

# WEST COURT

2448 HOLLY AVENUE  
ANNAPOLIS, MD

Long Standing, Highly Visible  
Office-Medical Available  
**FOR LEASE**



**WEST COURT**

PROFESSIONAL /  
MEDICAL OFFICES



# LOCATION OVERVIEW

## ANNAPOLIS RESTAURANT PARK



## ANNAPOLIS MALL



### BEACON SQUARE



32,930 CARS PER DAY



WEST STREET

Liberty

DEFENSE ST.

COVERED PARKING ENTRANCE

**SIGNIFICANT SIGNAGE OPPORTUNITIES ON BUILDING WITH EXPOSURE TO WEST STREET / RT. 2 (SOLOMONS ISLAND ROAD)**

HOLLY AVE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.



## FOR LEASE

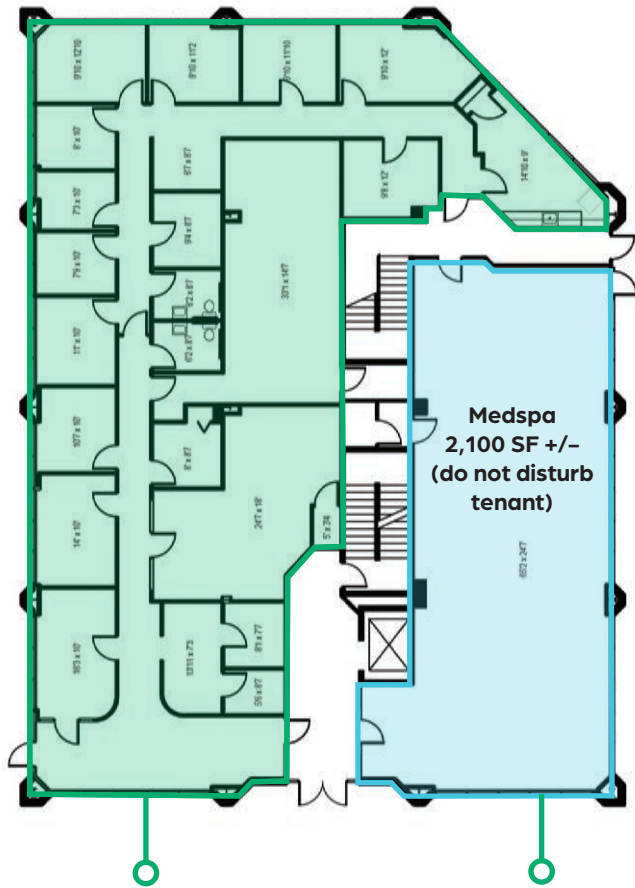
- » Upscale Professional Office & Medical Space
- » Convenient Location, with easy access to TWO nearby Rte. 50 interchanges
- » One block from nearby Annapolis Towne Centre at Parole & other many other lunchtime/dinner and Retail amenities
- » Competitively Priced Medical Office: \$26.50/psf - \$28.50/psf, MG
- » **Available Spaces**
  - **First Floor:** Professional Office with Direct Entrance from parking lot + Building signage, 4,999 SF +/-
  - Currently being used as a Medspa (Please do not disturb Tenant), 2,100 SF +/-
  - **Second Floor:** Professional Office, 1,090 SF +/- to 1,252 SF +/-
  - **Fourth Floor:** Currently being used as a surgery center (Please do not disturb Tenant), 7,347 SF +/-
- » Zoned TC (Town Center)
- » Free Covered + Surface parking



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**BULIDING SIGNAGE  
AVAILBALE**

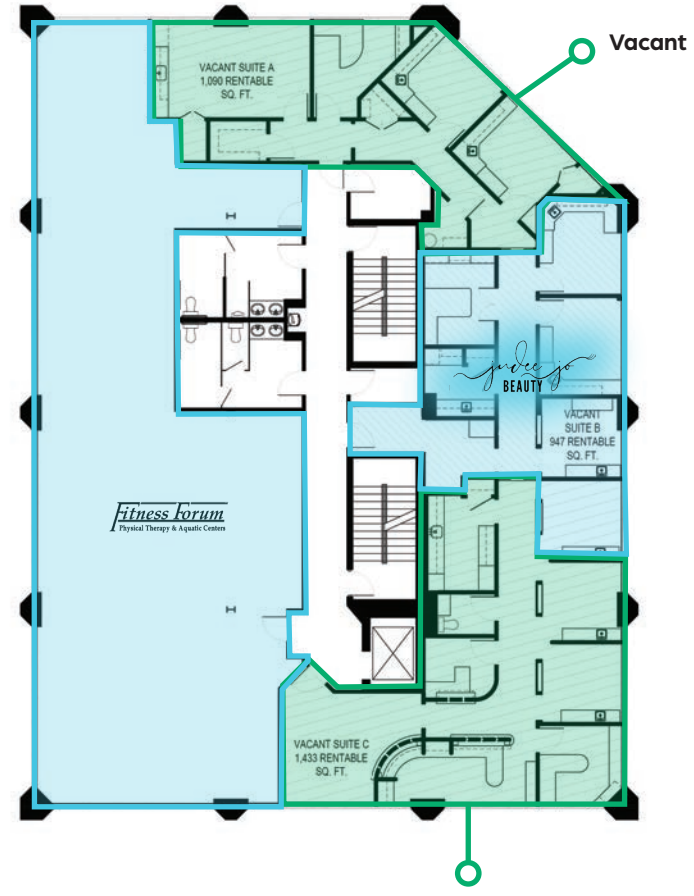
FIRST FLOOR



Vacant 1st Floor with  
Direct Entrance  
4,999 SF +/-

CONFIDENTIALY  
AVAILABLE  
2,100 SF +/-  
(7,099 SF COMBINED)

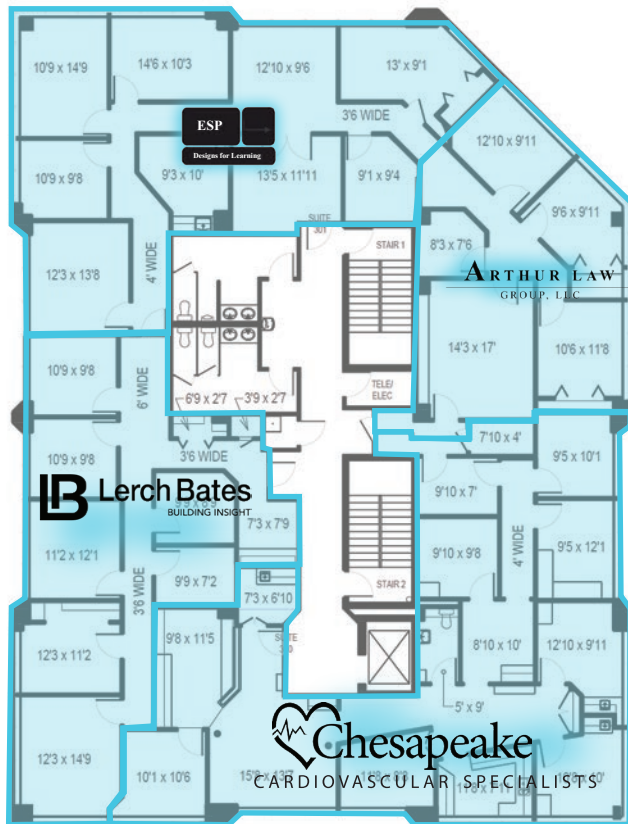
SECOND FLOOR



Vacant



THIRD FLOOR



FOURTH FLOOR  
AVAILABLE (CONFIDENTIAL)



BUILDING SIGNAGE  
AVAILABLE



# MARKET AERIAL

ANNE ARUNDEL  
MEDICAL CENTER

MEDICAL PARKWAY

50

WEST STREET

**ANNAPOLIS PLAZA**  
HomeGoods Marshalls  
JOANN HOME TEXTILES  
TRADER JOE'S sprout

**WEST COURT**  
PROFESSIONAL /  
MEDICAL OFFICES

**ANNAPOLIS MALL**  
Apple Crate&Barrel macy's  
The Container Store MAGGIANO'S  
noodles THE NORTH FACE California pizza kitchen

JENNIFER ROAD

2

**ANNAPOLIS RESTAURANT PARK**  
UNCLE JULIO'S MEXICAN RESTAURANT  
RED LORSTER  
WELLS FARGO

SOLOMONS ISLAND ROAD

Chick-fil-A  
KOHLS Office DEPOT

**BEACON SQUARE**  
COLD STONE ASPEN DENTAL  
egg speculation FIREBIRDS  
Inspire

**ANNAPOLIS TOWN CENTER**  
CAVA WILLIAMS SONOMA WHOLE FOODS AT&T  
PF CHANG'S J. ALEXANDER'S RESTAURANT  
COOPER'S HAWK WINE & RESTAURANTS ANTHROPOLOGIE TARGET TRUE FOOD MARKET

GENERALS HIGHWAY

**FESTIVAL AT RIVA**  
WINGS WILD WINGS Panera Giant petco Michaels  
TJ-MAXX five BELW Party City

FOREST DRIVE

2

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.



# WEST COURT

2448 HOLLY AVENUE  
ANNAPOLIS, MD

**Ryan Brassel**

ryan@rossocre.com

C | 410.507.3144

**John A. Rosso, SIOR**

john@rossocre.com

C | 410.802.1909



[www.ROSSOCRE.com](http://www.ROSSOCRE.com)

One Annapolis Street | Suite 101 | Annapolis, MD 21401 | [www.RossoCRE.com](http://www.RossoCRE.com)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.