

318 Sixth Street

ANNAPOLIS, MD

WATERFRONT OFFICE SPACE FOR LEASE

EXTERIOR IMPROVEMENTS CURRENTLY UNDERWAY



WATERFRONT OFFICE SPACE WITH
SPECTACULAR VIEWS + ONSITE PARKING



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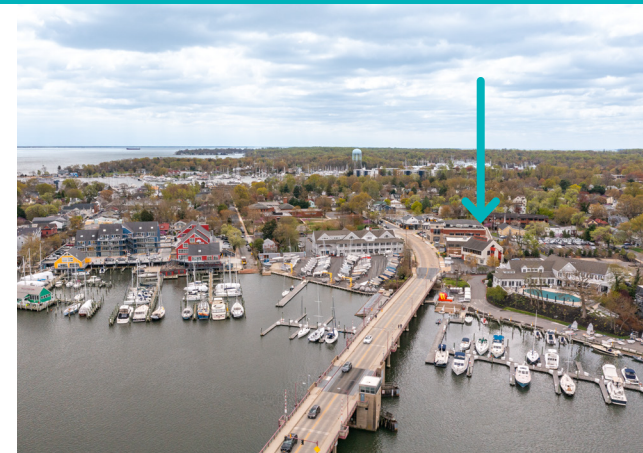
Terrific and rare opportunity to occupy A+ property at the base of the Eastport Bridge with significant branding/ signage opportunities.

- » Exterior improvements are currently underway
- » 2,400 SF - Second Floor Available
- » MRE Mercantile Clothier located on the first floor
- » Waterfront environment
- » Large private parking lot
- » Walkable to City Dock / Main Street, yet also walkable to countless amenities & restaurants in the Eastport community.
- » Zoned B3 ("General Commercial"), City of Annapolis
- » Uses may include office, retail, food & more (subject to City zoning code)

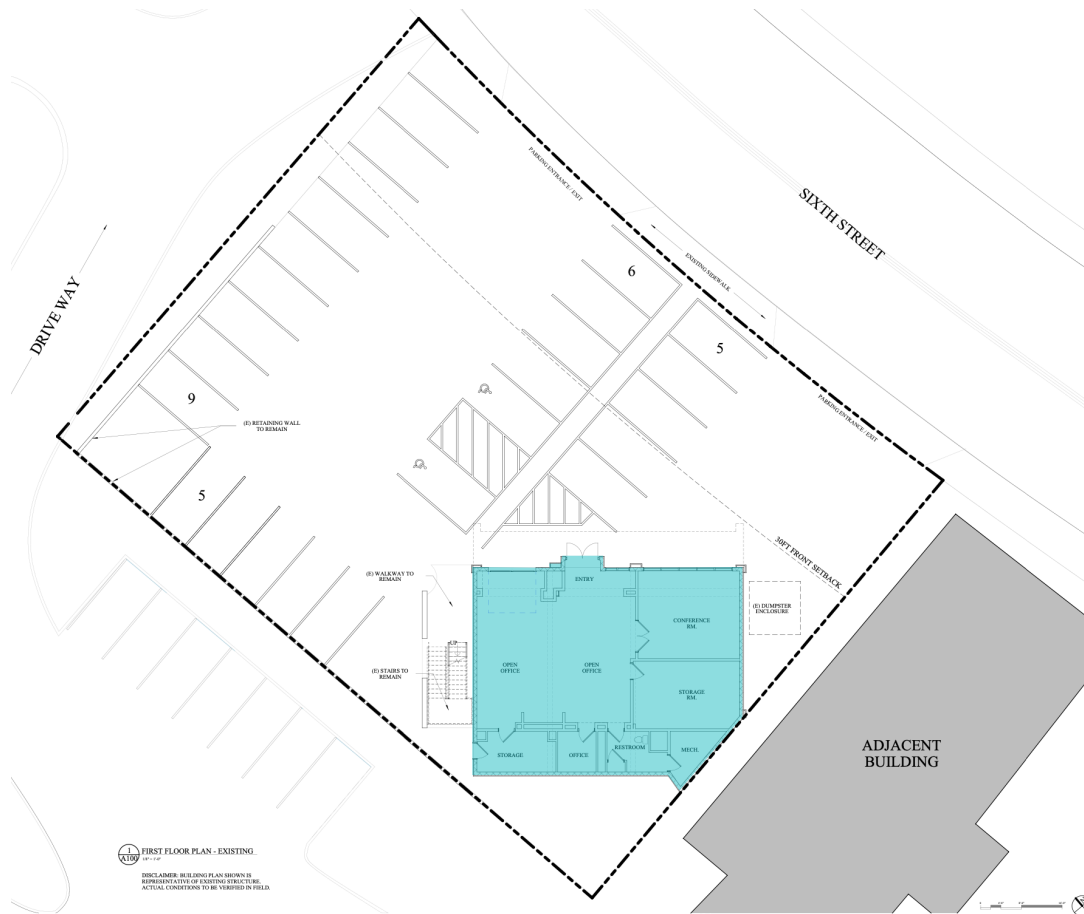
Table of uses found [here](#)



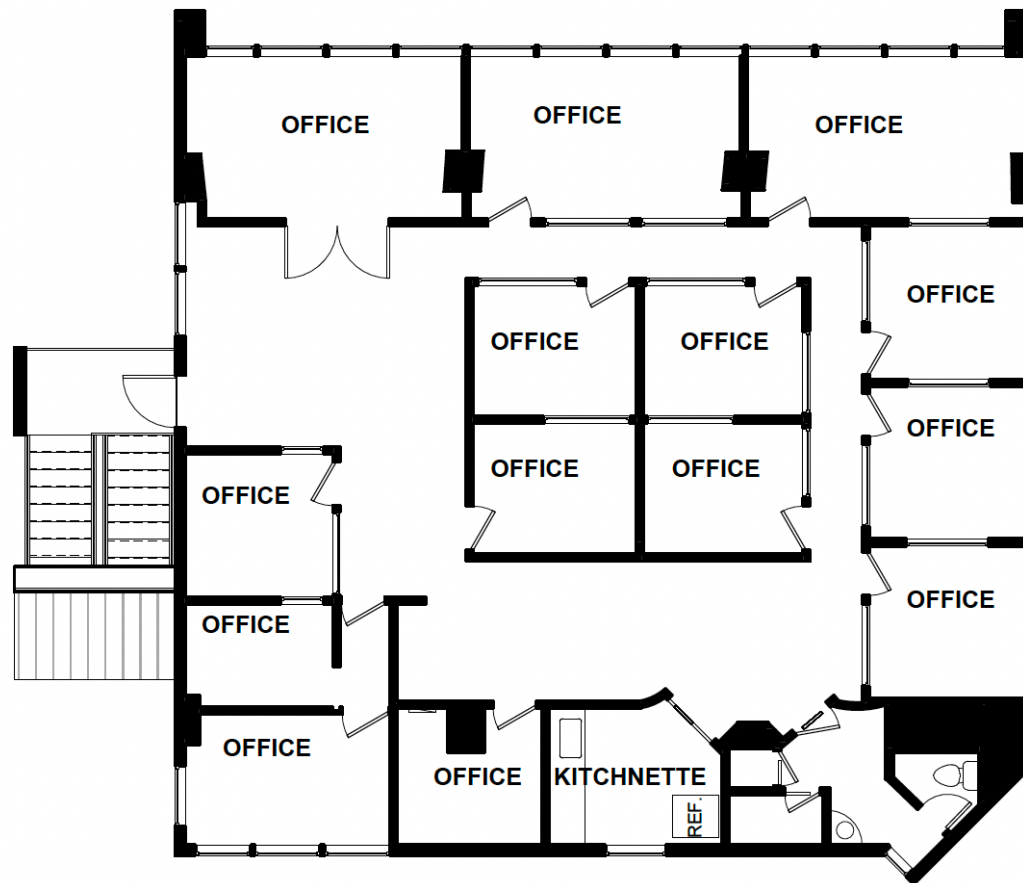
HIGHLY VISIBLE, LANDMARK PROPERTY



PROPERTY OVERVIEW

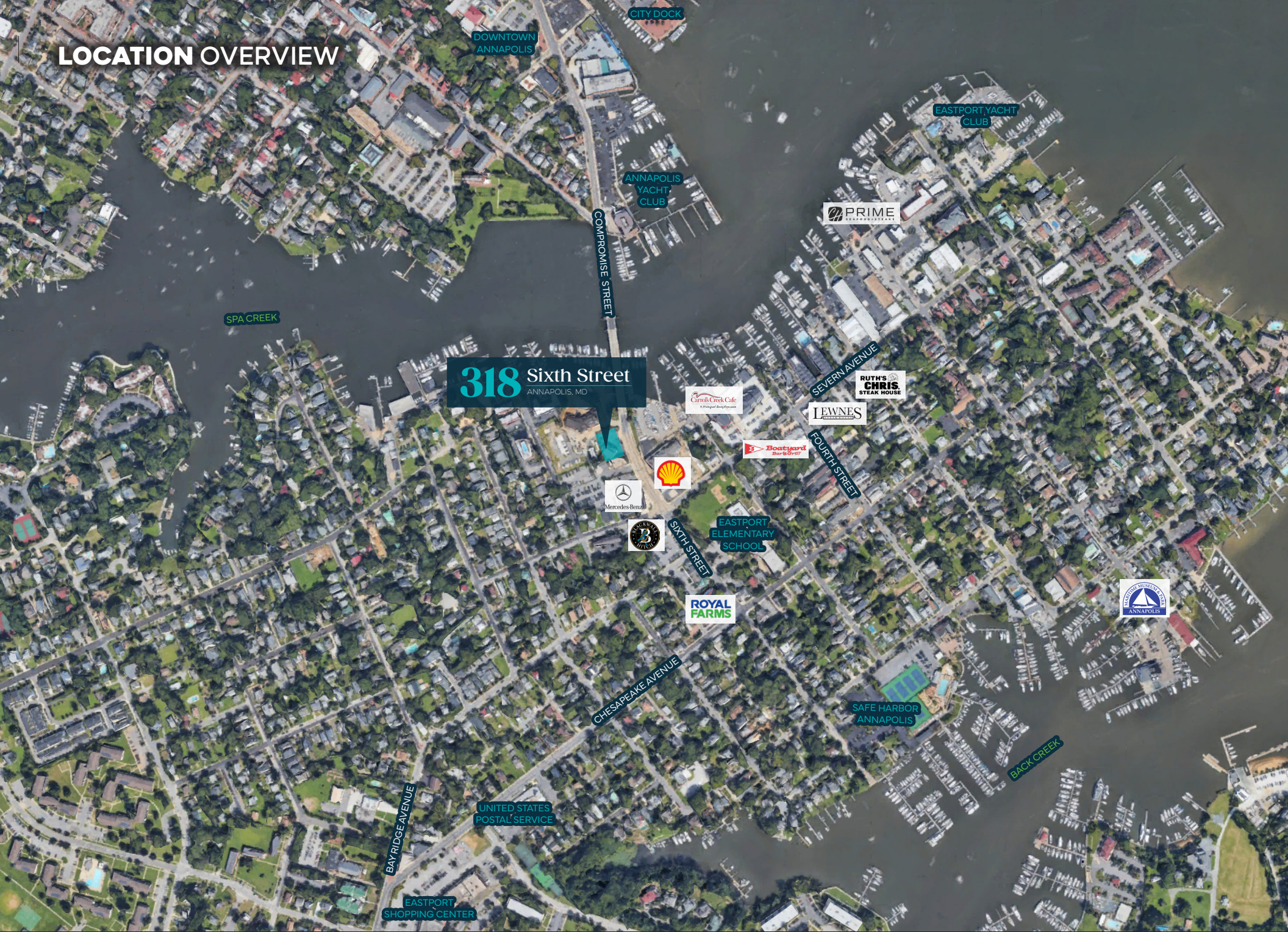


FLOOR PLAN



2ND FLOOR

LOCATION OVERVIEW



318 Sixth Street
ANNAPOLIS, MD

UNITED STATES
POSTAL SERVICE

EASTPORT
SHOPPING CENTER

EASTPORT
ELEMENTARY
SCHOOL

ROYAL
FARMS



Boatyard
Boat & Yacht

LEWNE'S

RUTH'S
CHRIS
STEAK HOUSE

PRIME

EASTPORT YACHT
CLUB

ANNAPOLIS
YACHT
CLUB

DOWNTOWN
ANNAPOLIS

CITY DOCK

SPA CREEK

BACK CREEK



SAFE HARBOR
ANNAPOLIS

SEVERN AVENUE

FOURTH STREET

SIXTH STREET

CHESAPEAKE AVENUE

BAY RIDGE AVENUE

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

318 Sixth Street

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