

# FOR LEASE

1750 FOREST DRIVE, ANNAPOLIS, MD 21401



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Up To 17,674 Contiguous RSF Of Office Space

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## HIGHLIGHTS

- Second Generation Class A Office Redevelopment
- Large Two Story Glass Atrium
- Wi Fi Through out Common Areas
- Grab and Go Cafe With High Top Seating
- Bike Friendly with Showers
- Outdoor Space
- Interactive Kiosk
- Free and Abundant Parking
- Minutes to US Rt. 50 & 1-97
- Public Transit at Site



## OFFERING

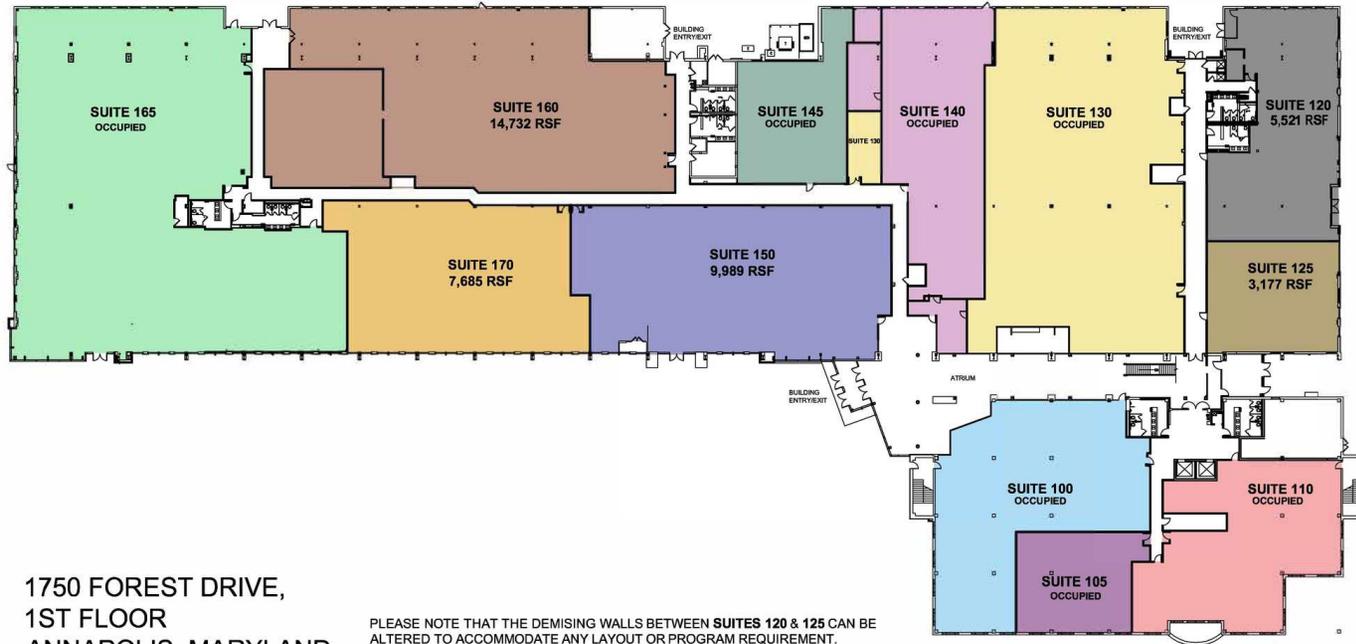


# FOR LEASE

## OFFICE SPACE

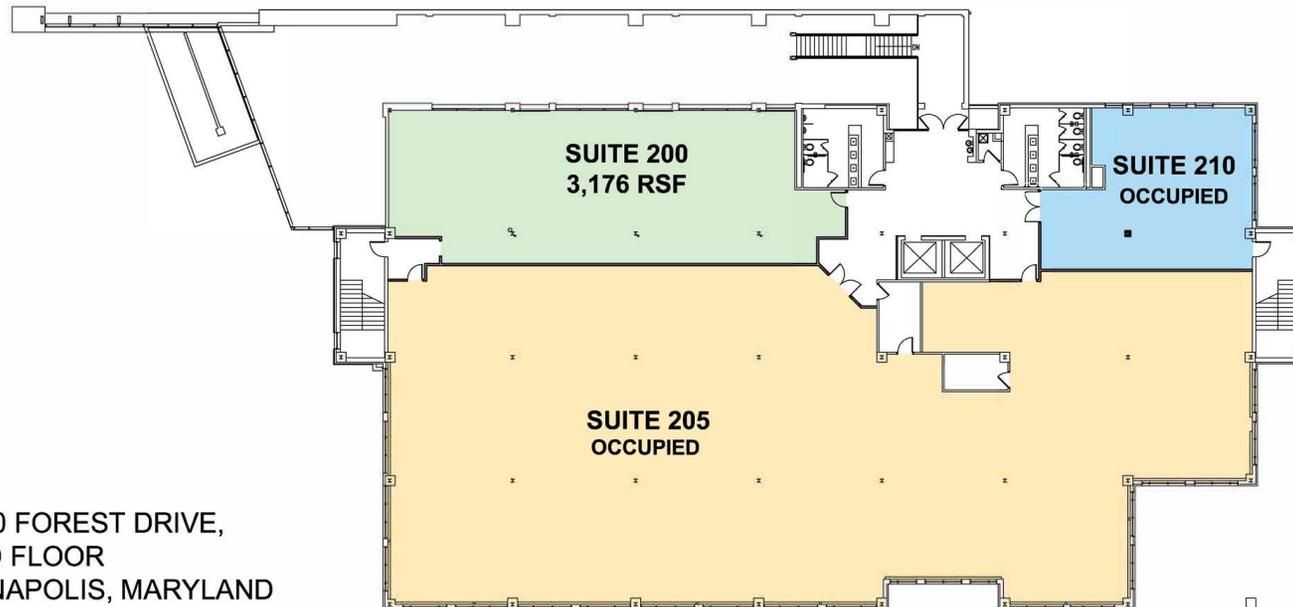
Property Type	Office
Building Size	125,000 SF





1750 FOREST DRIVE,  
1ST FLOOR  
ANNAPOLIS, MARYLAND

PLEASE NOTE THAT THE DEMISING WALLS BETWEEN SUITES 120 & 125 CAN BE ALTERED TO ACCOMMODATE ANY LAYOUT OR PROGRAM REQUIREMENT.



1750 FOREST DRIVE,  
2ND FLOOR  
ANNAPOLIS, MARYLAND

# RETAILER MAP



UNCLE JULIO'S MEXICAN from Scotland RED LOBSTER

U-HAUL

JOHN HANSON HWY

POPEYES

VW

US 301

Denny's

DUNKIN'

KFC

BURGER KING

Ford

Walgreens

450

WEST ST

Advance Auto Parts

meineke KOHL'S  
Chick-fil-A LIDL  
M&T Bank

NISSAN

Wendy's MCDONALD'S

SOLOMONS ISLAND DR

Office DEPOT

ANNAPOLIS TOWN CENTER  
CAVA Bassett target CharmCity  
BED BATH & BEYOND POTTERY BARN WHOLE FOODS MARKET MUSE Bank of America  
PRIME GENJI WILLIAMS SONOMA PNC secu  
neo BIN201 wine + spirits PF. CHANG'S TRUIST HI  
Paper Source

SUBWAY  
FedEx

2

FOREST PLAZA  
DOLLAR TREE Key Express  
Julep SALLY Bliss  
FITNESS & WELLNESS

FOREST DR

1750 FOREST DRIVE

FESTIVAL AT RIVA SHOPPING CENTER

higi TJ-maxx MEN'S WEARHOUSE  
THE VITAMIN SHOPPE Michaels FIREHOUSE SUBS Giant FIRST WATCH  
BUFFALO WILD WINGS carter's petco MOD five BELOW  
SportClips MATTRESS FIRM Party City Panera SMOOTHIE KING  
FedEx

ANNAPOLIS HARBOUR CENTER  
FRIDAYS FLEET FEET sweetFROST Bath & Body Works  
ULTA OLD NAVY LOFT GAP  
chico's verizon  
DSW rack FRESH BARNES & NOBLE Starbucks

ups SAFEWAY Starbucks

LoLo Pizza

CVS pharmacy



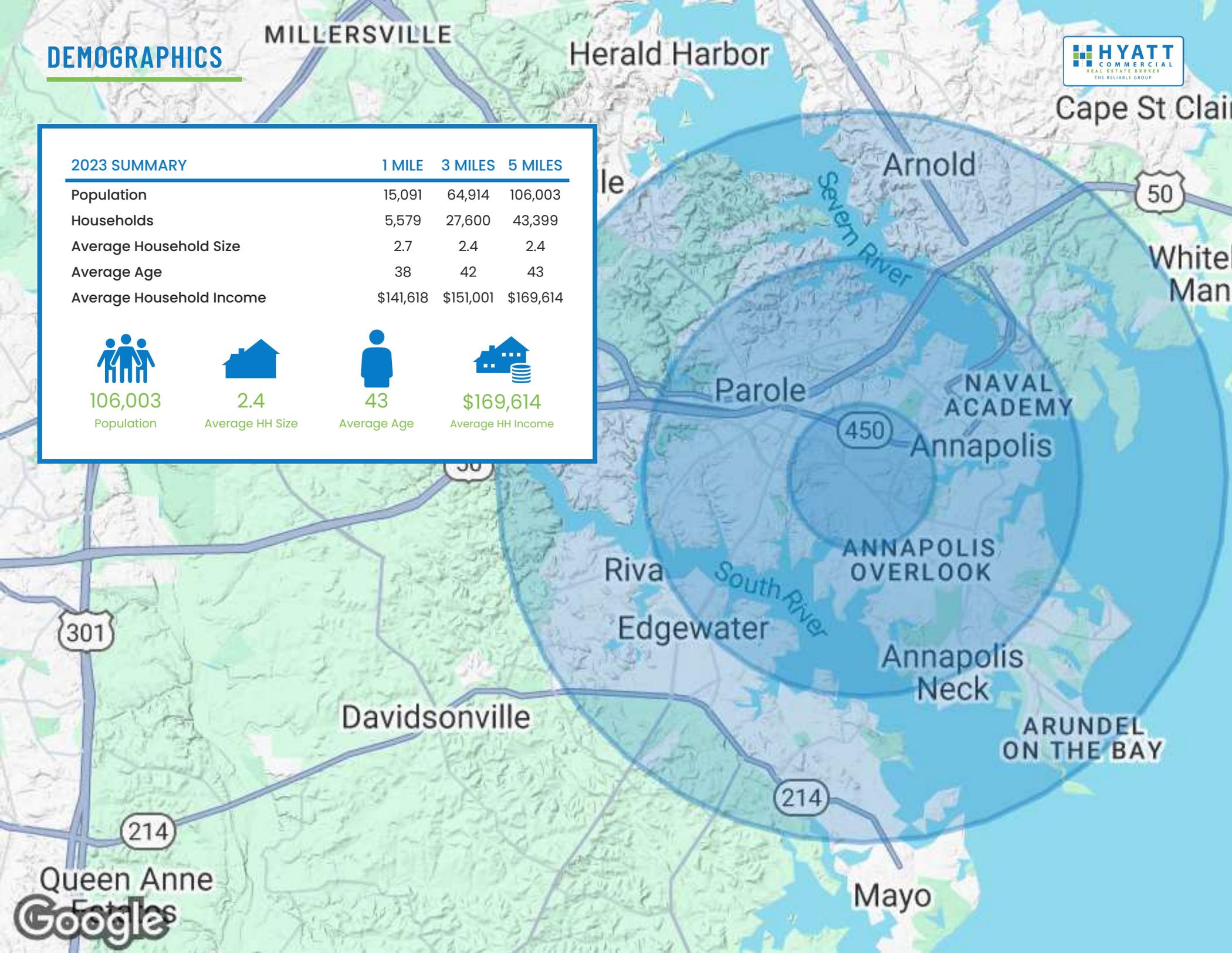
# DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,091	64,914	106,003
Households	5,579	27,600	43,399
Average Household Size	2.7	2.4	2.4
Average Age	38	42	43
Average Household Income	\$141,618	\$151,001	\$169,614

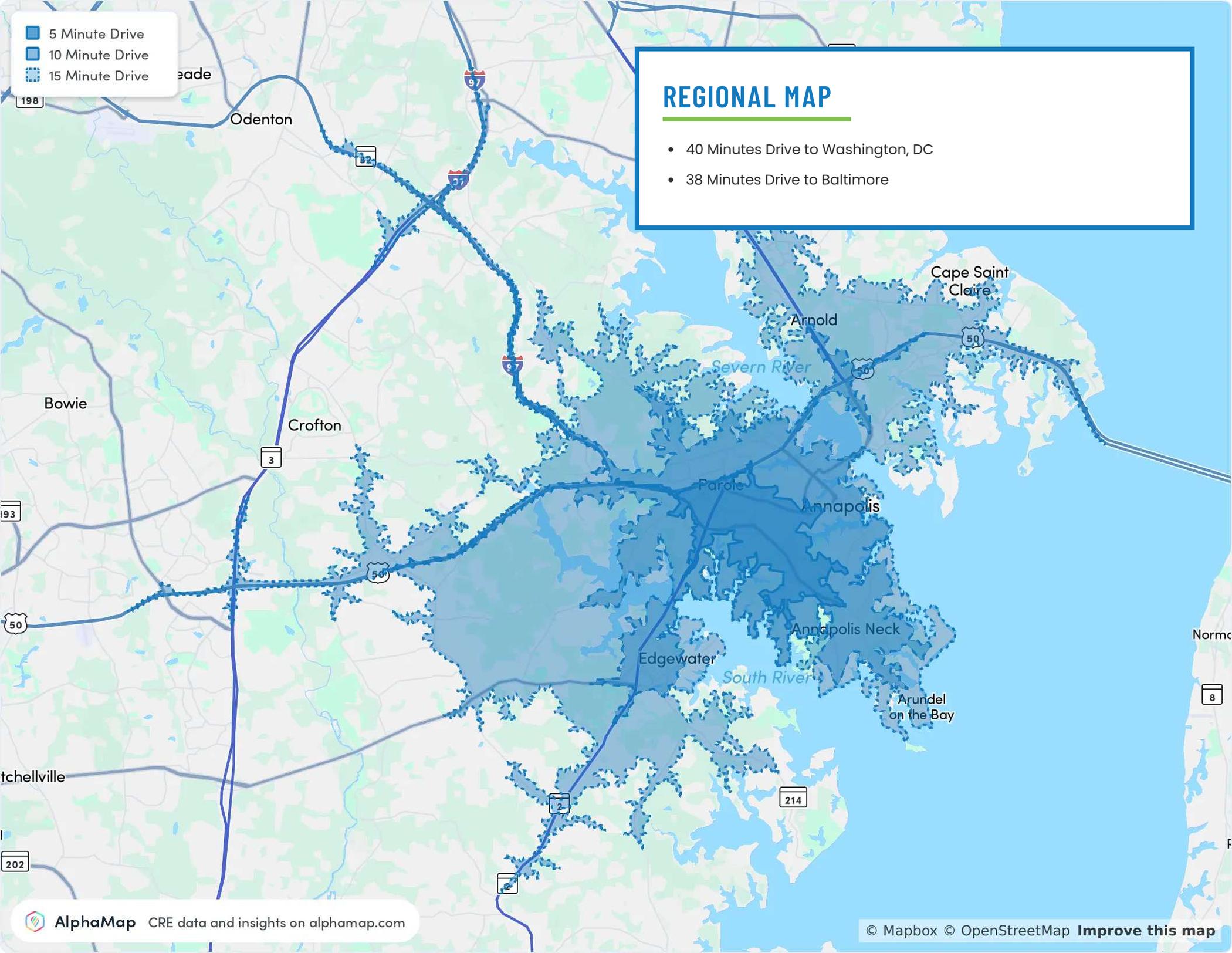
 <b>106,003</b> Population	 <b>2.4</b> Average HH Size	 <b>43</b> Average Age	 <b>\$169,614</b> Average HH Income
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- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

## REGIONAL MAP

- 40 Minutes Drive to Washington, DC
- 38 Minutes Drive to Baltimore





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# CONTACT

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