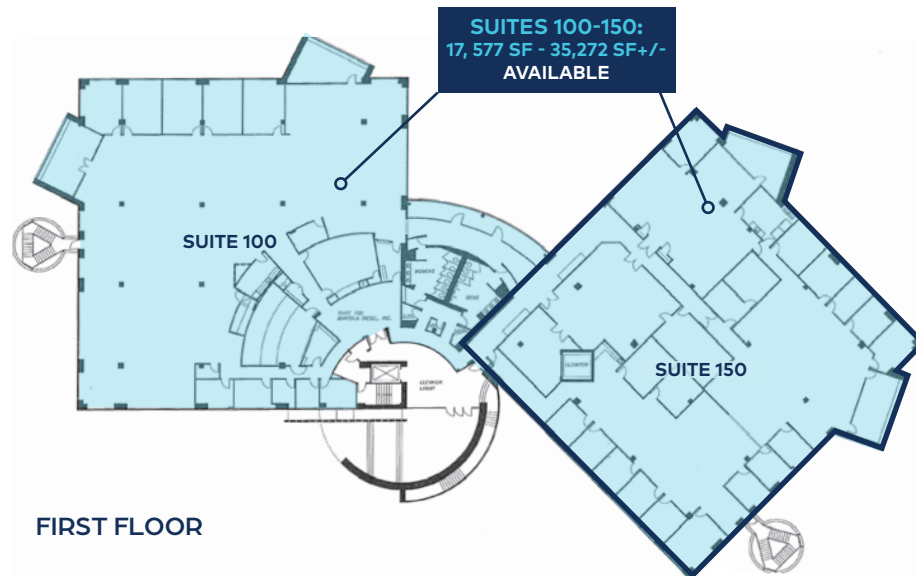
WHAT'S UP? MEDIA

The Tech Group

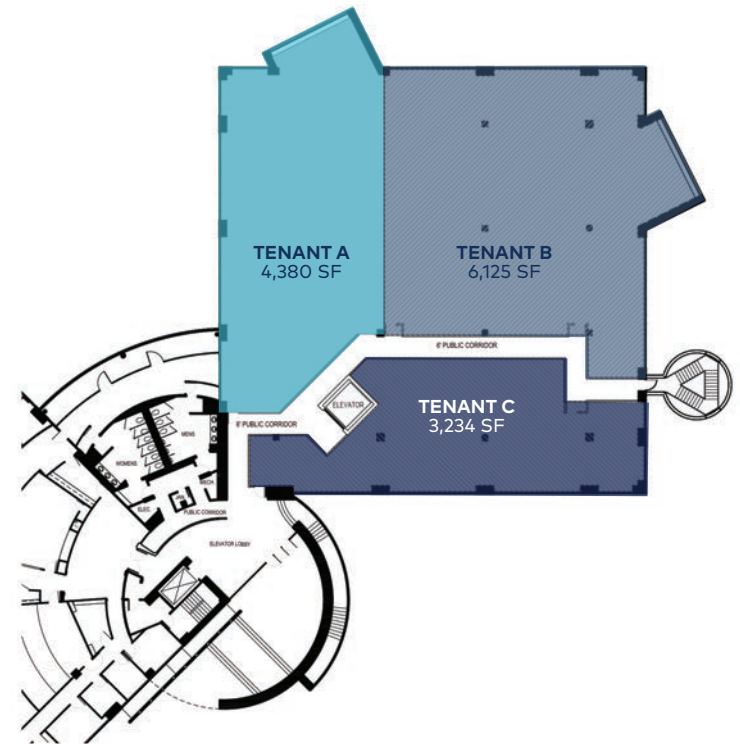




COVERED PARKING & LOADING AREA

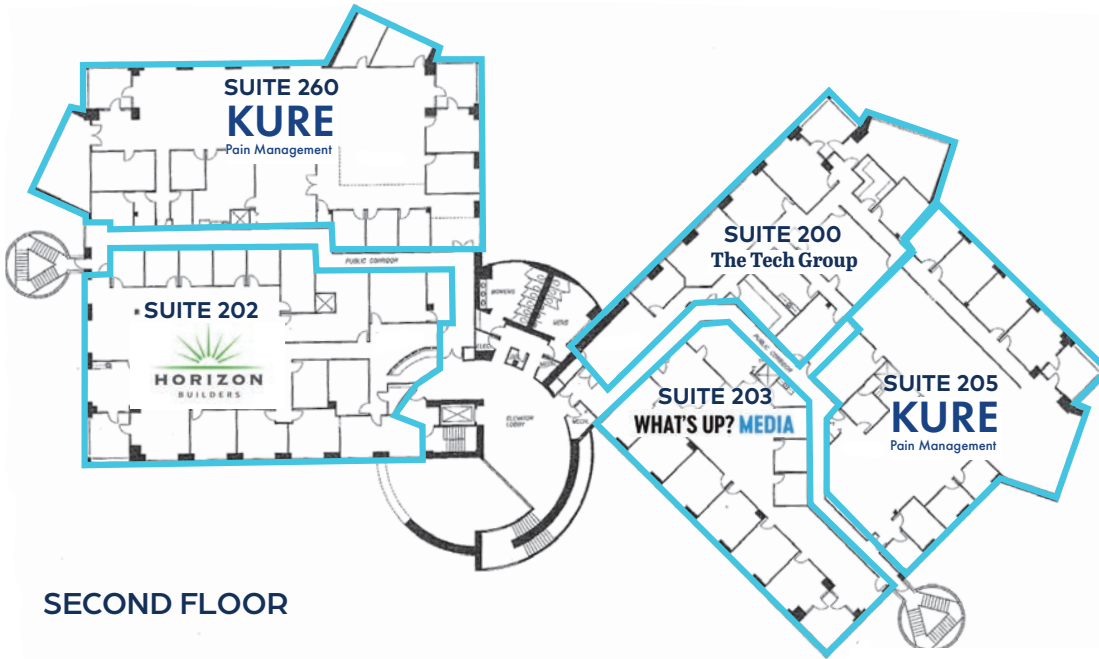


FIRST FLOOR

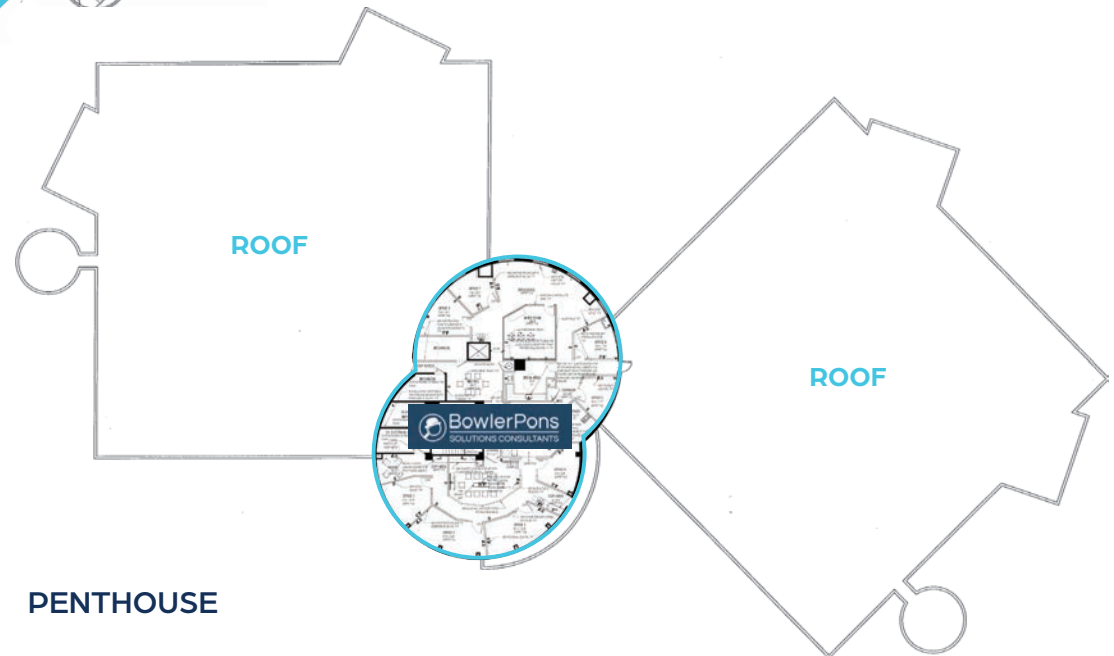


EXAMPLE - DEMISING PLAN SUITE 150

FLOOR PLANS



SECOND FLOOR



PENTHOUSE

INVESTMENT HIGHLIGHTS



UNIQUE BUILDING IN CAMPUS-LIKE ENVIRONMENT

- » Professional Office–Medical Building located off of Defense Highway with easy access to multiple major Highways, including: I-97, Rt. 50, and Rt. 450
- » Iconic 70,204 SF Commercial Building situated on 9.35 Acres, zoned W-1 (Anne Arundel County), with substantial parking and exposure on Rte. 50



RECENT CAPITAL IMPROVEMENTS INCLUDE: (AS OF 2023)

- » Approx. \$500k spent in Capital Improvements over last 12 months
- » Exterior Painting of Balcony and Staircase
- » Mill, pave and re–stripe all parking
- » Concrete repairs/replacements
- » LED Lighting Upgrade
- » Fire Alarm Replacement
- » Tree Trimming
- » On-site Fitness Center Improvements (including lockers and showers)



VALUE-ADD OPPORTUNITIES & POTENTIAL ADAPTIVE REUSE

- » 201 Defense Hwy. also provides a purchaser with the opportunity for an adaptive reuse project considering the size of the overall site and existing structure and current occupancy of the building
- » Ability to increase Rental Rates
- » Lease up of vacancy (50% leased)
- » Ability to offer and capture diverse Tenant mix with flexible spaces sizes
- » Priced Aggressively – significantly below replacement cost



SUPERIOR DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population	16,801	98,920	335,428
2023 Households	7,916	38,783	126,688
Avg. Household Income	\$138,513	\$141,578	\$148,399
Median Household Income	\$113,036	\$113,564	\$122,152



MARKET AERIAL

201 DEFENSE HIGHWAY

ANNAPOLIS, MD

97

50

164,903 CARS PER DAY

DEFENSE HIGHWAY

HARRY S. TRUMAN PKWY

RIVA ROAD

RIVA ROAD

BESTGATE ROAD

ANNAPOLIS MALL

- Apple
- Crate & Barrel
- macy's
- The Container Store
- MAGGIANO'S LITTLE ITALY
- noodles & company
- THE NORTH FACE
- California pizza kitchen

GATEWAY VILLAGE

- SAFEWAY
- PETSMART
- DICK'S SPORTS & OUTDOORS
- Staples
- lemongrass

ANNAPOLIS RESTAURANT PARK

- UNCLE JULIO'S MEXICAN
- WELLS FARGO
- RED LOBSTER

BEACON SQUARE

- COLD STONE CREAMERY
- AspenDental
- eggspception
- FIREBIRDS
- INSPIRE

ANNAPOLIS TOWN CENTER

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

FESTIVAL AT RIVA

- WILD WINGS
- Panera
- Giant
- petco
- Michaels
- five BELOW
- Party City

ANNAPOLIS HARBOUR CENTER

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

MARYLAND 665

MARYLAND 2

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