

# 888 | BESTGATE

ANNAPOLIS, MD 21401



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

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## About the Property

888 Bestgate is located directly off US 50 along the Bestgate Road business district, just minutes from downtown Annapolis. This prime location means the Class 'A' office building is surrounded by a variety of dining, retail and hospitality amenities.

A newly renovated modern interior, on-site café space and gym amenity give 888 Bestgate a headquarters-worthy appeal. The building is serviced by an on-site building engineer and dedicated property manager, who ensure the facilities are maintained to a high standard.

For more information on 888 Bestgate, visit: [sjpi.com/888bestgate](http://sjpi.com/888bestgate)



## Area Demographics

3 MILE RADIUS



**Daily Traffic Count Along Bestgate Road:**  
28,472 vehicles/day



**Population:**  
44,306 people



**Average household income:**  
\$140,104 annually

## About St. John Properties

*Placing Our Clients' Needs First Since 1971*

- ▶ Owns and manages more than 24 million square feet of commercial real estate including office, flex/R&D, retail, warehouse and residential in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Utah, Virginia and Wisconsin.
- ▶ Real estate investments valued at more than \$5+ billion.
- ▶ Serving more than 2,600 satisfied clients nationwide.
- ▶ Maintains full complement of in-house resources, including land development, property management, construction, space planning, tenant improvement, financial analysis, leasing, marketing and acquisition.

Visit [sjpi.com/company](http://sjpi.com/company) to learn more.

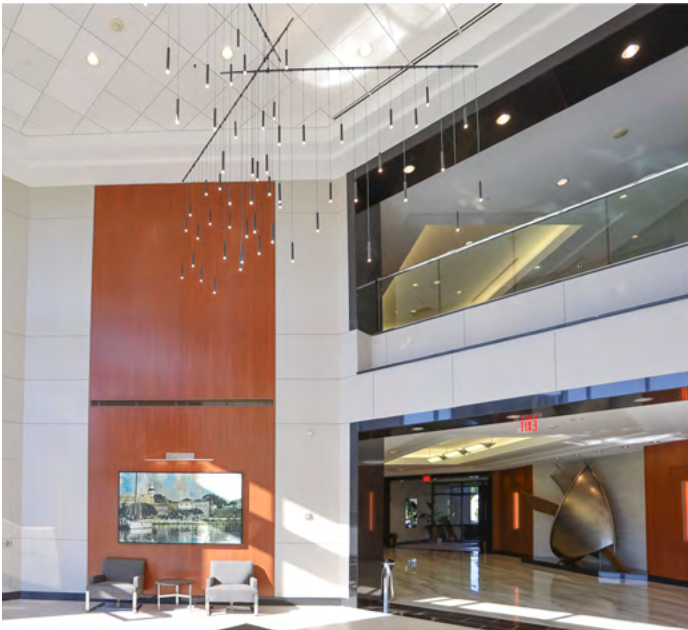




### About 888 Bestgate

888 Bestgate is a four-story, 129,940 square foot Class 'A' office building located at the intersection of Bestgate Road and Commerce Park Drive in Annapolis. The building is located within 4 miles of MD Route 50 and less than 3 miles from Interstate 97.

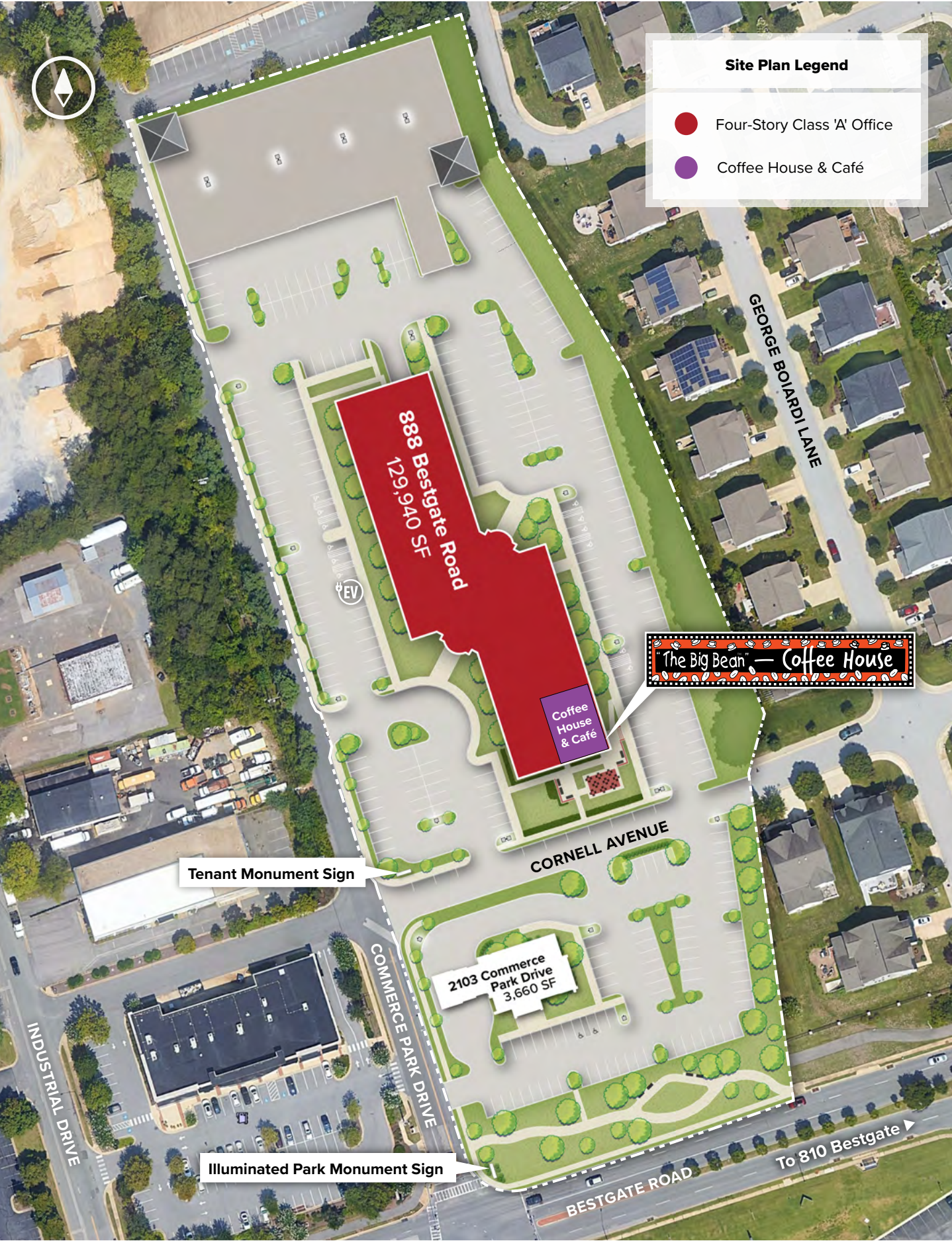
- ▶ 33,750 square foot floor plates offer flexibility in design and layout
- ▶ Dramatic brick and reflective glass exterior
- ▶ Newly renovated two-story lobby
- ▶ On-site property management staff
- ▶ State-of-the-art energy management system
- ▶ Free, generous parking adjacent to building and in two-story parking deck



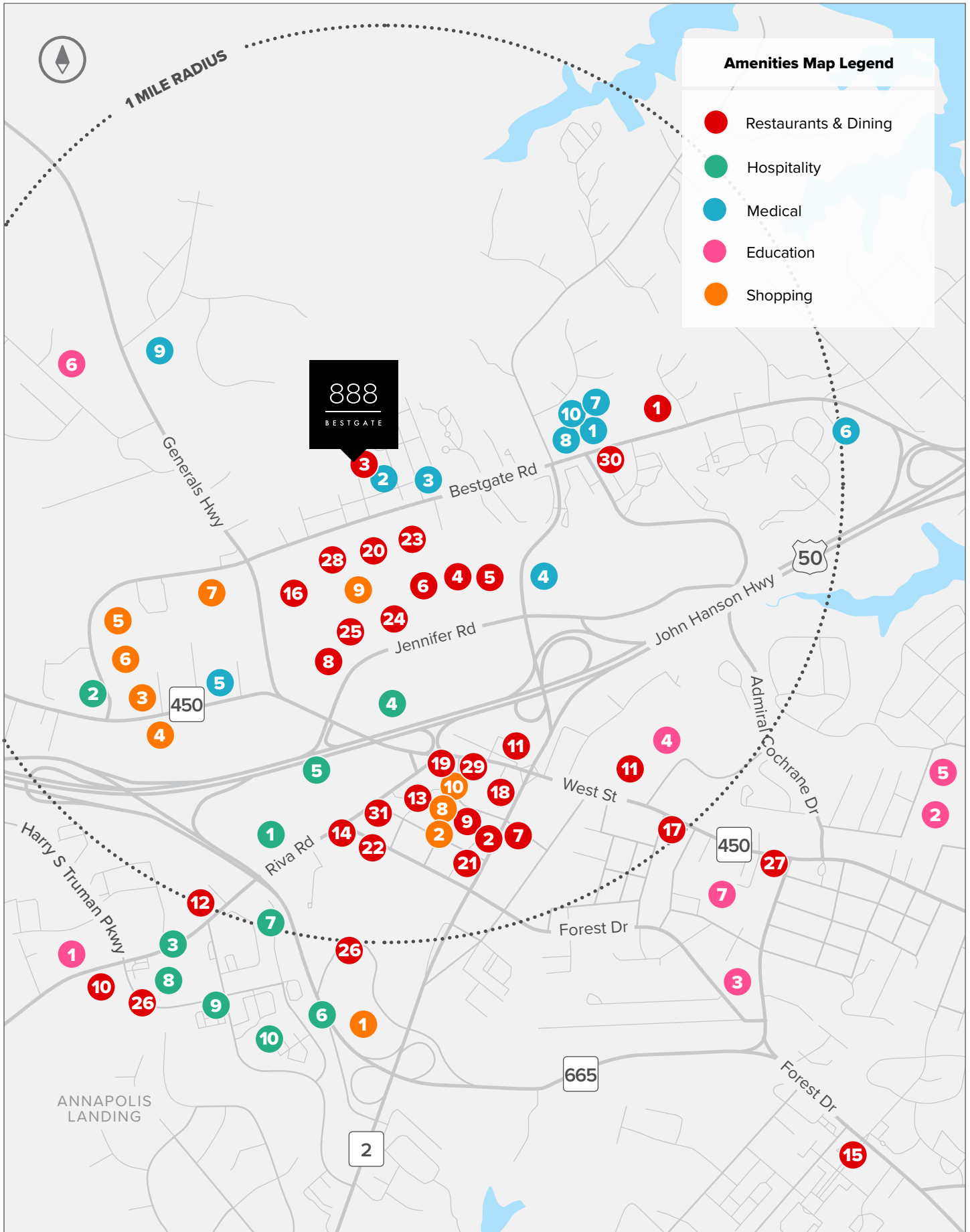
#### Four-Story Class 'A' Office Building

888 Bestgate	129,940 SF
Available Suite Sizes	4,296 up to 5,605 SF
Offices	Built to suit & relet
Elevator	Yes
Parking	4 spaces per 1,000 SF
Zoning	W-1









## Amenities Abound

With an abundance of local amenities, 888 Bestgate's prime location offers tenants a wide variety of dining, shopping, and hospitality within a one mile radius.



**30+**  
Restaurants  
& Dining



**9+**  
Shopping  
Destinations



**10**  
Hotels &  
Hospitality

### Restaurants & Dining

- 1** 7-Eleven
- 2** Baltimore Coffee & Tea
- 3** The Big Bean
- 4** The Brass Tap
- 5** California Pizza Kitchen
- 6** Cheesecake Factory
- 7** Chick-fil-A
- 8** Chipotle
- 9** Cooper Hawk's Winery and Restaurant
- 10** Corner Café
- 11** Double T Diner
- 12** Dunkin' Donuts
- 13** Gordon Biersch Brewery Restaurant
- 14** LEBTAV
- 15** Ledo's Pizza
- 16** Maggiano's Little Italy
- 17** McDonald's
- 18** The Melting Pot
- 19** Mission BBQ
- 20** Noodles & Company
- 21** P.F. Changs
- 22** Panera Bread
- 23** Potbelly Sandwich Works
- 24** Romano's Macaroni Grill

- 25** Red Robin Gourmet Burgers

- 26** Royal Karma
- 27** Starbucks
- 28** Stony River Legendary Steaks
- 29** Union Jack's
- 30** Wawa
- 31** Zoë's Kitchen

### Hotels & Hospitality

- 1** Best Western Annapolis
- 2** Country Inn & Suites by Radisson
- 3** Courtyard by Marriott
- 4** Crown Plaza Hotel
- 5** DoubleTree by Hilton
- 6** Extended Stay America
- 7** Hampton Inn & Suites
- 8** Hilton Garden Inn Annapolis
- 9** Residence Inn by Marriott
- 10** Springhill Suites

### Medical Services

- 1** Advanced Pain Management Specialists
- 2** Annapolis Medical Center
- 3** Anne Arundel Gastroenterology
- 4** Anne Arundel Medical Center
- 5** Chesapeake Medical Imaging
- 6** Chesapeake Surgical Associates

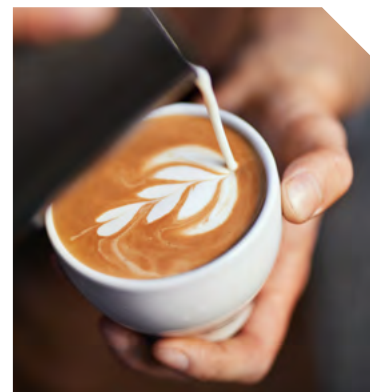
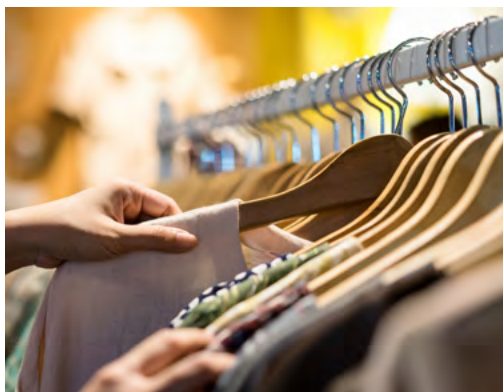
- 7** Chesapeake Urology Associates
- 8** Chesapeake Veterinary Referral Center
- 9** Greater Annapolis Veterinary Hospital
- 10** MedStar Medical Group

### Education & Schools

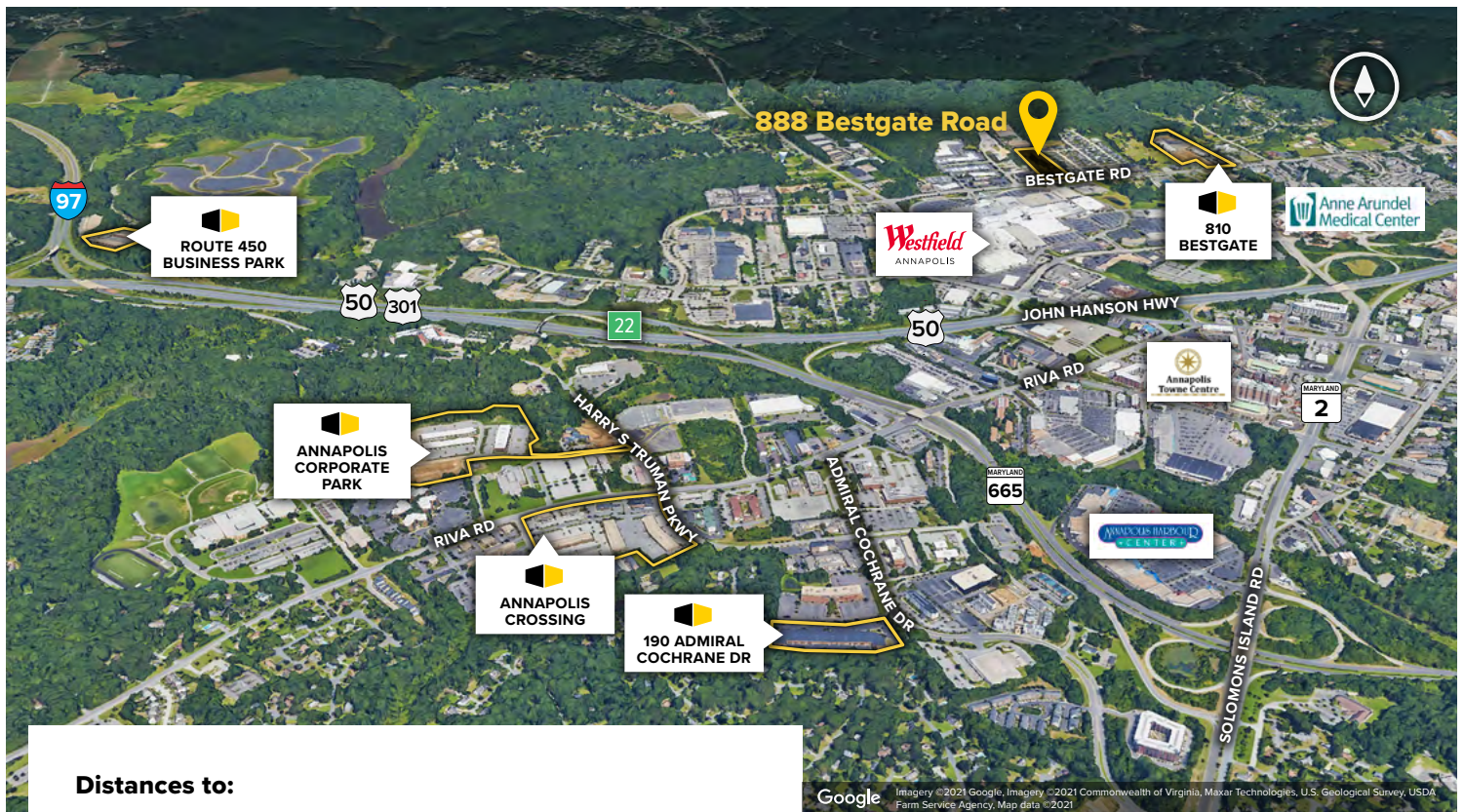
- 1** Annapolis High School
- 2** Germantown Elementary School
- 3** The Maven Academy
- 4** Monarch Academy Annapolis
- 5** Phoenix Academy
- 6** Rolling Knolls Elementary School
- 7** Walter S. Mills-Parole Elementary School

### Shopping Destinations

- 1** Annapolis Harbour Center
- 2** Annapolis Town Centre
- 3** Best Buy
- 4** Home Depot
- 5** PetSmart
- 6** Safeway
- 7** Sam's Club
- 8** Target
- 9** Westfield Annapolis Mall







#### Distances to:

Westfield Annapolis Mall .....	.25 mile
MD 50/301 .....	1 mile
Annapolis Towne Centre .....	1.2 miles
Interstate 97 .....	1.5 miles
Annapolis, MD (Downtown) .....	4.5 miles
BWI Airport .....	20 miles
Interstate 695 (Baltimore Beltway) .....	20 miles
Baltimore, MD (Downtown) .....	27 miles
Washington, D.C. (Downtown) .....	29 miles

## Contact Us

For additional leasing information or to schedule a tour, contact:

**Michael Tait**

Leasing Representative

mtait@sjpi.com | 443.464.1315

#### Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

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#### About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space.

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