

PROMINENT COMMERCIAL PROPERTY FOR SALE

VALUE-ADD/OWNER-OCCUPIED/INVESTMENT OPPORTUNITY IN ANNAPOLIS, MD

ALL OFFERS TO BE CONSIDERED



PRICE: ~~\$8.75 million~~

NEW ASKING PRICE!

\$6.99 million

APPROX. \$99 PER SQUARE FOOT!

201 DEFENSE HIGHWAY
ANNAPOLIS, MARYLAND

Confidential Offering Memorandum



LOCATION OVERVIEW



ANNAPOLIS TOWN CENTER

CAVA WILLIAMS SONOMA WHOLE FOODS AT&T
 PF. CHANG'S J. ALEXANDER'S RESTAURANT
 COOPER'S HAWK WINEY & RESTAURANTS
 ANTHROPOLOGIE TARGET TRUE FOOD FITNESS

BEACON SQUARE

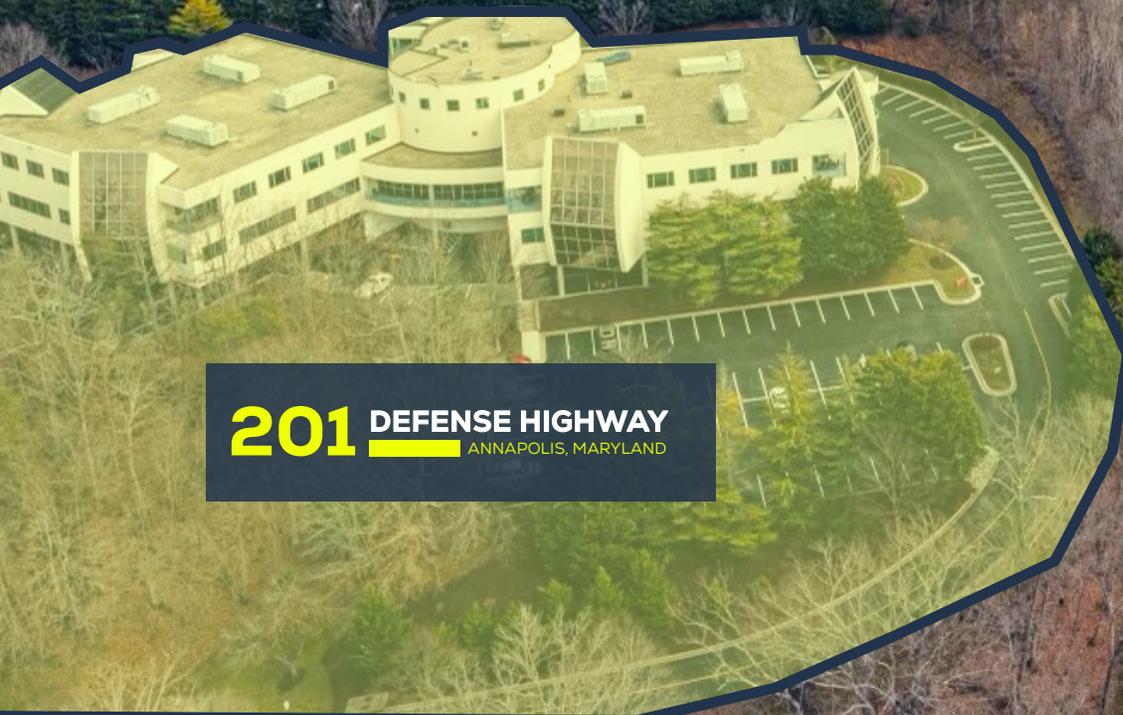
COLD STONE ASPEN DENTAL
 eggspception FIREBIRDS
 Inspire

ANNAPOLIS MALL

Apple Crate & Barrel macy's
 The Container Store MAGGIANO'S LITTLE ITALY
 noodles THE NORTH FACE California pizza kitchen

GATEWAY VILLAGE

SAFeway PET SMART DICK'S SPORTING GOODS
 BEST BUY Staples lemongrass



201 DEFENSE HIGHWAY
 ANNAPOLIS, MARYLAND

EXIT TO I 97

EXIT TO MD 665 / RIVA RD & SOLOMONS ISLAND RD.



764,903 CARS PER DAY

SIGNIFICANT SIGNAGE OPPORTUNITIES
 WITH EXPOSURE TO ~165K CARS/DAY ON RTE. 50

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» THE OFFERING

**70,204 SF +/- COMMERCIAL
BUILDING SITUATED
ON 9.35 ACRES**

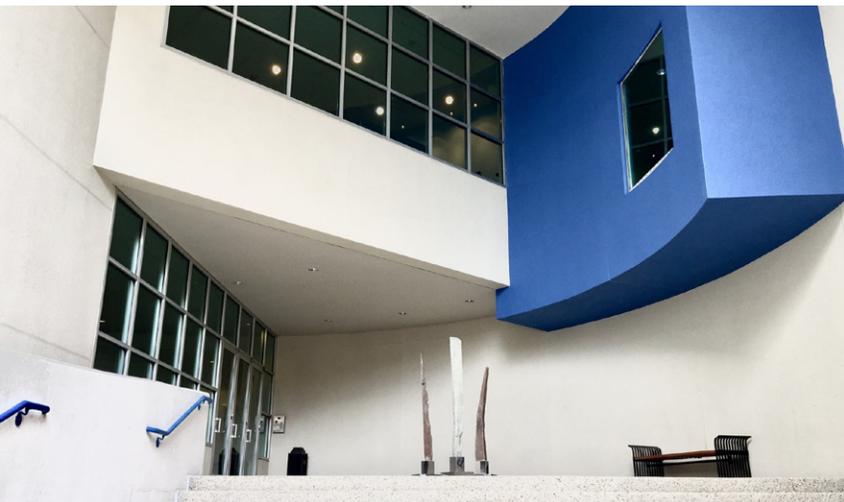
Zoned W-1 (Anne Arundel County),
with substantial parking and
exposure on Route 50

POWER TECHNOLOGY CENTER

201 DEFENSE HIGHWAY
ANNAPOLIS, MD

TOTAL GLA:	70,204 SF
OCCUPANCY:	33% +/-
EXISTING TENANTS:	3
PARKING:	4 per 1,000 SF
YEAR BUILT:	1991
TYPICAL FLOOR:	35,000 SF +/-
LAND:	9.35 Acres
ZONING:	W1 (AACo) with Town Center Overlay (TC) allowing for the potential redevelopment for a residential conversion.
CONSTRUCTION:	Masonry
SPRINKLERED:	Dry
ELEVATOR:	One (1) Elevator in Main Lobby + Additional Freight Elevator

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» EXECUTIVE SUMMARY

Rosso Commercial Real Estate Services is pleased to present 201 Defense Highway exclusively For Sale. The 70,204 SF value-add office building has been an icon in the Annapolis area since its development in 1991 and continues to offer modern aesthetics that are appealing to businesses/Tenants.

Overlooking Route 50 and located in a naturally wooded environment, the Power Technology Center seems far removed from urban life while providing quick and convenient access to Defense Highway, West Street, Route 50, and the greater Annapolis / DC Region. Expansive windows offer views of mature trees and lush greenery. The prominent building boasts amazing views, ample parking, and the opportunity to create a unique office environment to inspire clients and employees alike. Eight all-glass projecting bay areas create an ideal setting for conference rooms and collaborative work areas, while six balconies promote an atmosphere of open space and freedom.

201 Defense Highway also provides a purchaser with the opportunity for an adaptive reuse project considering the size of the overall site, the existing structure, and the current occupancy of the building. 201 Defense is truly an exceptional environment offering modern amenities and a creative, stimulating atmosphere.

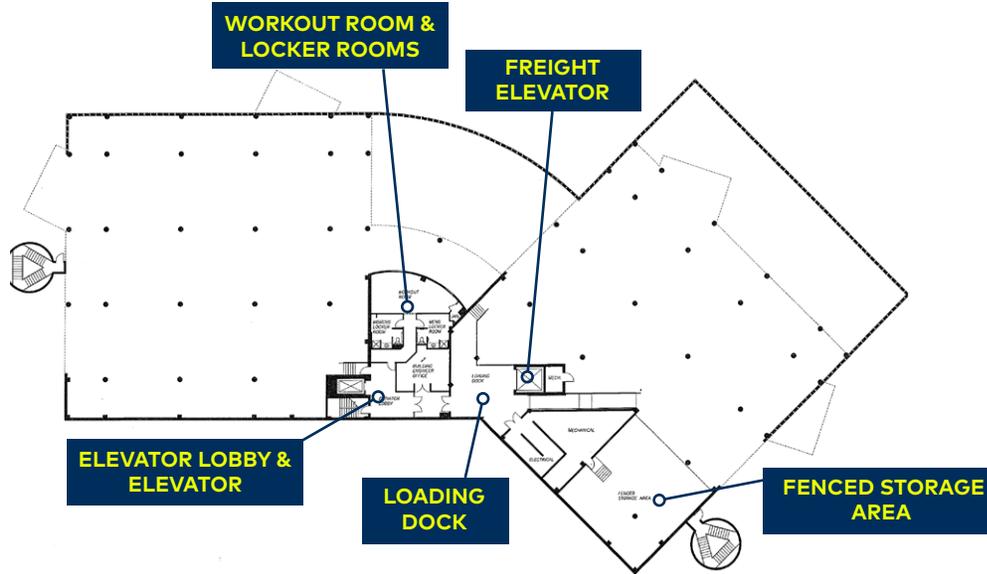
CURRENT TENANTS INCLUDE:



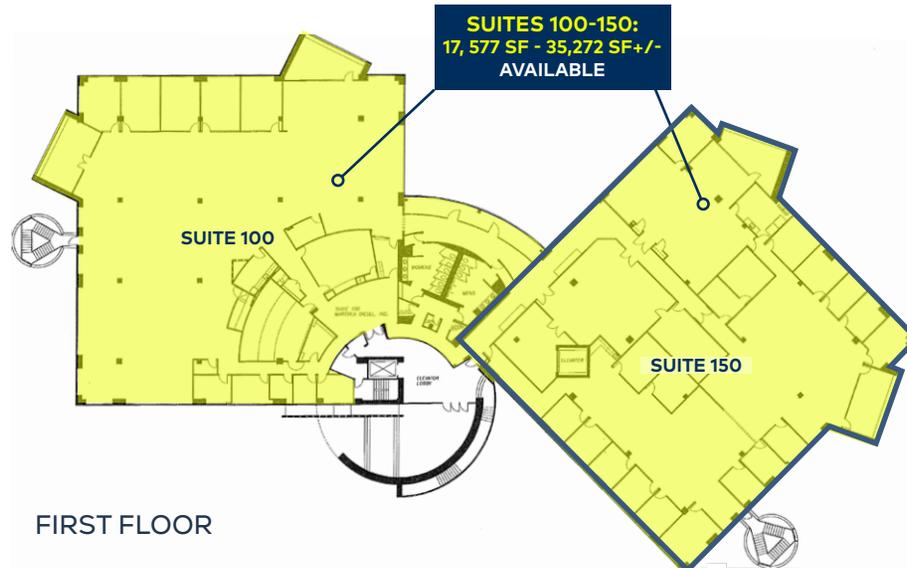
The Tech Group



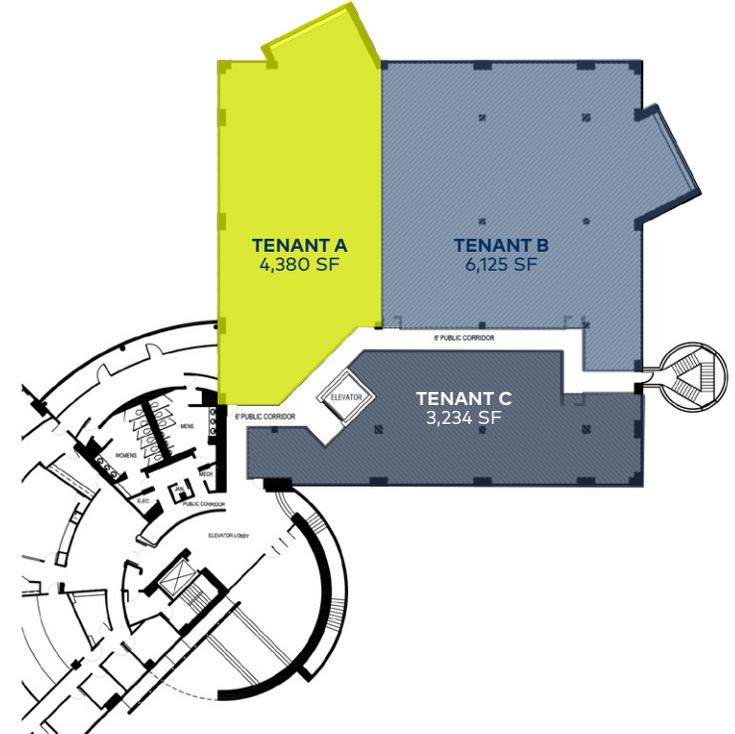
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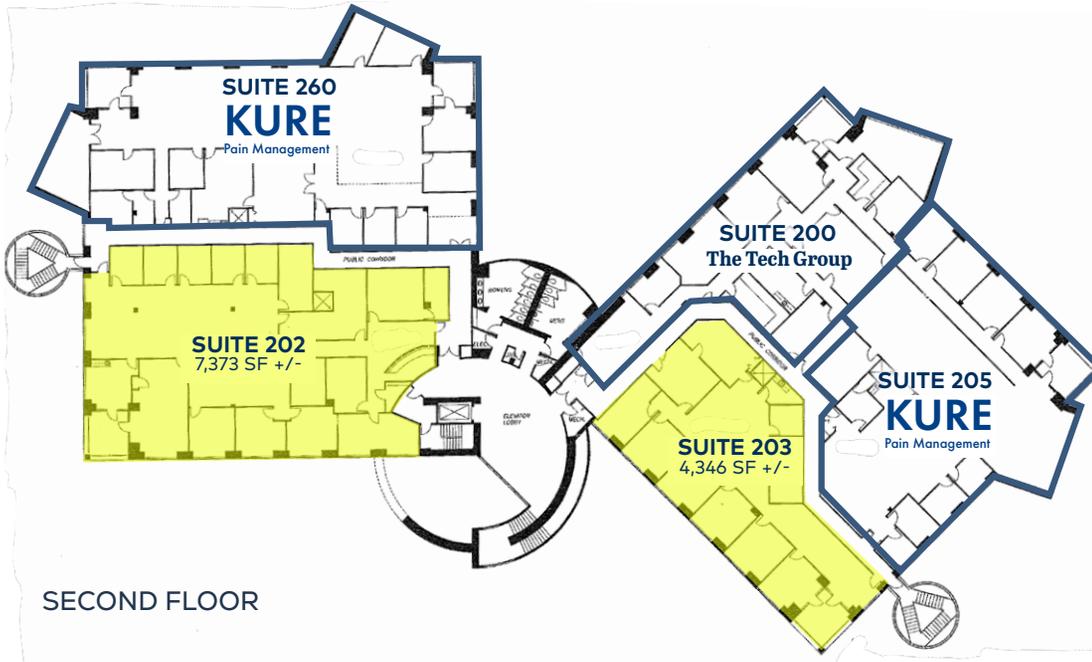
COVERED PARKING & LOADING AREA



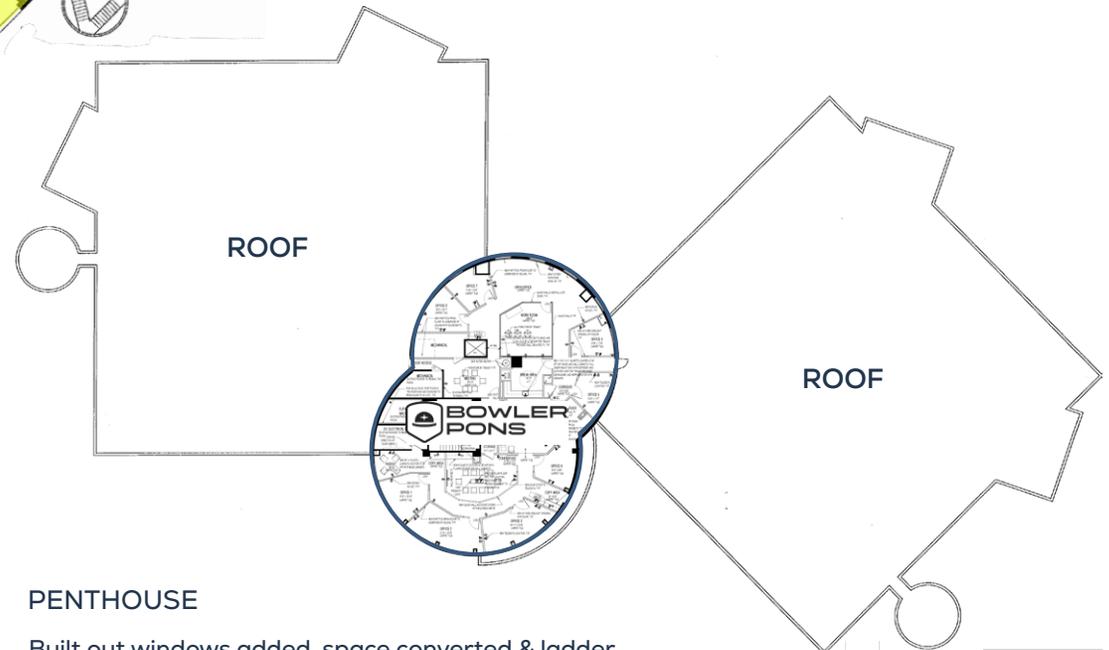
FIRST FLOOR



EXAMPLE - DEMISING PLAN SUITE 150



SECOND FLOOR



PENTHOUSE

Built out windows added, space converted & ladder to access roof added more recently

» INVESTMENT HIGHLIGHTS



UNIQUE BUILDING IN CAMPUS-LIKE ENVIRONMENT

- » Professional Office-Medical Building located off of Defense Highway with easy access to multiple major Highways, including: I-97, Rt. 50, and Rt. 450
- » Iconic 70,204 SF Commercial Building situated on 9.35 Acres, zoned W-1 (Anne Arundel County), with substantial parking and exposure on Rte. 50



RECENT CAPITAL IMPROVEMENTS INCLUDE (AS OF 2023):

- » Approx. \$500k spent in Capital Improvements over the last few years.
- » Exterior Painting of Balcony and Staircase
- » Mill, pave and re-stripe all parking
- » Concrete repairs/replacements
- » LED Lighting Upgrade
- » Fire Alarm Replacement
- » Tree Trimming
- » On-site Fitness Center Improvements (including lockers and showers)



VALUE-ADD OPPORTUNITIES & POTENTIAL ADAPTIVE REUSE

- » 201 Defense Hwy. also provides a purchaser with the opportunity for an adaptive reuse project considering the size of the overall site and existing structure and current occupancy of the building
- » Ability to increase Rental Rates
- » Lease up of vacancy (33% leased)
- » Ability to offer and capture diverse Tenant mix with flexible spaces sizes
- » Priced Aggressively – significantly below replacement cost



SUPERIOR DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2024 Population	16,294	96,191	332,486
2024 Households	7,878	39,098	126,087
Median Household Income	\$116,715	\$118,069	\$127,085



» MARKET AERIAL

201 DEFENSE HIGHWAY
ANNAPOLIS, MARYLAND

97

50

164,903 CARS PER DAY

50

MARYLAND
665

MARYLAND
2

GATEWAY VILLAGE

ANNAPOLIS MALL

ANNAPOLIS RESTAURANT PARK

BEACON SQUARE

ANNAPOLIS TOWN CENTER

FESTIVAL AT RIVA

ANNAPOLIS HARBOUR CENTER

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201 DEFENSE HIGHWAY

ANNAPOLIS, MARYLAND

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