



104 Severn Ave, Annapolis MD 21403

Eastport Lease Opportunity

- 5500 sq. ft. stand alone commercial building on private lot -

Current and Custom Uses

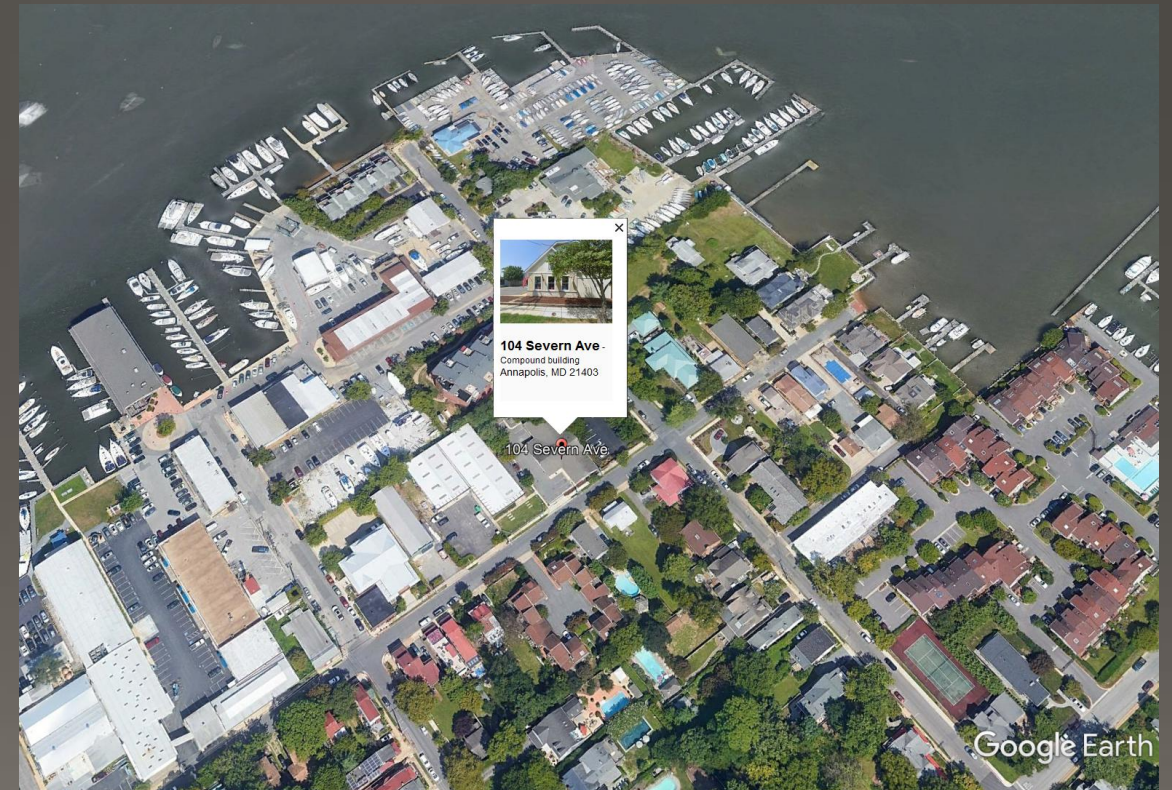
Currently the building is configured as a storefront and online retailer. This includes a significant storefront retail display and sales area; receiving, shipping and warehousing area; call center; staff kitchen; bathroom with shower; and a 2nd floor administrative and executive office suite.

Building may be turnkey for the right tenant, but **custom** re-configuration may be permitted to accommodate long term lessee needs.

Location

Located on the Eastport peninsula between Spa and Back Creeks, flowing on to the Severn River, and further opening directly on to the Chesapeake Bay

- Water taxi across the creek to downtown Annapolis and the US Naval Academy
- EYC and SSA yacht clubs one half block away
- AYC yacht club five blocks away



Set and Setting

Designed and built to reflect the distinct maritime flavor of the waterfront community of Eastport.

- Minutes walking distance to unique and local restaurants, bars and brew pubs.
- Water access parks at the end of every street
- Twelve parking spaces in private onsite lot, in addition to available street parking



Front Entrance and Rooms

Ten foot wall height and vaulted ceilings in rooms on two axis provide an open and voluminous space with excellent daylight illumination.

- Double glass door front entry
- Handicapped accessible bathroom
- Changing room



Shipping, Receiving & Warehousing

A centrally located and efficient area with double door rear entrance; and double swing doors to storefront, and to the call center.

- Multi row warehousing area
- Receiving counter along wall
- Two independent shipping stations



Call Center

Purpose built as the phone, website chat, storefront, and digital channel touch point with customers for sales, customer service and marketing .

- Built in desks & shelving for six staff
- Four one-way mirrored glass windows for monitoring retail storefront
- Noise dampening tiles throughout room



Second Floor Admin Office

Top of the stairs on the second floor is the first office and accommodates accounting, administration and technology.

- Data, voice, phone, security camera, burglar alarm, and LAN network area.
- Two opening skylights
- Floor level side attic storage



Second Floor Executive Office

Through the door from the admin office is a spacious office for two desks, and a meeting & lounge area.

- Ceiling mounted projector
- Wall mounted glass white board
- Double windows overlooking retail space
- Two opening skylights



Staff Kitchen and Restroom

A roomy and well lit kitchen lunch room for staff to relax in. Second door leads to the staff bathroom that includes a tiled shower, cleaning supplies, storage and utility/mop sink.

- Plenty of room for the microwave, toaster oven, Krueger & Coffee maker.
- Wall mounted medical cabinet and eye wash station.



Outdoor Social Area

Landscaped area in rear of building for staff and client meals, events and entertainment.

- Picnic Bench & BBQ Grill
- Chairs, Table & Custom Fire Pit
- Kayak and SUP storage rack



Highlights

- High efficiency boiler used during winter months in place of heat pumps to save on utilities and provide plenty of on demand heat through out the building
- 15K automatic generator kicks in within 60 seconds of power loss and keeps all lights and outlets powered, along with second floor a/c.
- Three phase power to building from street.
- Well insulated building for lower heating costs.
- All lighting recently upgraded to high efficiency LED and high efficiency florescent light fixtures.
- 100% onsite storm water catchment system to protect the Chesapeake Bay

Building Drawings

These are available in PDF format upon request

