



171 CONDUIT STREET

ANNAPOLIS, MD

FOR LEASE

**PRIME LOCATION IN
DOWNTOWN ANNAPOLIS**

**Approx. 1,200 SF Office/Retail
Space Available**



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PROPERTY HIGHLIGHTS

- » **Unique Commercial Opportunity:** Located in the heart of historic Annapolis, MD.
- » **Prime Commercial/Office Space:** Over 1,200 SF on the first floor, blending modern functionality with Annapolis' historical charm.
- » **Versatile Layout:** Features an open and collaborative area, two private offices, a private restroom, a kitchenette, storage, and more.
- » **Convenient Parking:** On-site parking available, with the new Hillman Parking Garage just steps away.
- » **Nearby Amenities:** An abundance of restaurants, coffee shops, and other amenities, including the scenic waterfront at City Dock.
- » **Rental Rate:** Withheld.

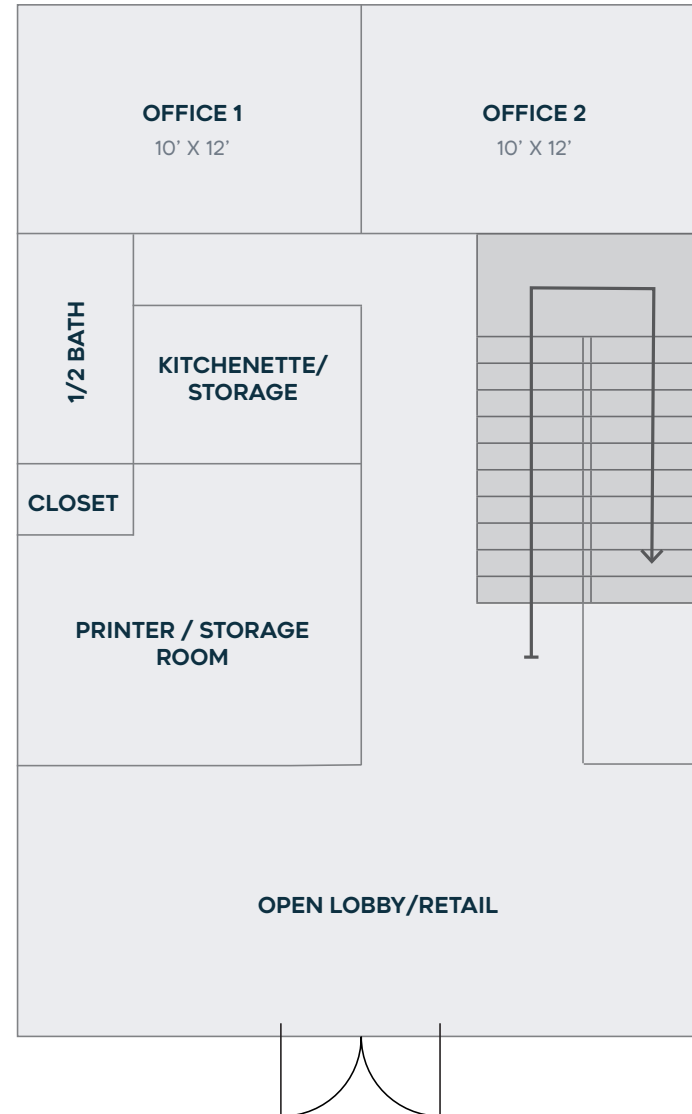


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**UNIQUE COMMERCIAL
OPPORTUNITY LOCATED
IN THE HEART OF
HISTORIC ANNAPOLIS.**

Floor Plan





Locations

- | | | | |
|--------------------------------|-----------------------------------|------------------------------------|------------------------------------|
| 1. U.S. Post Office | 15. Vida Taco | 29. Acme Bar | 43. Museum of Historic Annapolis |
| 2. Tsunami Restaurant | 16. Joss Sushi | 30. Kim Hovell | 44. Rise Up Coffee |
| 3. Picante | 17. Annapolis Ice Cream Company | 31. MD State Education Association | 45. Mills Fine Wine & Spirits |
| 4. Stan & Joe's Saloon | 18. Dry 85 Restaurant | 32. Reclaimed of Annapolis | 46. Iron Rooster Restaurant |
| 5. Annapolis Tourism Center | 19. Mason's Famous Lobster Rolls | 33. Helly Hansen | 47. Annapolis Sumer Garden Theatre |
| 6. Ram's Head Tavern & Theater | 20. Fox's Den Restaurant | 34. CVS | 48. Middleton Tavern |
| 7. BB&T Bank | 21. The Lucky Knot | 35. Kilwin's Chocolate & Ice Cream | 49. The Choptank |
| 8. Reynolds Tavern & 1747 Pub | 22. Osteria 177 Restaurant | 36. Vitola 121 | 50. Boston Whaler |
| 9. Kelly Properties | 23. Annapolis Running Store | 37. Starbucks | 51. Armadillo's Restaurant |
| 10. Maryland Inn | 24. Chick & Ruth's Delly | 38. O'Brien's Oyster Bar | 52. North Sails |
| 11. Acqua AI 2 | 25. Preserve Restaurant | 39. Zachary's Jewelers | 53. Moe's SW Grill |
| 12. Treaty of Paris Restaurant | 26. Historic Inns of Annapolis | 40. Hats in the Belfry | 54. Harbormaster Administration |
| 13. The Red Bean Coffee Shop | 27. Harry Browne's Restaurant | 41. Chipotle | 55. Sofi's Crepes |
| 14. Capitol Comics | 28. Department of Veteran Affairs | 42. Pearl | 56. Ferry & Harbour Piers |

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