

# PROMINENT COMMERCIAL PROPERTY FOR SALE

VALUE-ADD/OWNER-OCCUPIED/INVESTMENT OPPORTUNITY IN ANNAPOLIS, MD

**CALL FOR OFFERS DUE BY 12/23/2025**



**PRICE: ~~\$8.75 million~~**

**NEW ASKING PRICE!**

**\$6.99 million**

**APPROX. \$99 PER SQUARE FOOT!**

**201 DEFENSE HIGHWAY**  
ANNAPOLIS, MARYLAND

Confidential Offering Memorandum





## LOCATION OVERVIEW



EXIT TO MD 665 / RIVA RD & SOLOMONS ISLAND RD.

EXIT TO I 97

**201 DEFENSE HIGHWAY**  
ANNAPOLIS, MARYLAND

**SIGNIFICANT SIGNAGE OPPORTUNITIES**  
WITH EXPOSURE TO ~165K CARS/DAY ON RTE. 50



## » THE OFFERING

**70,204 SF +/- COMMERCIAL  
BUILDING SITUATED  
ON 9.35 ACRES**

Zoned W-1 (Anne Arundel County),  
with substantial parking and  
exposure on Route 50

# POWER TECHNOLOGY CENTER

201 DEFENSE HIGHWAY  
ANNAPOLIS, MD

<b>TOTAL GLA:</b>	70,204 SF
<b>OCCUPANCY:</b>	33% +/-
<b>EXISTING TENANTS:</b>	3
<b>PARKING:</b>	4 per 1,000 SF
<b>YEAR BUILT:</b>	1991
<b>TYPICAL FLOOR:</b>	35,000 SF +/-
<b>LAND:</b>	9.35 Acres
<b>ZONING:</b>	W1 (AACo) with Town Center Overlay (TC) allowing for the potential redevelopment for a residential conversion.
<b>CONSTRUCTION:</b>	Masonry
<b>SPRINKLERED:</b>	Dry
<b>ELEVATOR:</b>	One (1) Elevator in Main Lobby + Additional Freight Elevator

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## » EXECUTIVE SUMMARY

Rosso Commercial Real Estate Services is pleased to present 201 Defense Highway exclusively For Sale. The 70,204 SF value-add office building has been an icon in the Annapolis area since its development in 1991 and continues to offer modern aesthetics that are appealing to businesses/Tenants.

Overlooking Route 50 and located in a naturally wooded environment, the Power Technology Center seems far removed from urban life while providing quick and convenient access to Defense Highway, West Street, Route 50, and the greater Annapolis / DC Region. Expansive windows offer views of mature trees and lush greenery. The prominent building boasts amazing views, ample parking, and the opportunity to create a unique office environment to inspire clients and employees alike. Eight all-glass projecting bay areas create an ideal setting for conference rooms and collaborative work areas, while six balconies promote an atmosphere of open space and freedom.

201 Defense Highway also provides a purchaser with the opportunity for an adaptive reuse project considering the size of the overall site, the existing structure, and the current occupancy of the building. 201 Defense is truly an exceptional environment offering modern amenities and a creative, stimulating atmosphere.

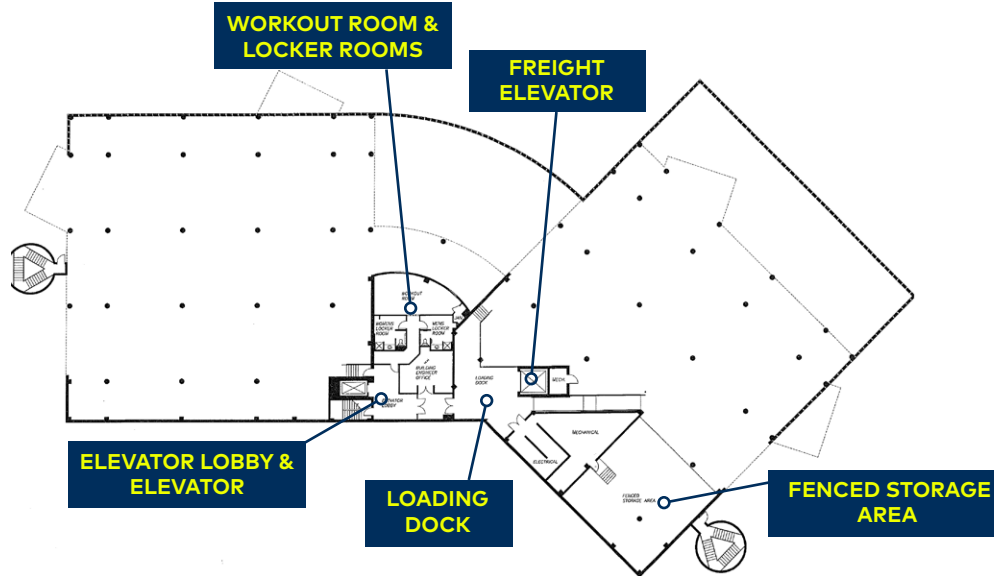
### CURRENT TENANTS INCLUDE:



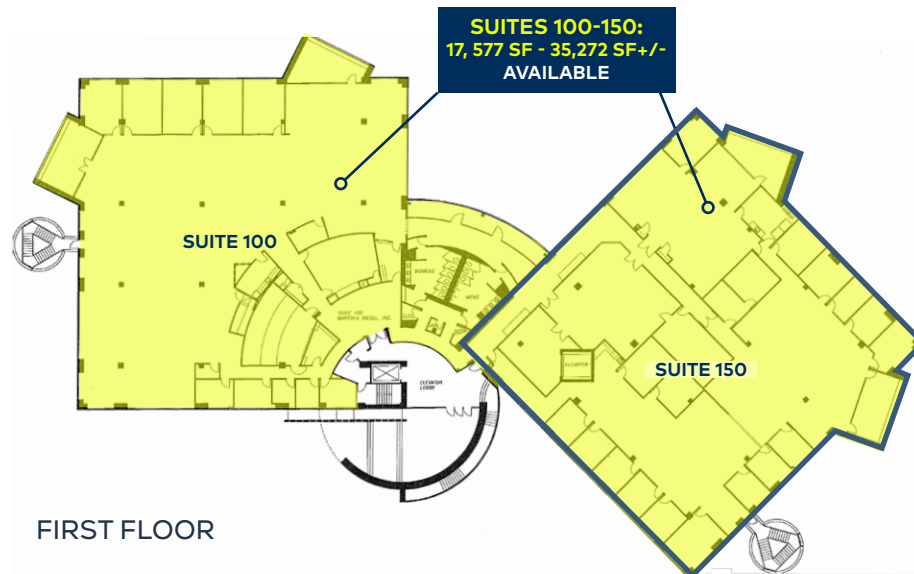
**The Tech Group**



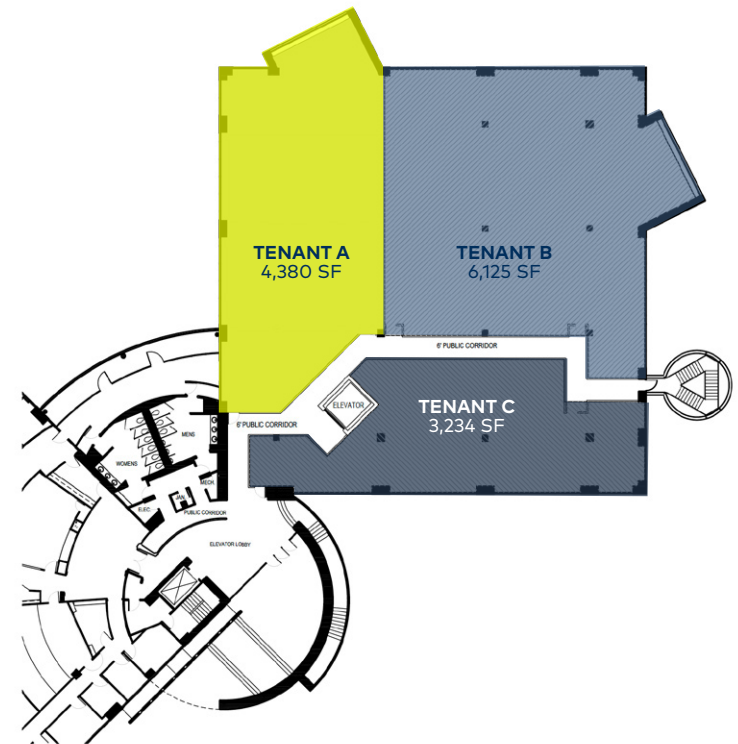




COVERED PARKING & LOADING AREA



FIRST FLOOR

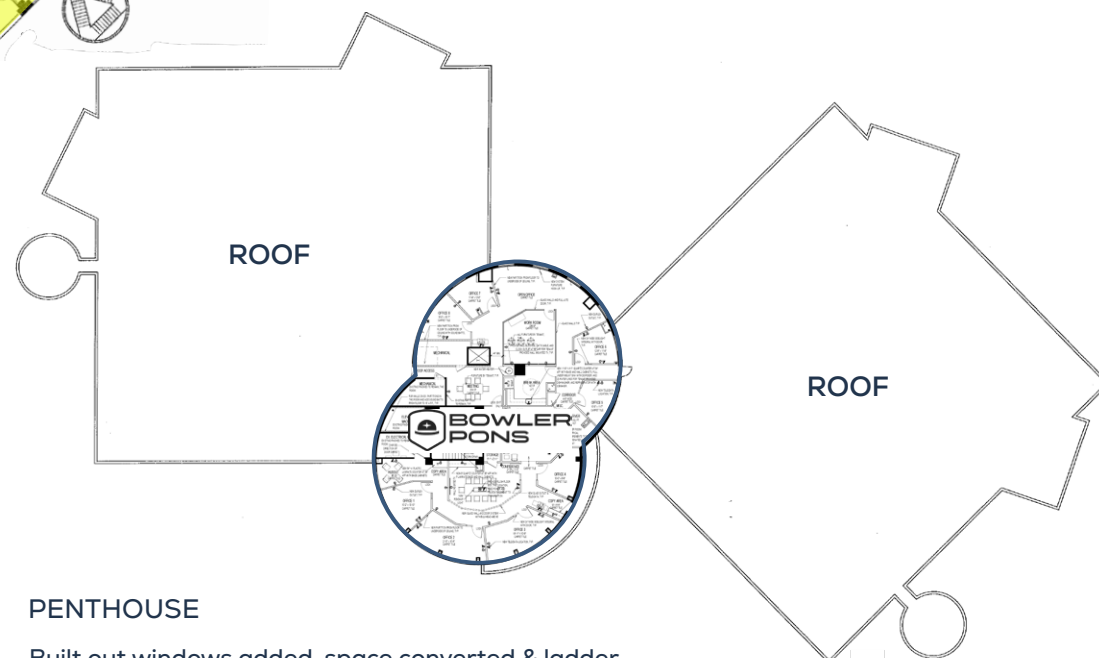


EXAMPLE - DEMISING  
PLAN SUITE 150





SECOND FLOOR



PENTHOUSE

Built out windows added, space converted & ladder to access roof added more recently



## » INVESTMENT HIGHLIGHTS



### UNIQUE BUILDING IN CAMPUS-LIKE ENVIRONMENT

- » Professional Office-Medical Building located off of Defense Highway with easy access to multiple major Highways, including: I-97, Rt. 50, and Rt. 450
- » Iconic 70,204 SF Commercial Building situated on 9.35 Acres, zoned W-1 (Anne Arundel County), with substantial parking and exposure on Rte. 50



### RECENT CAPITAL IMPROVEMENTS INCLUDE (AS OF 2023):

- » Approx. \$500k spent in Capital Improvements over the last few years.
- » Exterior Painting of Balcony and Staircase
- » Mill, pave and re-stripe all parking
- » Concrete repairs/replacements
- » LED Lighting Upgrade
- » Fire Alarm Replacement
- » Tree Trimming
- » On-site Fitness Center Improvements (including lockers and showers)



### VALUE-ADD OPPORTUNITIES & POTENTIAL ADAPTIVE REUSE

- » 201 Defense Hwy. also provides a purchaser with the opportunity for an adaptive reuse project considering the size of the overall site and existing structure and current occupancy of the building
- » Ability to increase Rental Rates
- » Lease up of vacancy (33% leased)
- » Ability to offer and capture diverse Tenant mix with flexible spaces sizes
- » Priced Aggressively - significantly below replacement cost



### SUPERIOR DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2024 Population	16,294	96,191	332,486
2024 Households	7,878	39,098	126,087
Median Household Income	\$116,715	\$118,069	\$127,085





## » MARKET AERIAL

**201** DEFENSE HIGHWAY  
ANNAPOLIS, MARYLAND

DEFENSE HIGHWAY

164,903 CARS PER DAY

HARRY S. TRUMAN PKWY

RIVA ROAD

RIVA ROAD

BESTGATE ROAD



MARYLAND  
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# 201 DEFENSE HIGHWAY

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