



# ANNAPOLIS CITY MARINA

410 SEVERN AVENUE | ANNAPOLIS, MARYLAND 21403

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Stunning Class A waterfront office with water views from all suites
- Eastport Annapolis location with excellent restaurants, shops, and amenities
- Located immediately across Spa Creek from City Dock
- Carrol's Creek Cafe on site
- Ample covered parking
- Professionally managed office building/marina complex
- Nearby Amenities Include: Waterfront dining, multiple eclectic shops, marinas, yacht clubs and sailing associations

AVAILABLE:

SUITE 216: 1,563 SF  
SUITE 304: 1,217 SF  
SUITE 305: 1,144 SF  
SUITE 307-308: 2,729 SF

ZONING:

WMM

RENTAL RATE:

NEGOTIABLE

SPECIAL RATE  
FOR MARITIME  
TENANTS

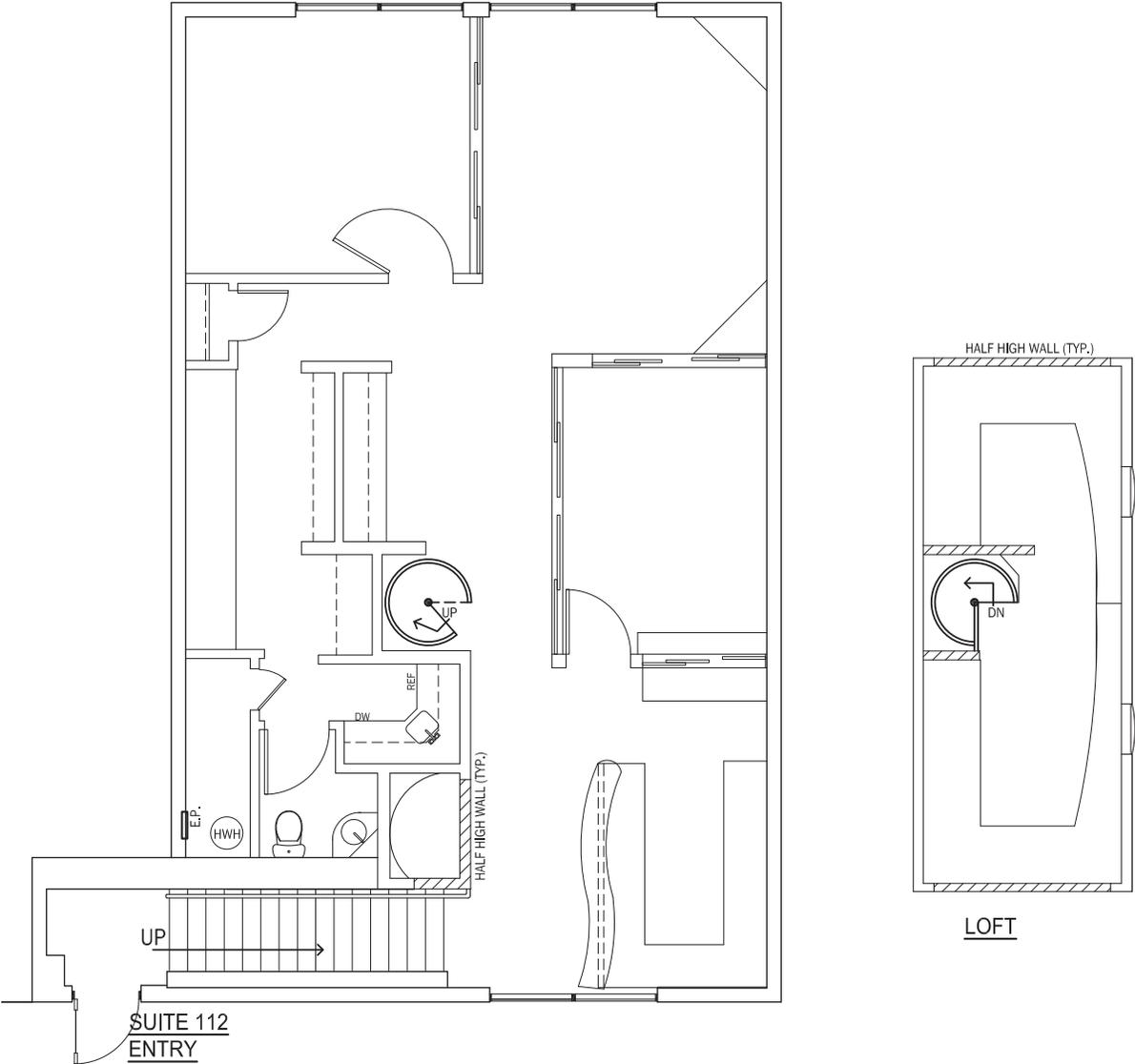


# PHOTOS



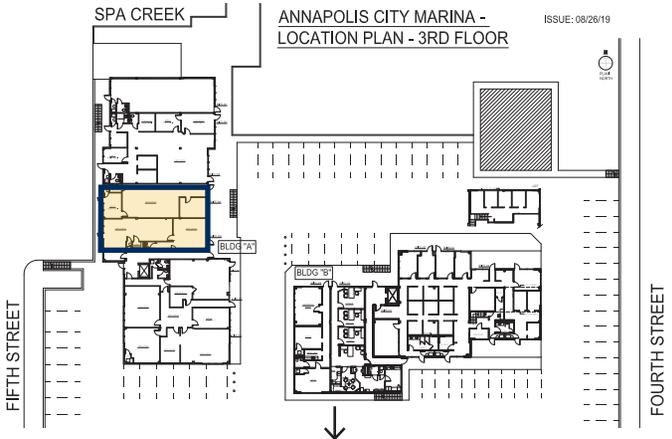
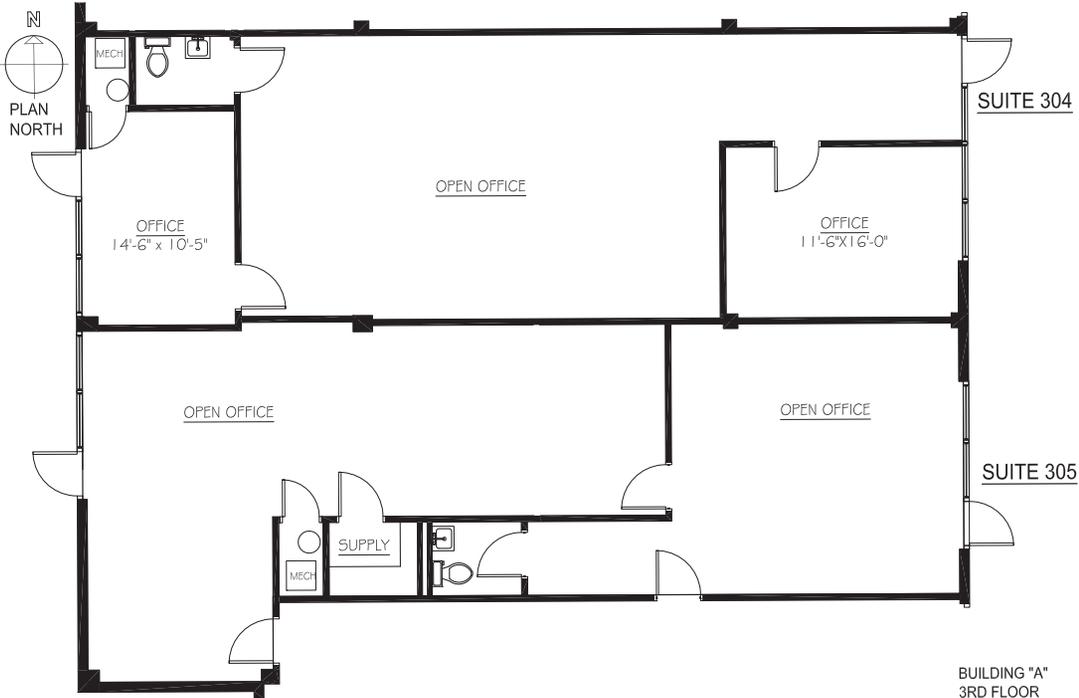
# FLOOR PLAN - SUITE 216

SUITE 216: 1,563 SF



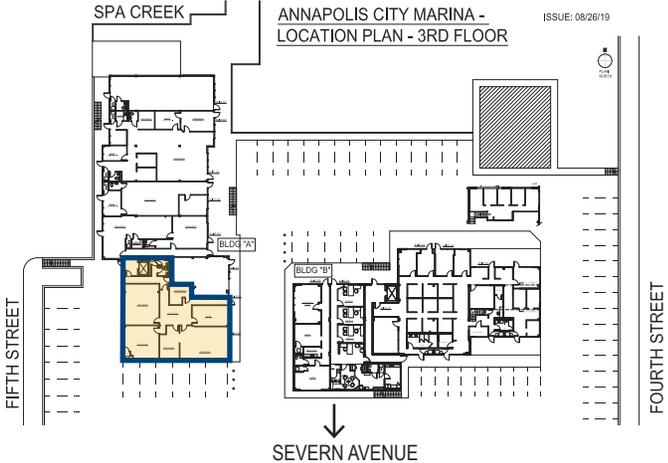
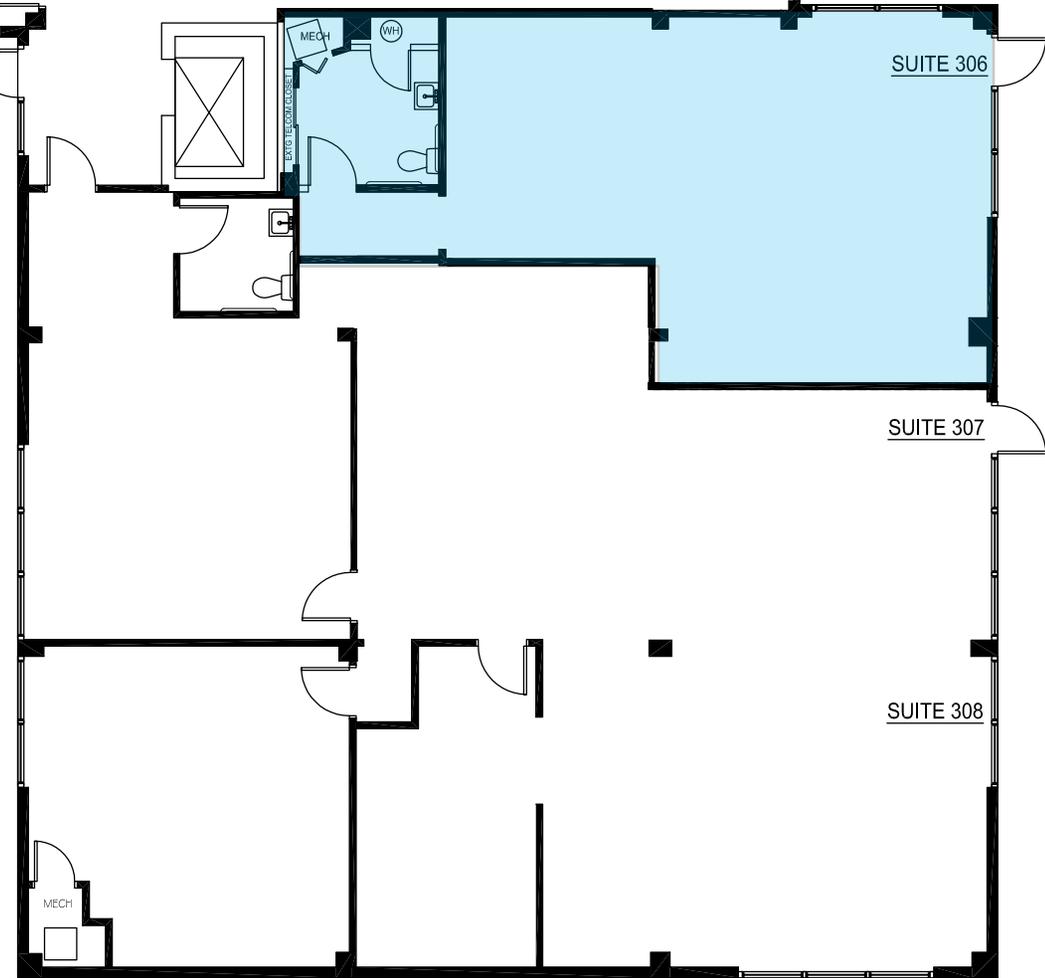
# FLOOR PLAN - SUITE 304 & 305

SUITE 304: 1,217 SF  
SUITE 305: 1,144 SF\*



# FLOOR PLAN - SUITE 307 & 308

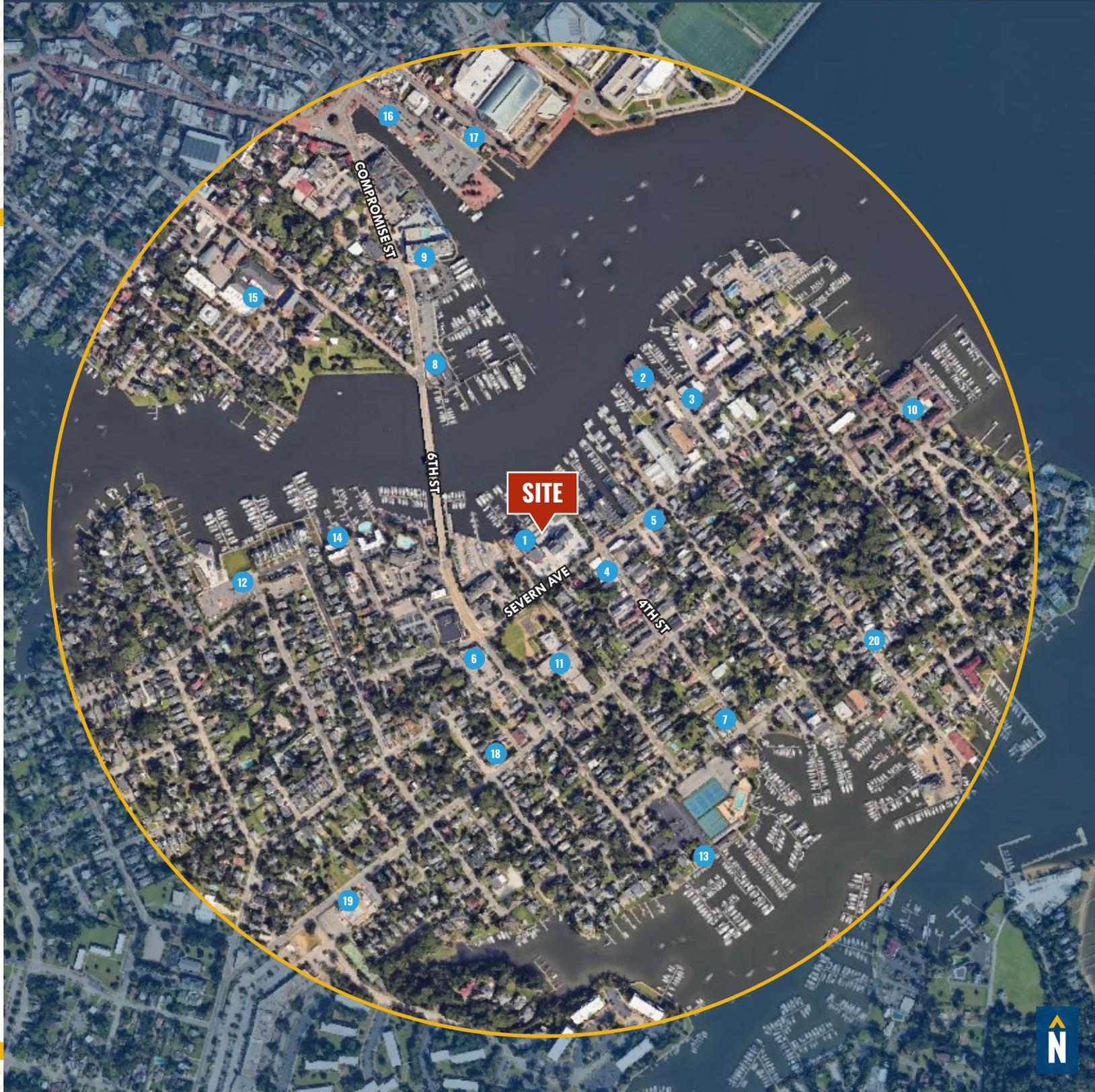
SUITE 307-308: 2,729 SF



# TRADE AREA

## NEARBY POINTS OF INTEREST (0.5 MILE):

- 1 CARROL'S CREEK CAFE
- 2 CHART HOUSE
- 3 BREAD AND BUTTER KITCHEN
- 4 BOATYARD BAR & GRILL
- 5 RUTH'S CHRIS STEAK HOUSE
- 6 BLACKWALL HITCH
- 7 DAVIS' PUB
- 8 ANNAPOLIS YACHT CLUB
- 9 ANNAPOLIS WATERFRONT HOTEL
- 10 ANNAPOLIS MD CAPITAL YACHT CLUB
- 11 EASTPORT ELEMENTARY SCHOOL
- 12 SOUTH ANNAPOLIS YACHT CENTRE
- 13 SAFE HARBOR ANNAPOLIS
- 14 BURNSIDE PARK
- 15 ST. MARY'S HIGH SCHOOL
- 16 ANNAPOLIS CITY DOCK
- 17 LATITUDE 38° WATERFRONT DINING
- 18 BAKERS & CO
- 19 US POSTAL SERVICE
- 20 LEEWARD MARKET



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



11,030

57,173

101,325

## DAYTIME POPULATION



23,627

72,991

144,753

## AVERAGE HOUSEHOLD INCOME



\$165,525

\$158,714

\$168,250

## NUMBER OF HOUSEHOLDS



5,269

23,716

41,724

## MEDIAN AGE

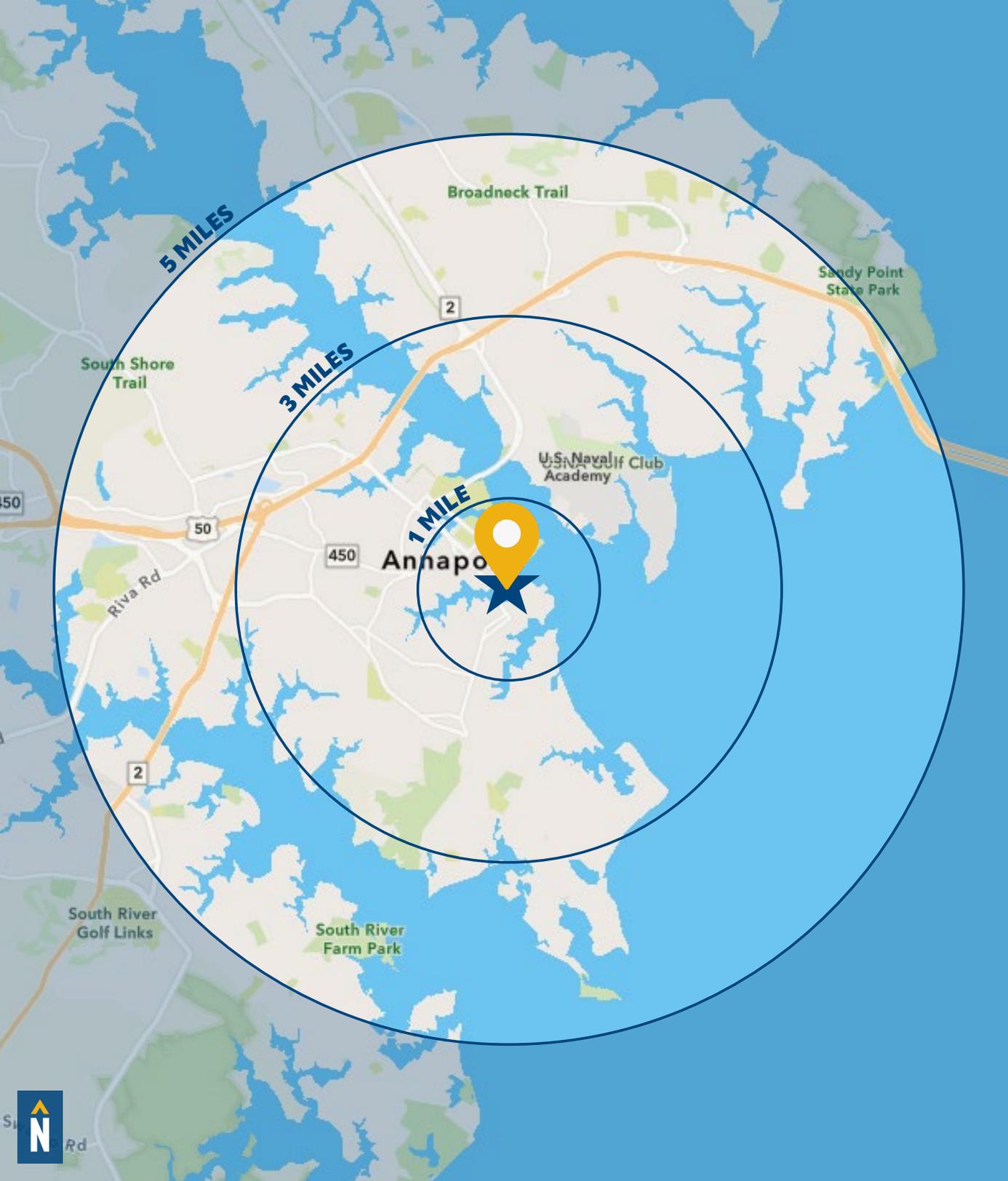


43.6

40.0

41.8

[FULL DEMOS REPORT](#)



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