

# Bestgate Medical Clinic

820 Bestgate Road, Annapolis, MD 21401



**AVAILABLE SPACE**  
1,362 RSF

[VIEW SUITES](#)

- Class A medical building with first-floor, core/shell space
- Notable tenants include Anne Arundel Gastroenterology Associates (anchor), John Hopkins University, and Quest Diagnostics
- 5 mins from Luminis Health Anne Arundel Medical Center
- Easy access to multiple highways including Route 50, Route 450, and I-97
- Ample surface and garage parking with easy access to and from building for patients
- Generous Tenant Improvement Allowance with flexible terms



# Class A clinic with first-floor core/shell suite, generous TI, and premier health tenants.

POPULATION (5-MILE RADIUS)

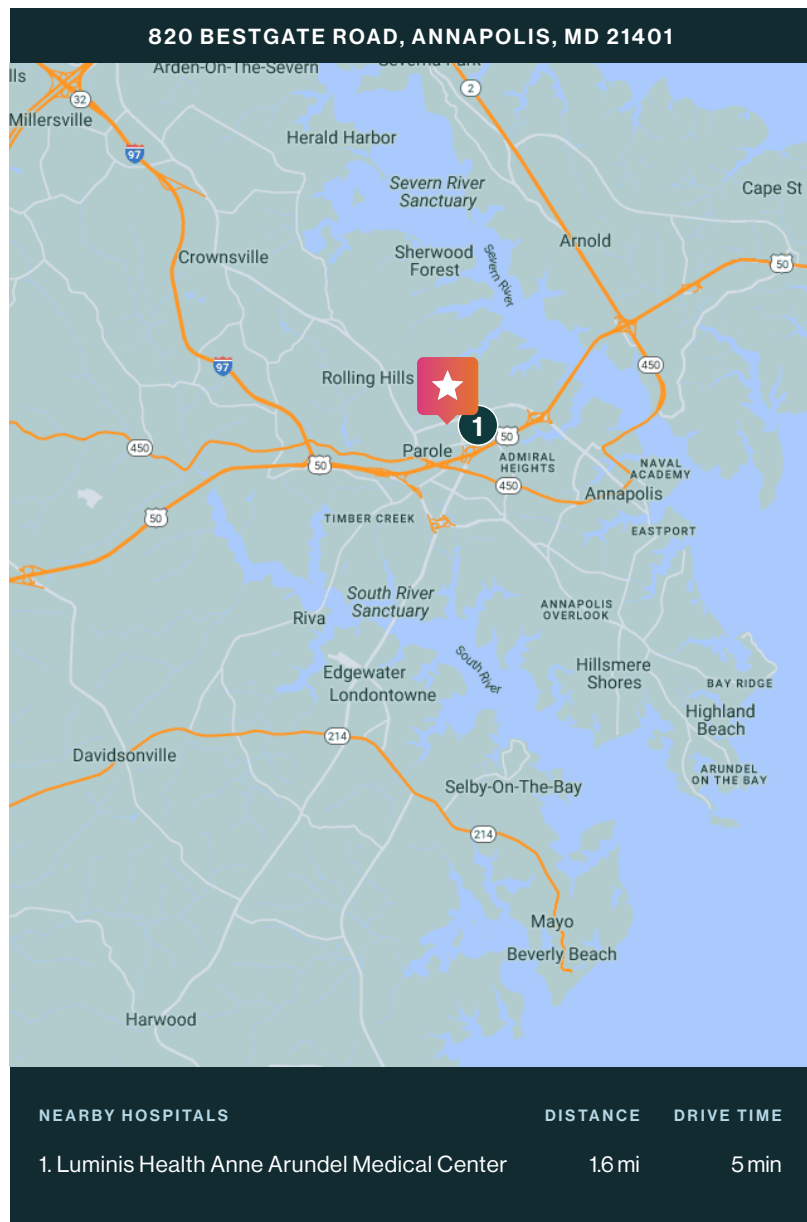
113,937

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$173,030

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

97.6%



## SURROUNDING POINTS OF INTEREST

- US Naval Academy
- Downtown Annapolis
- Annapolis Town Center
- CVS Pharmacy
- Whole Foods
- Giant Food
- The Fresh Market
- Walden Country Club
- DoubleTree by Hilton Hotel
- Foundation Fitness of Annapolis
- The Big Bean Coffee House
- Starbucks
- Chick-fil-A
- Memo's Kitchen & Grill

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