



**SUITES AVAILABLE**

First Floor: 1,100 SF

**USES**

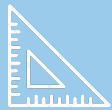
Retail  
Medical  
Office

**PARKING**

3 per 1,000 SF

**RENTAL RATE**

Negotiable



**20,000**

Square Feet



**4**

Stories



**3**

Free  
Reserved  
Parking Spots



**2**

Drop Off  
Areas

## PROPERTY HIGHLIGHTS

- ✓ Class A Office/Retail Building
- ✓ First floor retail space with direct entry
- ✓ 3 free dedicated parking spaces on-site & ample parking across the street
- ✓ Modern lobby and common areas
- ✓ Perfect location for any use seeking high foot and car traffic
- ✓ Existing in-suite bathroom
- ✓ Walkable to downtown Annapolis
- ✓ Locally owned and professionally managed

**SHOPPING**

Walking distance to  
countless shops &  
restaurants

**ROUTE 50**

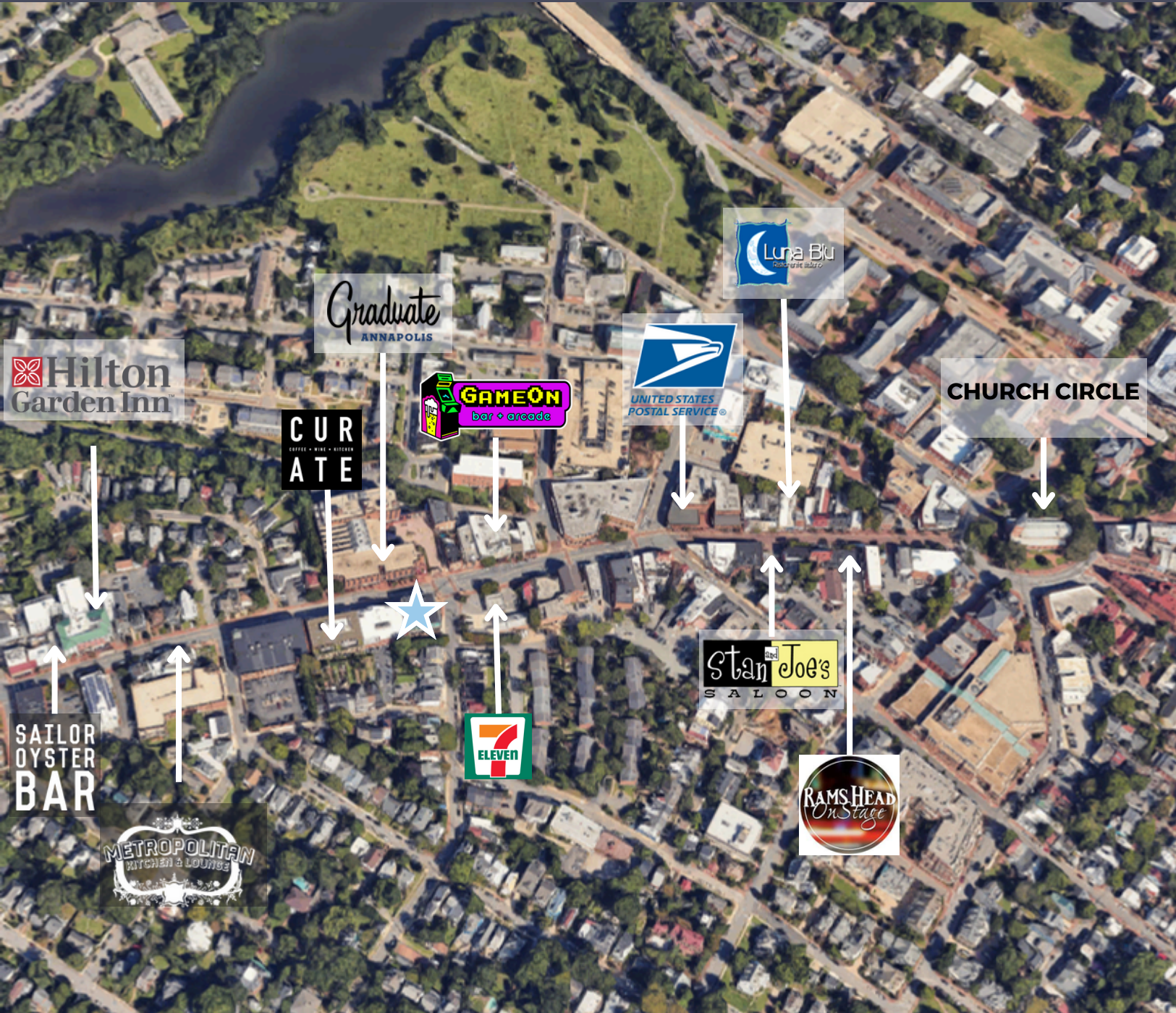
1.5 miles

**BALTIMORE**

20 miles

**WASHINGTON, D.C.**

23 miles

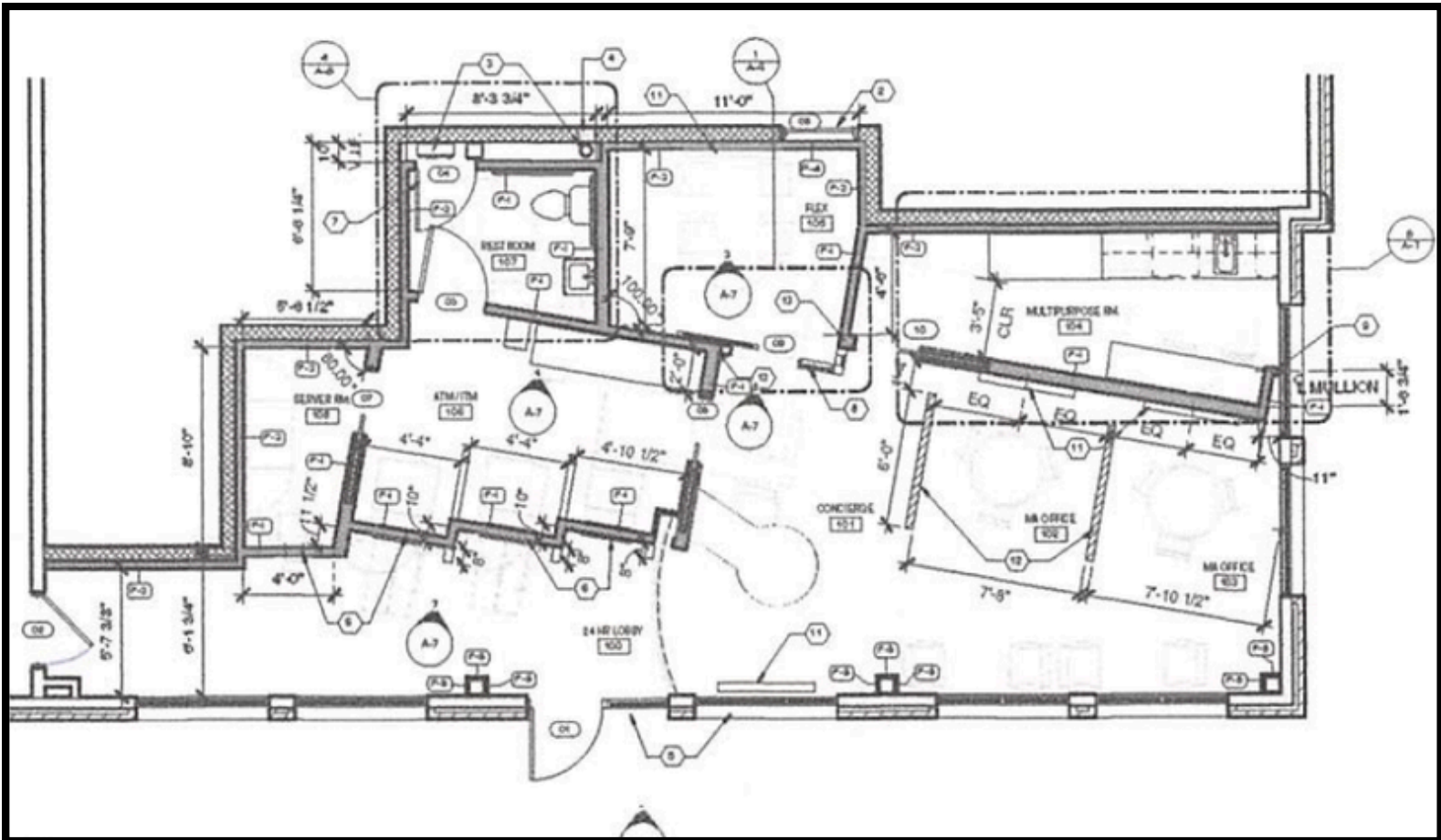


**SUITE 100  
FLOORPLAN**

**1,100  
RENTABLE  
SQUARE FEET**

**FIRST FLOOR  
DIRECT  
ACCESS**

**UNBEATABLE  
VISIBILITY WITH  
SIGNAGE**



Thomas Park is a **full-service commercial real estate firm** offering alternative investment strategies and third-party commercial real estate services.



Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.



## MASON POPHAM

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TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.



TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.