

# FOR LEASE

125 West Street, Annapolis, MD 21401



**Downtown Annapolis  
Class 'A' Office**

**John Gallagher**

410-260-6541

[jgallagher@hyattcommercial.com](mailto:jgallagher@hyattcommercial.com)

**Shane Denman**

410-260-6549

[sdenman@hyattcommercial.com](mailto:sdenman@hyattcommercial.com)

# HIGHLIGHTS

- Free on-site reserved parking for tenants
- Recently updated common areas
- Quality office space ideal for financial service providers, law firms, and other professional office users
- Great natural light throughout each available office suite
- Within walking distance of Main Street, Annapolis City Dock, The United States Naval Academy and numerous shops, restaurants and hotels

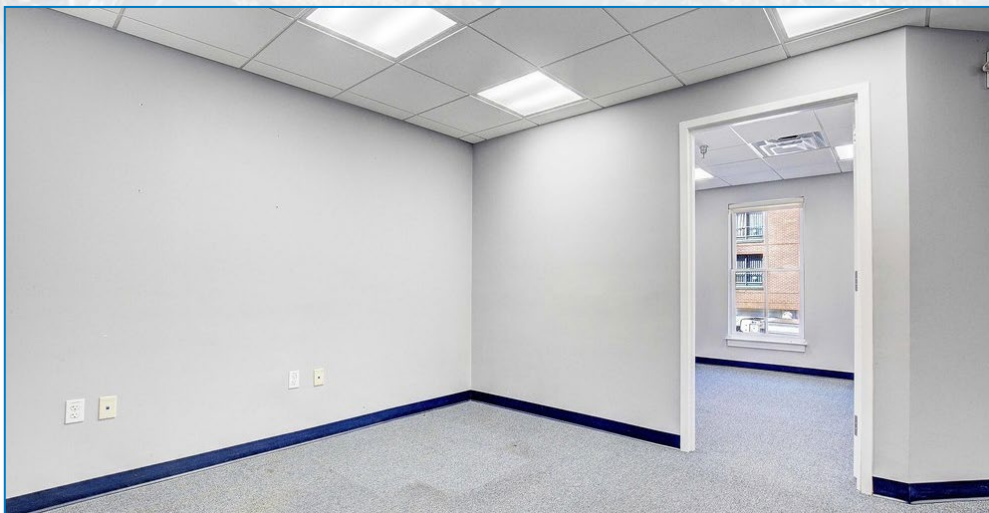
# OFFERING

## FOR LEASE

Property Type ..... Office

Available Space ..... +/- 1,640 SF

Building Size ..... +/- 24,000 SF



Baltimore/Washington International Thurgood Marshall Airport  
34-minute drive



**METROPOLITAN**  
2-minute walk

**Graduate**  
ANNAPOLIS

**USPS**  
1-minute drive

**Level**  
a small plates lounge  
3-minute walk

**LOEW'S ACCESS RD**

**W WASHINGTON ST**

**GAMEON**  
Bar + arcade

**Miss Shirley's**  
CAFE  
**CARPACCIO**  
TUSCAN KITCHEN | WINE BAR  
2-minute drive

**SAILOR OYSTER BAR**

**Hilton Garden Inn**

**lemongrass**  
RESTAURANT & CAFE

**CURATE**  
1-minute walk



**125 WEST ST**

1-minute drive

**WEST ST**

**7 ELEVEN**  
1-minute walk

450

**Reuben's Restaurant**  
1-minute drive

**LIGHT HOUSE BISTRO**  
3-minute walk

Washington, D.C.  
55-minute drive

**HYATT**  
COMMERCIAL  
REAL ESTATE BROKER  
THE RELIABLE GROUP