



222 PRINCE GEORGE STREET

UNITS A & B | ANNAPOLIS, MARYLAND 21401

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

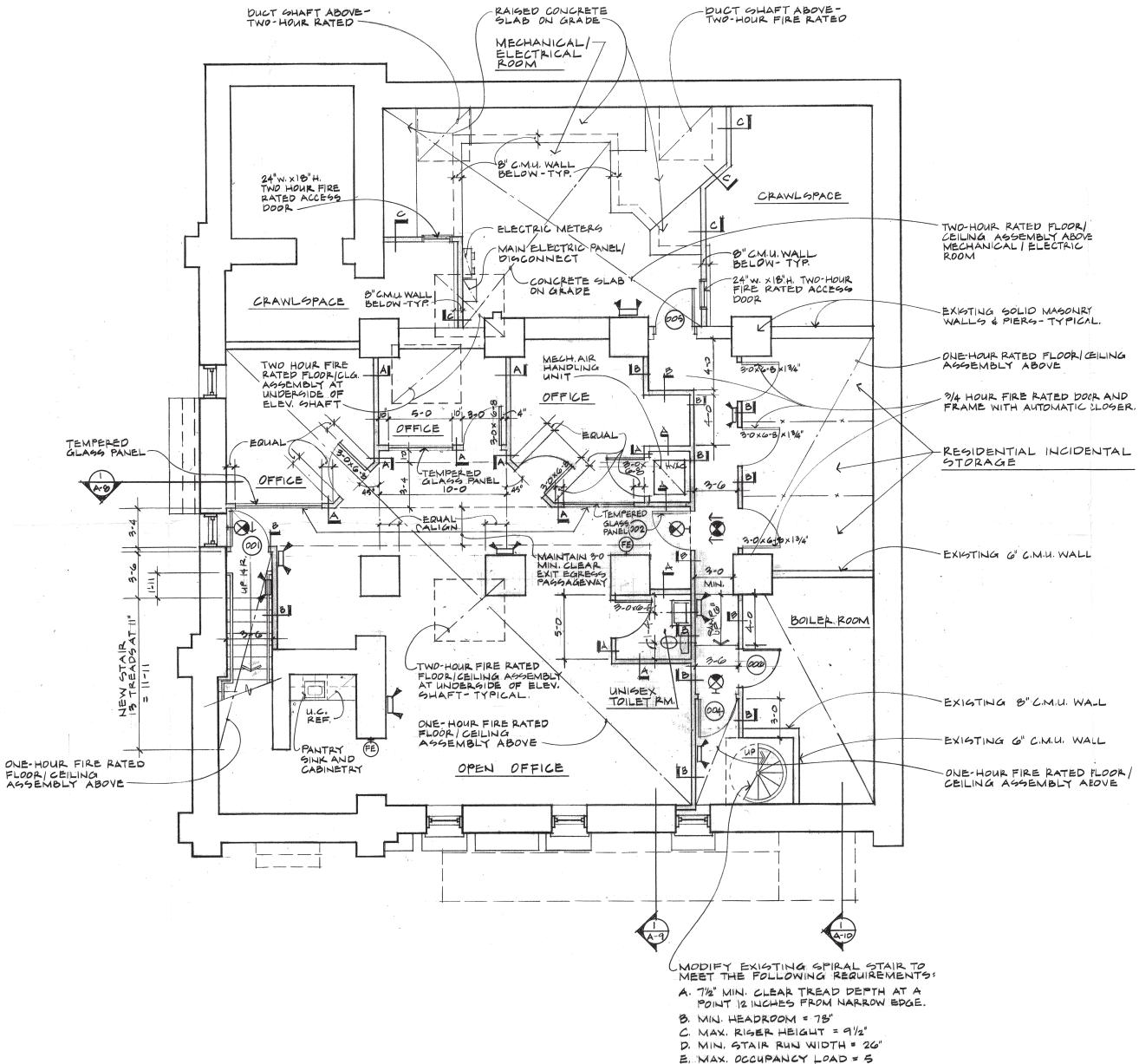
HIGHLIGHTS:

- 222 Prince George Street located at the corner of Maryland Avenue & Prince George Street in the center of downtown Annapolis
- Fully renovated upscale office condominiums on 2 levels with brick facade and wood floors
- Building features historic 125-year-old stained glass windows
- One block from State Circle, the Maryland State House, two blocks from the US Naval Academy and Annapolis City Dock
- Close proximity to many restaurants, pubs and shops
- Fully appointed executive office suite with 10 private offices and furnished conference room
- **Flexible C2A zoning** permits the following uses: Antique Shop, Banks & Financial Institutions, Nonprofit & Fraternal Clubs & Lodges, Florist/Gift shops, Liquor store, Coffee shop, Retail goods store, Specialty convenience goods store, Personal fitness studios, Tobacco shop, Personal care establishments, Art gallery, Nautical shops, Furniture store
- Currently operating as Parish House Executive Suites

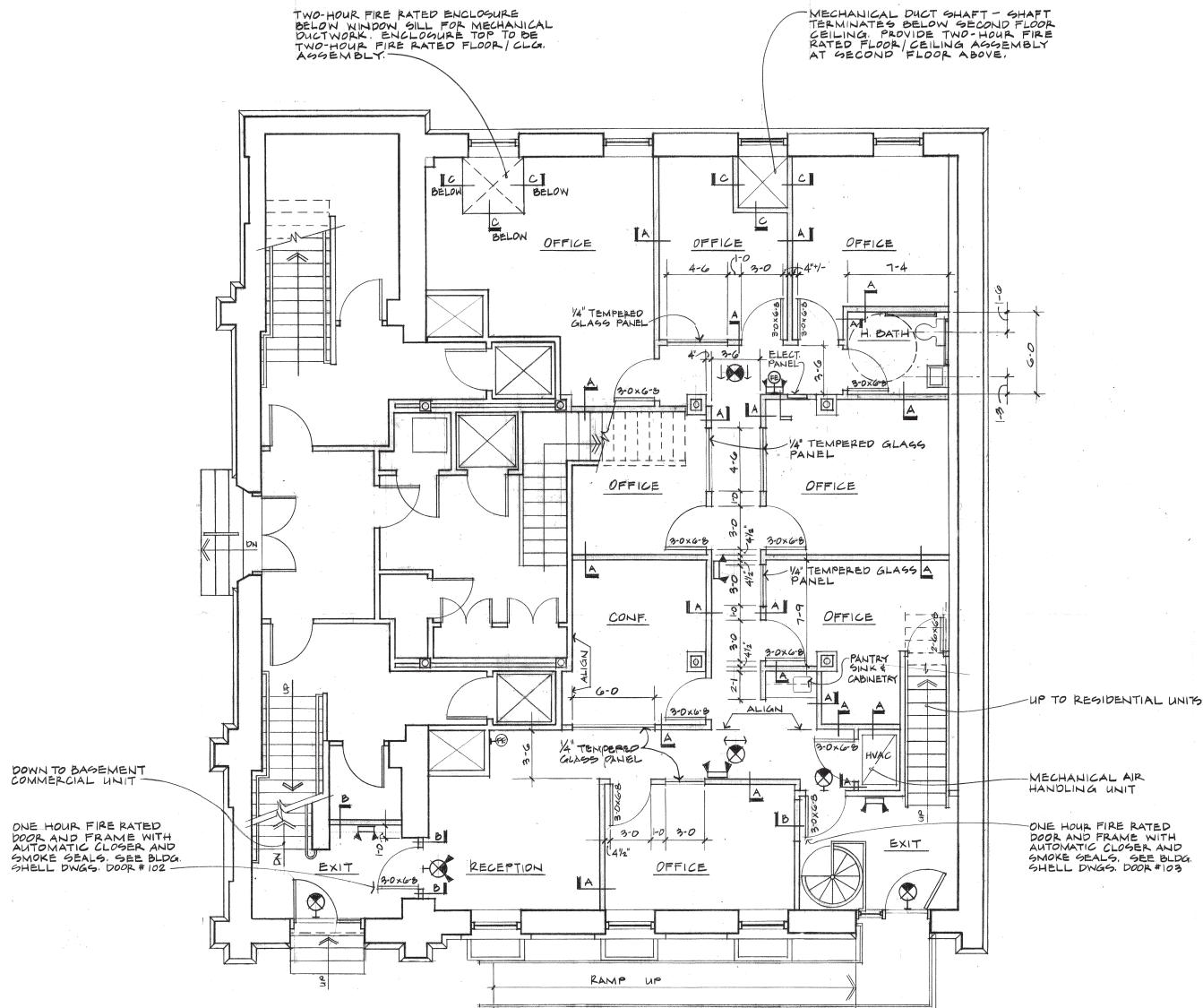
SUITE SIZE:	LL & 1ST FLOOR: 2,781 SF ±
YEAR BUILT:	1900
STORIES:	2
SALE PRICE:	NEGOTIABLE



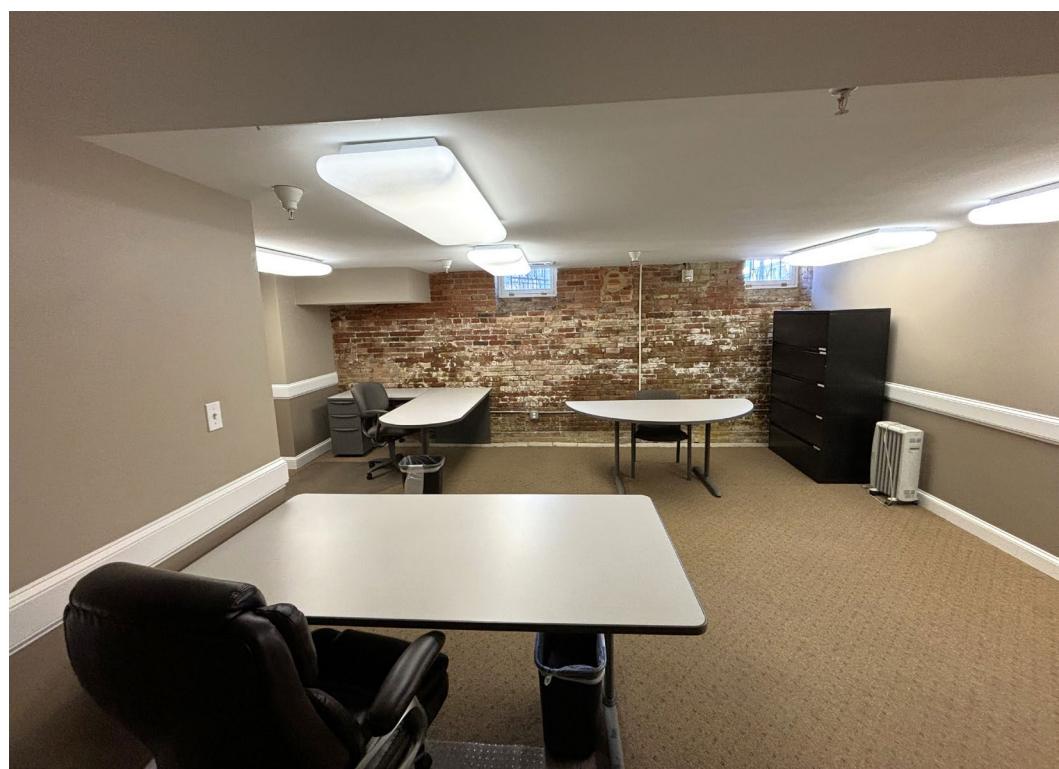
FLOOR PLANS: LOWER LEVEL



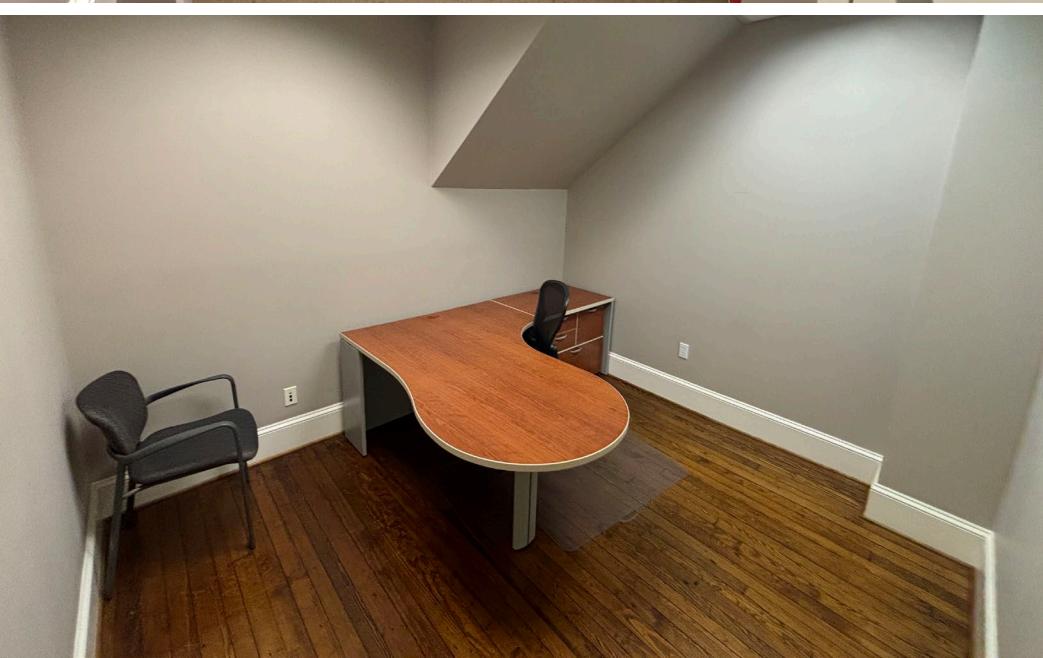
FLOOR PLANS: FIRST FLOOR



INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



DOWNTOWN ANNAPOLIS MARKET AERIAL

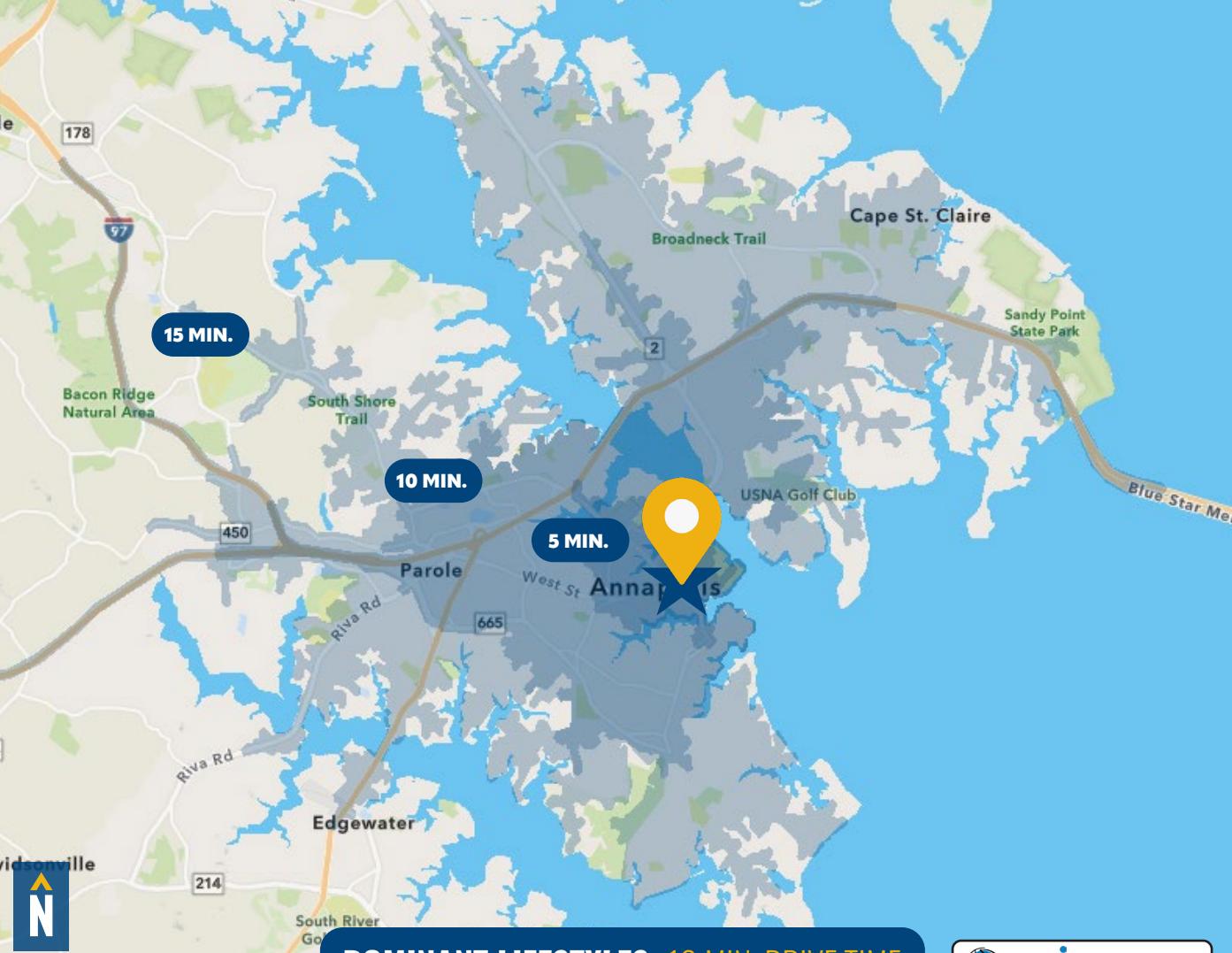


SHOPS & SERVICES/RESTAURANTS:

1 LEVEL	14 ACQUA AL 2	27 J. MC LAUGHLIN	40 ANNAPOLIS JUICE SHOP	53 CVS	66 FEDERAL HOUSE BAR & GRILLE
2 M&T BANK	15 THE RED BEAN	28 LOU LOU BOUTIQUES	41 HARRY BROWNE'S	54 O'BRIEN'S OYSTER BAR	67 IRON ROOSTER
3 DINNER UNDER THE STARS	16 VIDA TACO BAR	29 THE LUCKY KNOT	42 KA-CHUNK!! RECORDS	55 MUSTO	68 ANNAPOLIS MARKET HOUSE
4 TSUNAMI	17 ANNAPOLIS ICE CREAM COMPANY	30 3 SISTERS	43 PEAKE HOUSE	56 BOATIQUE	69 MCGARVEY'S
5 49 WEST COFFEEHOUSE	18 CAPITAL COMICS	31 CHICK & RUTH'S DELLY	44 GALWAY BAY	57 ZACHARY'S JEWELERS	70 MIDDLETON TAVERN
6 EL TORO BRAVO	19 DRY 85	32 ACME BAR & GRILL	45 OBJECT + ENTROPY	58 CHIPOTLE	71 DOCK STREET BAR & GRILL
7 DUNKIN'	20 MASON'S FAMOUS LOBSTER ROLLS	33 SEA BAGS	46 ANNEBETH'S	59 HATS IN THE BELRY	72 THE BIG CHEESE
8 LUNA BLU RISTORANTE	21 RED RED WINE BAR + BISTRO	34 PRESERVE	47 BLOOM LUXURY BOX	60 HOBO	73 THE GOAT
9 STAN & JOE'S SALOON	22 NANO ASIAN DINING	35 TYLER BÖE	48 OLD FOX BOOKS	61 MILLS FINE WINE	74 STORM BROS. ICE CREAM FACTORY
10 CAFÉ OLE	23 CAFÉ NORMANDIE	36 COTTON COMPANY	49 HELLY HANSEN	62 THE CHOPTANK	75 BITTY & BEAU'S COFFEE
11 RAMS HEAD TAVERNA	24 SEASONS	37 FATFACE	50 KILWINS ICE CREAM	63 THE PINK CRAB	76 BLOWFISH POKÉ HAWAIIAN GRILL
12 TRUIST	25 FOX'S DEN	38 LILAC BIJOUX	51 STARBUCKS	64 BRIGHTSIDE BOUTIQUE	77 SOFI'S CREPES
13 REYNOLDS TAVERN	26 OSTERIA 177	39 POTATO VALLEY CAFÉ	52 RECLAIMED OF ANNAPOLIS	65 PEARL	78 LATITUDE 38

CATHEDRAL ST
DUKE OF GLOUCESTER ST
CATHEDRAL
COMPTON
MCGOWAN





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

 [MORE INFO](#)

26%

URBAN CHIC



MEDIAN
AGE: 41.9
HH INCOME: \$144,754

14%

EMERGING HUB



MEDIAN
AGE: 36.0
HH INCOME: \$70,356

12%

CITY GREENS



MEDIAN
AGE: 41.4
HH INCOME: \$97,516

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

Members of these communities are young, live in cities, and move frequently. These neighborhoods show consistent growth & are composed of large numbers of young graduates and college students.

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

DEMOGRAPHICS

2025



5 MIN.



10 MIN.



15 MIN.

TOTAL POPULATION



8,189

45,417

100,995

DAYTIME POPULATION



26,638

80,408

135,760

AVERAGE HOUSEHOLD INCOME



\$167,467

\$153,186

\$168,427

NUMBER OF HOUSEHOLDS



3,683

19,086

40,859

MEDIAN AGE



41.9

39.0

41.4

[FULL DEMOS REPORT](#)



FOR MORE INFO CONTACT:



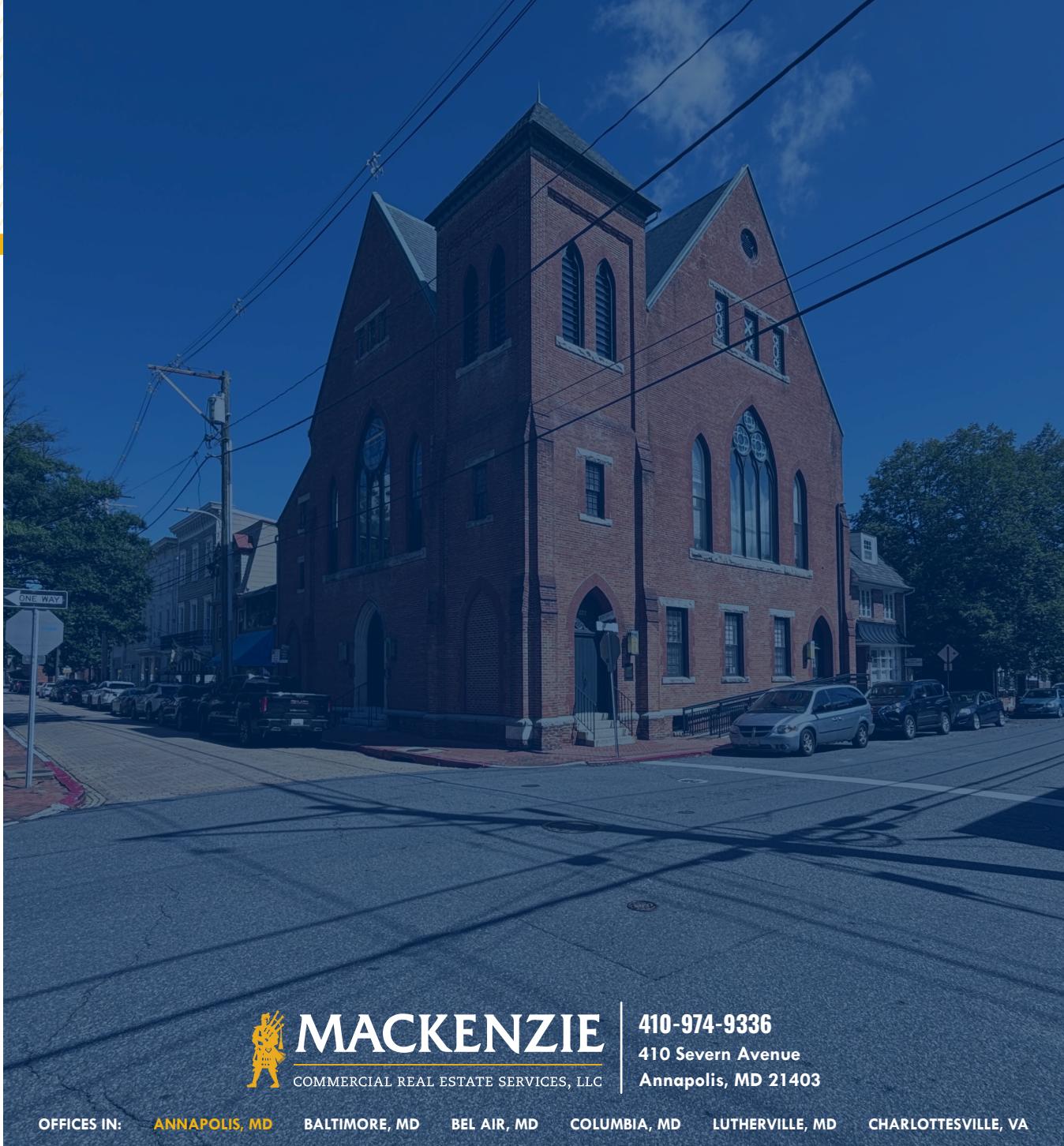
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN: **ANNAPOLIS, MD** **BALTIMORE, MD** **BEL AIR, MD** **COLUMBIA, MD** **LUTHERVILLE, MD** **CHARLOTTESVILLE, VA**

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PARISH HOUSE EXECUTIVE SUITES

Parish House Executive Office Suites offers a professional, convenient, and flexible workspace solution in the heart of Annapolis. Designed to meet the needs of both long-term tenants and short-term users, the center combines comfort, modern amenities, and a prime location near the Maryland State House, Naval Academy, and historic downtown.

Currently, the upper-level offices are leased on yearly terms, while the lower-level suites provide more flexibility with leases starting at just three months. If all available spaces were occupied, the **total revenue would reach \$10,555**—demonstrating the strong potential for continued use as office suites.

In addition to physical offices, Parish House also offers virtual office options. This package includes monthly conference room reservations, a foyer mailbox, and mail forwarding with a FedEx account. One client, based in Philadelphia, uses this service to maintain an Annapolis business presence without leasing a physical space.

Each private office is fully furnished with a large workstation, storage and seating. Tenants also enjoy secure access to the building at all hours, high-speed internet, online conference room reservations, and all-inclusive rates covering utilities, cleaning, and maintenance.

With its flexible lease structures, turnkey services, and central location, Parish House provides businesses with the resources and image they need to succeed.

Suite	Pricing
101	\$1,305
102	\$850
103	\$915
104	\$1,250
105	\$1,400
106	\$960
107	\$850
108	\$850
109	\$800
110	\$1,375
Total	\$10,555
Property Taxes - Property A (Upstairs):	\$6123.06
Property B (Downstairs):	\$2252.74
Other Expenses:	\$30K (2024)

