



# 222 PRINCE GEORGE STREET

UNITS A & B | ANNAPOLIS, MARYLAND 21401

FOR  
SALE

COMMERCIAL  
SPACES  
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



GOOGLE STREET VIEW



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# INTERIOR PHOTOS





# INTERIOR PHOTOS





# LOCAL BIRDSEYE





# DOWNTOWN ANNAPOLIS MARKET AERIAL



**SITE**

**MARYLAND STATE HOUSE**

## SHOPS & SERVICES/RESTAURANTS:

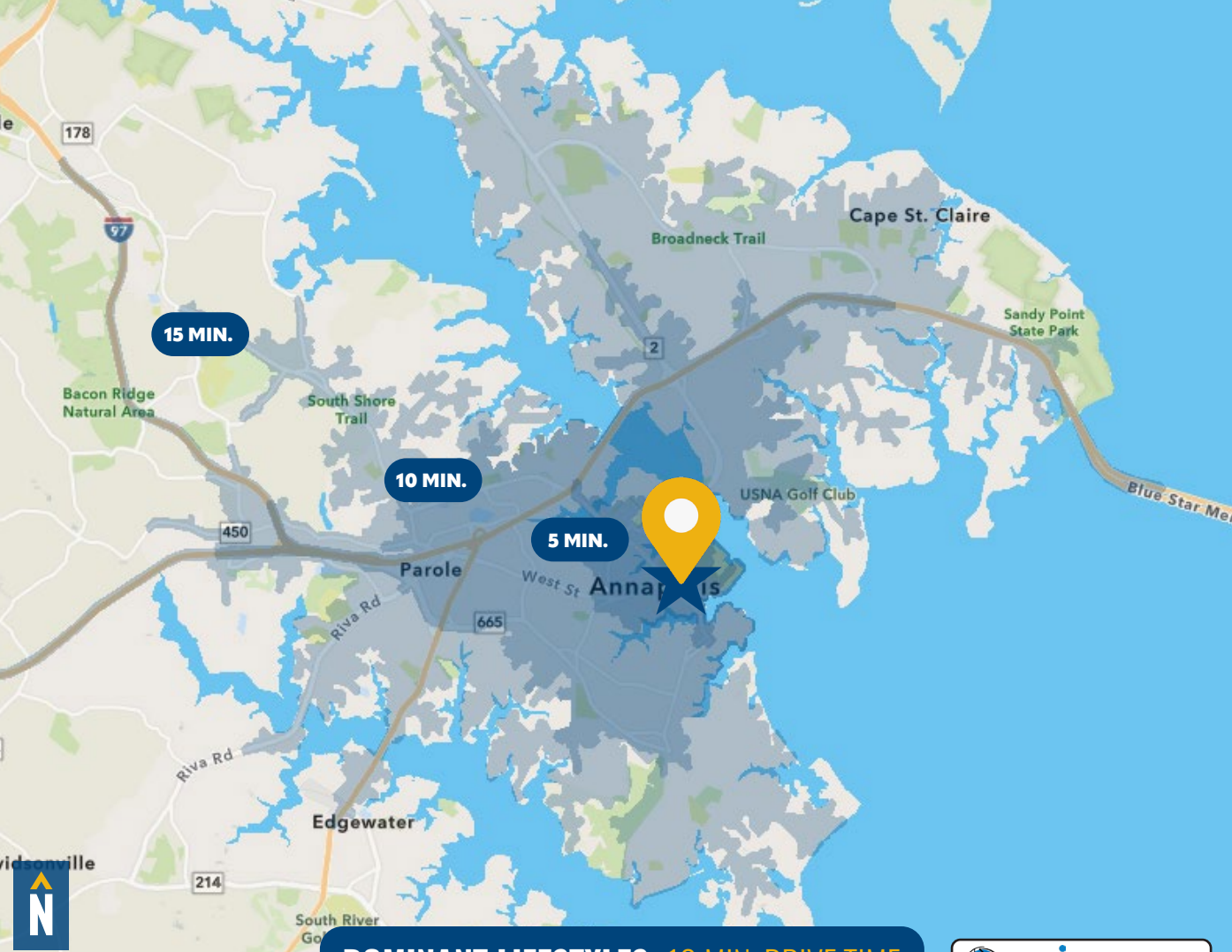
- |                          |                                 |                         |                           |                         |                                  |
|--------------------------|---------------------------------|-------------------------|---------------------------|-------------------------|----------------------------------|
| 1 LEVEL                  | 14 ACQUA AL 2                   | 27 J. McLAUGHLIN        | 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 HOB0                 | 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 TAVERN      | 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                   |

**ANNAPOLIS HARBOR**

1/2 MILE







**DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME** [esri MORE INFO](#)

**26%** **URBAN CHIC**

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

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.

**14%** **EMERGING HUB**

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

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.

**12%** **CITY GREENS**

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

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



## 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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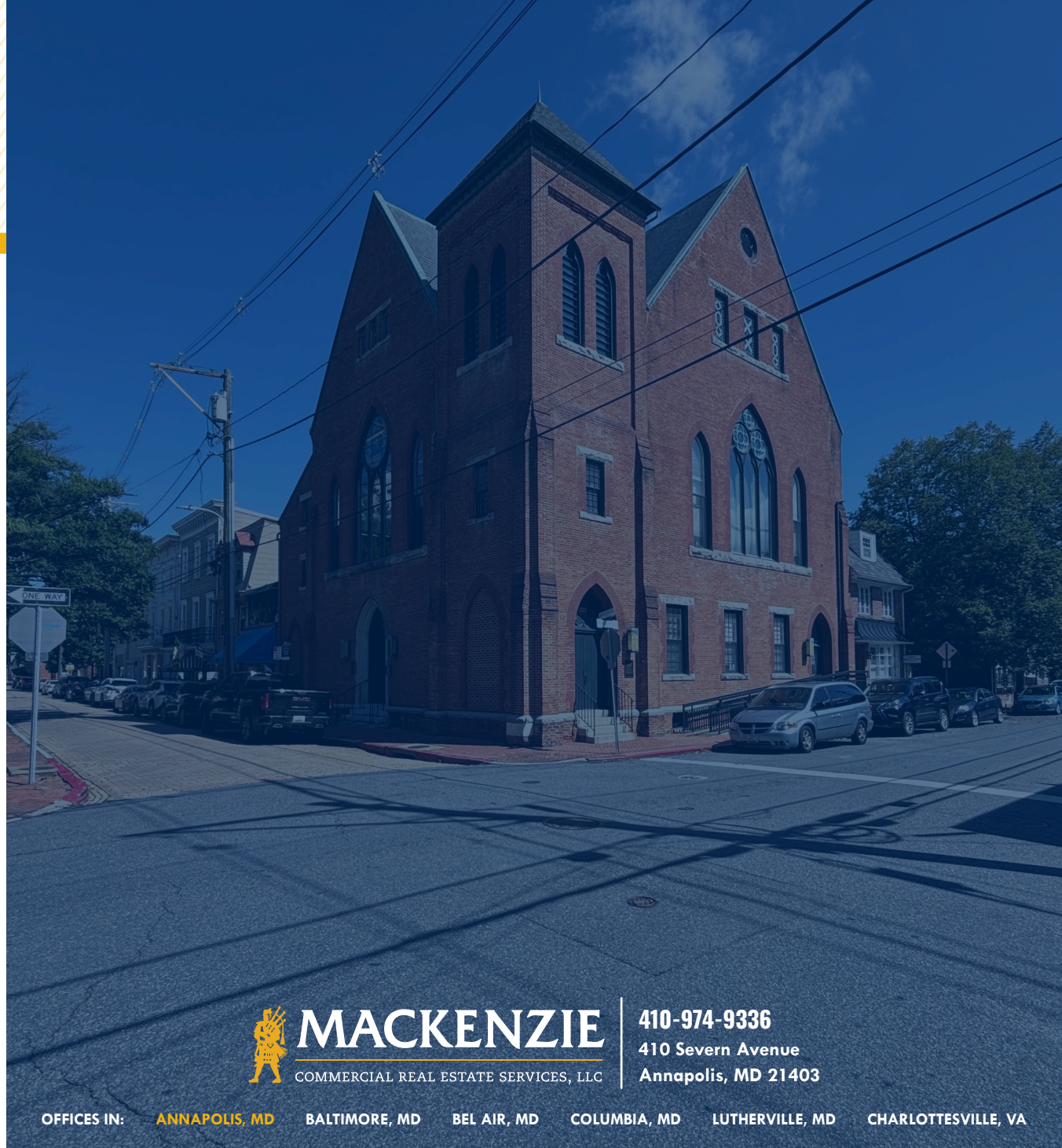


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# PARISH HOUSE EXECUTIVE SUITES



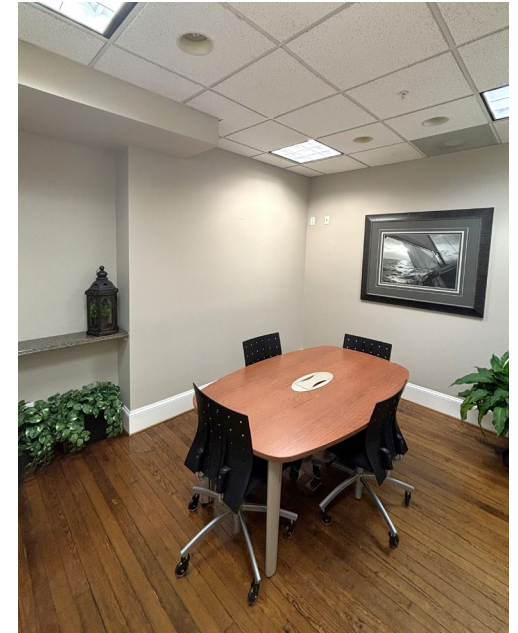
**Parish House Executive Office Suites** offers a professional, convenient, and flexible workspace solution in the heart of Annapolis. Designed to meet the needs of both long-term tenants and short-term users, the center combines comfort, modern amenities, and a prime location near the Maryland State 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
<b>Total</b>	<b>\$10,555</b>
<b>Property Taxes - Property A (Upstairs):</b>	<b>\$6123.06</b>
<b>Property B (Downstairs):</b>	<b>\$2252.74</b>
<b>Other Expenses:</b>	<b>\$30K (2024)</b>

