

WEST COURT

2448 HOLLY AVENUE
ANNAPOLIS, MD

Long Standing, Highly Visible
Office-Medical Available
FOR SALE/LEASE



WEST COURT
Medical &
Professional Offices

**OWNER-USER/VALUE-ADD/
INVESTMENT OPPORTUNITY**



Confidential Offering Memorandum

LOCATION OVERVIEW

ANNAPOLIS RESTAURANT PARK



ANNAPOLIS MALL



BEACON SQUARE



32,930 CARS PER DAY



Liberty

DEFENSE ST.

COVERED PARKING ENTRANCE

WEST STREET

HOLLY AVE

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

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THE OFFERING

WEST COURT BUILDING

2448 HOLLY AVENUE
ANNAPOLIS, MD

TOTAL GLA:	30,731 SF +/-
OCCUPANCY:	50% +/-
Ability for Owner-User to Occupy up to 15,000 SF +/-	
EXISTING TENANTS:	7
PARKING:	Surface & Covered, totaling Approximately 105 spaces (Approx. 5 per 1,000 SF)
TYPICAL FLOOR:	7,600 SF +/-
LAND:	0.87 Acres
ZONING:	TC (Towne Centre)
CONSTRUCTION:	Masonry
SPRINKLERED:	Yes
ELEVATOR:	Yes

**30,731 SF WELL APPOINTED
OFFICE-MEDICAL**

**WITH SURFACE + COVERED PARKING
AND SIGNAGE EXPOSURE TO WEST ST/
SOLOMONS ISLAND RD.**



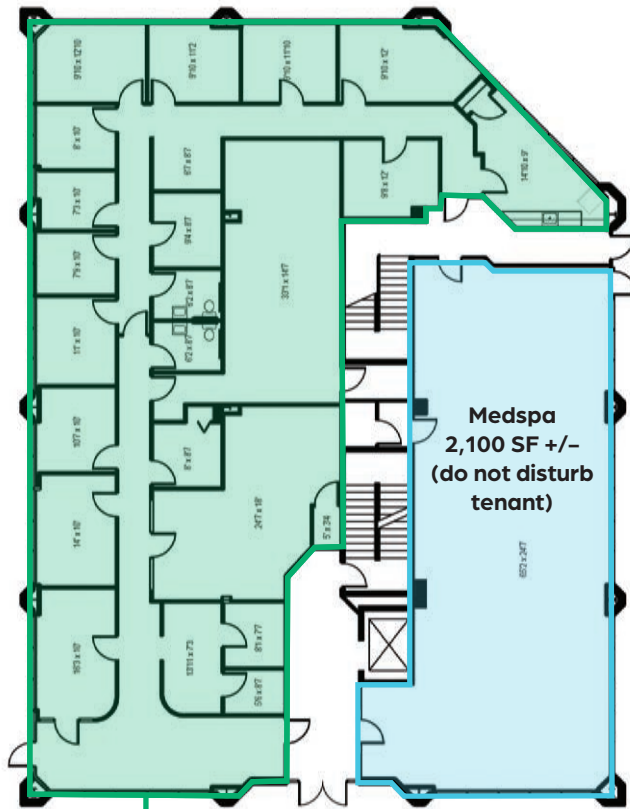
EXECUTIVE SUMMARY

Rosso Commercial Real Estate Services is pleased to present 2448 Holly Ave, exclusively for Sale/Lease. The 30,731 SF owner-user and/or value-add/ investment office-medical building has been well known commercial asset in the Annapolis area since it's development in the mid 1980's and continues to offer flexible space options with building signage that are appealing to Businesses/Tenants. With excellent visibility along West St and Solomons Island Rd, the Prominent building boasts ample parking and ease of access to major highways and main aerial roadways, including I-97, Rt. 50, Rt.2, etc. West Court offer the unique opportunity for an owner-user to occupy up to 15,000 SF +/- with significant building signage.

Current Tenants Include:



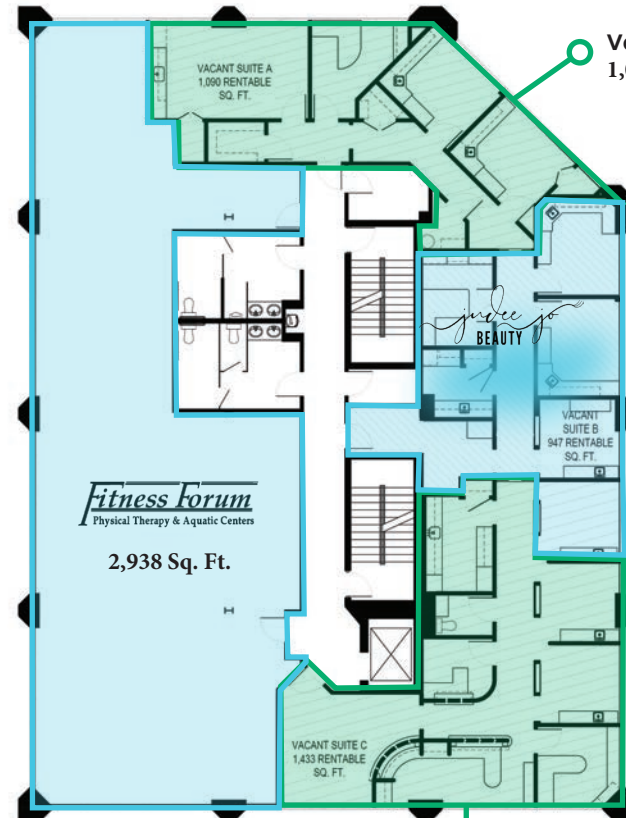
FIRST FLOOR



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

Meridian Paying Rent until 3/31/2025

SECOND FLOOR

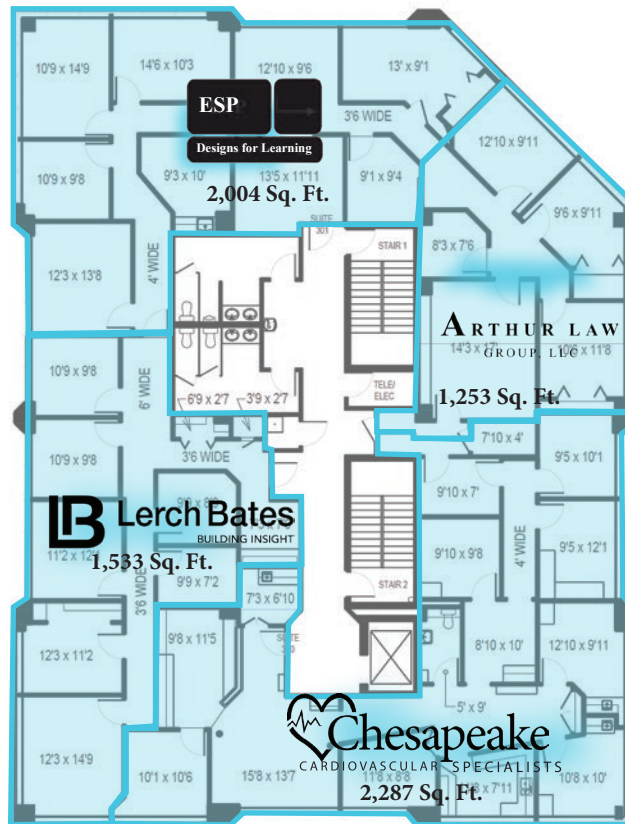


Vacant 1,282 Sq. Ft.

Vacant 1,090 Sq. Ft.

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THIRD FLOOR



FOURTH FLOOR



INVESTMENT HIGHLIGHTS



WELL APPOINTED OFFICE-MEDICAL BUILDING

- » Professional Office-Medical Building located just off West St. with easy access to multiple major Highways and main aerial roadways, including: 1-97, Rt. 50, Rt. 2, etc.
- » 30,731 SF Commercial Building situated on 0.87 acres, Zoned TC (Towne Centre) with abundant parking (surface and covered) + exposure to West St/Rt. 2.



RECENT CAPITAL IMPROVEMENTS

- » In 2023, Ownership spent \$156k on the parking deck and concrete repairs
- » 2024 - Ownership in planning stages to update exterior facade



VALUE-ADD OPPORTUNITIES & OWNER-USER/ INVESTMENT

- » The West Court Building provides a new owner with the unique opportunity to occupy up to 15,000 SF +/-
- » Lease Up of Current Vacancies
- » Ability to offer and capture diverse Tenant mix with flexible space sizes



SUPERIOR DEMOGRAPHICS

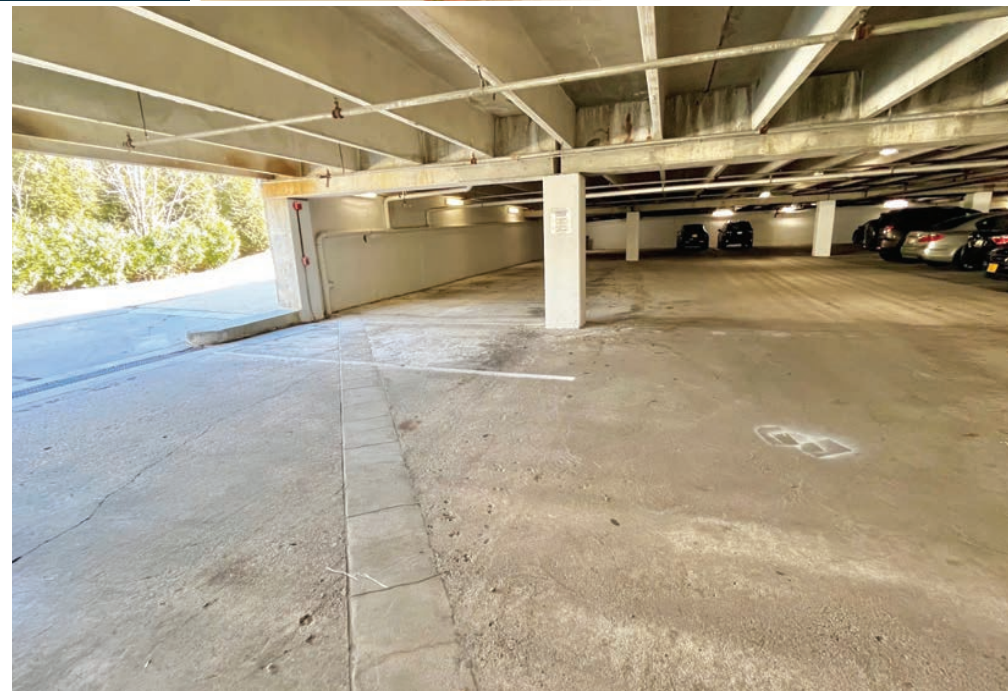
	2 mile	5 mile	10 mile
2023 Population	29,947	112,783	274,374
2023 Households	12,544	44,452	103,027
Avg. Household Income	\$141,025	\$142,117	\$152,179



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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



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MARKET AERIAL

ANNE ARUNDEL
MEDICAL CENTER

MEDICAL PARKWAY

50

WEST STREET

ANNAPOLIS PLAZA
HomeGoods Marshalls
JOANN HOME LIFE
TRADER JOE'S sprout

WEST COURT
PROFESSIONAL
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
RED LORSTER
WELLS FARGO

WEST STREET

SOLOMONS ISLAND ROAD

Chick-fil-A
KOHLS Office DEPOT

BEACON SQUARE
COLD STONE AspenDental
egg-spectation FIREBIRDS
Inspire

50

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

GENERALS HIGHWAY

FOREST DRIVE

2

FESTIVAL AT RIVA
WINGS WILD WINGS
Tangerine Giant
petco Michaels
five BELOW Party City

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