

170 JENNIFER ROAD ANNAPOLIS OFFICE PLAZA

Class A Office Space
AVAILABLE FOR LEASE



170 JENNIFER ROAD ANNAPOLIS OFFICE PLAZA

PROPERTY FEATURES:

- » Unique availabilities with some offering direct exterior access
- » 221 free surface parking
- » Numerous walkable amenities (food/retail/medical)
- » Multiple tenant signage opportunities
- » Flexible suite sizes (offices/light medical)
- » Oversized HVAC System with tech enhanced control, which can customize the temperature in each individual office within the suite
- » New Tenant Amenity Center including furnished tenant lounge, fully equipped common conference/training rooms
- » Renovated building lobby and modernized common areas throughout

CURRENT AVAILABILITY:

Suite 130: 4,445 SF

First Floor Suite with Direct Entry

ROSSO
COMMERCIAL
real estate services

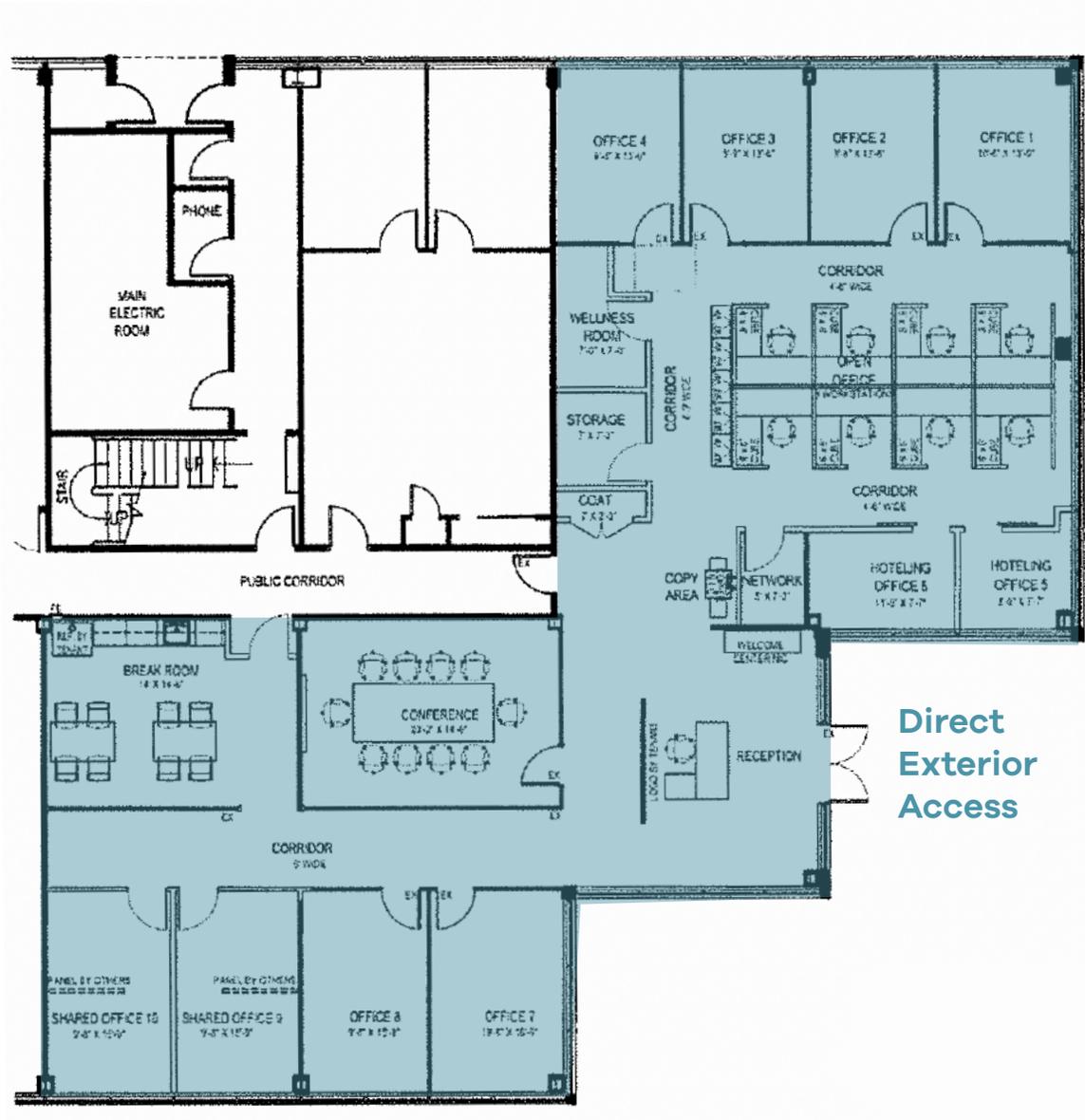


CURRENT TENANTS INCLUDE:



MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

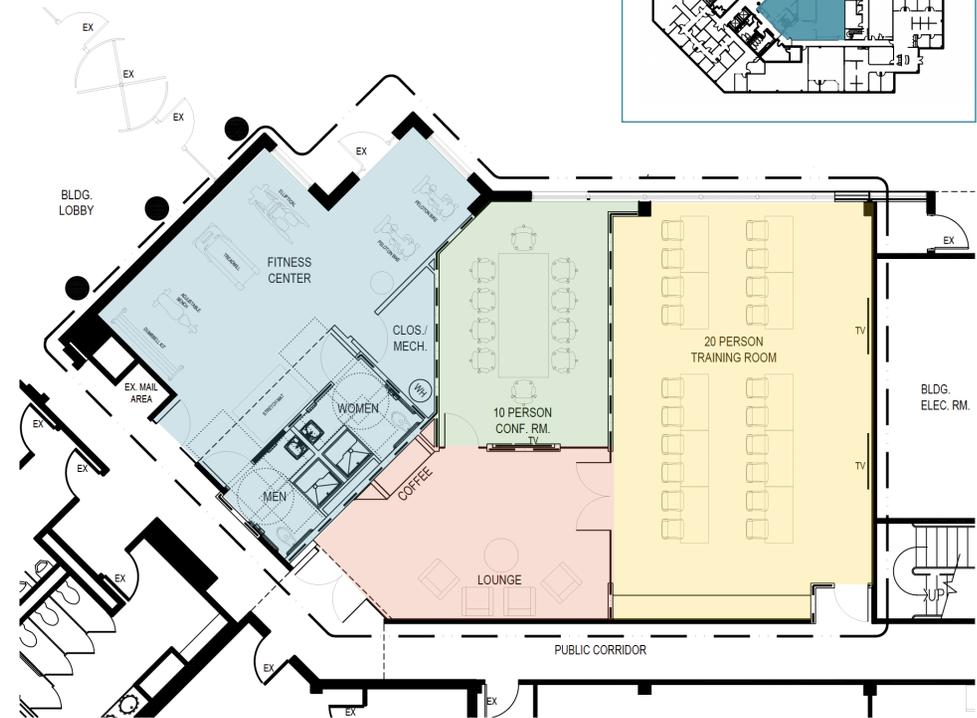
Floor Plan



Suite 130
4,445 SF

**Direct
Exterior
Access**

New Tenant Amenity Center



FITNESS & WELLNESS CENTER

- » Exterior access
- » Two dedicated ADA restrooms with showers
- » Treadmill, Elliptical, Peloton Bikes, Weights & More!

CONFERENCE/TRAINING

- » Two fully equipped common conference/ training rooms with moveable partition accommodating 10 to 30+ people
- » Can be available for private Tenant use (seminars, conferences, trainings)

Discover the **Abrams Experience**

With Abrams Development Group, it's all about you, your business and helping your business grow.

With more than 2.5 Million square feet in Howard and Anne Arundel County, Abrams Development Group can accommodate your needs from the beginning starting at the seamless lease process, to move-in day, creating the ultimate tenant experience during your tenancy.

Abrams Development Group's headquarters is located in the heart of Columbia Gateway, allowing a true hands on approach, dedicated to serving tenants and properties like none-other.

Abrams Development Group properties are the result of well thought-out planning and attention to architectural design, resulting in high quality environments for the people that rely on them day-in and day-out.



www.abramsdevelopment.com



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Location Overview

The area near Annapolis Mall and Jennifer Road has three of the best buildings in the entire Annapolis market. From an amenity-based perspective, there are few rivals to the retail surrounding the Annapolis Mall. Also, the efficient and direct access off Route 50 is desired by all tenants in the market and the Annapolis Office Plaza has the best of both worlds. It is among the top buildings in the Annapolis market, with a long history of rebounding from periods of economic stress and maintaining some of the highest rental rates in the market.



ROUTE 50
0.5 MILES

INTERSTATE 97
2.8 MILES

WASHINGTON, DC
25 MILES

BWI AIRPORT
21 MILES

BALTIMORE
29 MILES

Nearby amenities include Annapolis Mall, Annapolis Plaza, Annapolis Restaurant Park, and Anne Arundel Medical Center.

Area Overview



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ANNAPOLIS OFFICE PLAZA

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