

# 170 JENNIFER ROAD ANNAPOLIS OFFICE PLAZA

Class A Office Space  
**AVAILABLE FOR LEASE**





# 170 JENNIFER ROAD ANNAPOLIS OFFICE PLAZA

## PROPERTY FEATURES:

- » Unique availabilities with some offering direct exterior access
- » 221 free surface parking
- » Numerous walkable amenities (food/retail/medical)
- » Multiple tenant signage opportunities
- » Flexible suite sizes (offices/light medical)
- » Oversized HVAC System with tech enhanced control, which can customize the temperature in each individual office within the suite
- » New Tenant Amenity Center including furnished tenant lounge, fully equipped common conference/training rooms
- » Renovated building lobby and modernized common areas throughout

## CURRENT AVAILABILITY:

**First Floor** | 3,485 SF

**Third Floor** | 2,381 SF



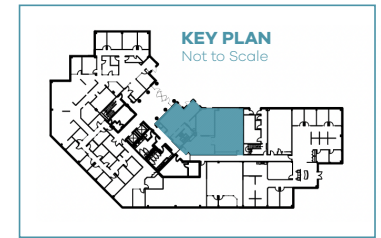
## CURRENT TENANTS INCLUDE:



MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**



# New Tenant Amenity Center



## FITNESS & WELLNESS CENTER

- » Exterior access
- » Two dedicated ADA restrooms with showers
- » Treadmill, Elliptical, Peloton Bikes, Weights & More!

## CONFERENCE/TRAINING

- » Two fully equipped common conference/ training rooms with moveable partition accommodating 10 to 30+ people
- » Can be available for private Tenant use (seminars, conferences, trainings)



# Discover the **Abrams Experience**

**With Abrams Development Group, it's all about you, your business and helping your business grow.**

With more than 2.5 Million square feet in Howard and Anne Arundel County, Abrams Development Group can accommodate your needs from the beginning starting at the seamless lease process, to move-in day, creating the ultimate tenant experience during your tenancy.

Abrams Development Group's headquarters is located in the heart of Columbia Gateway, allowing a true hands on approach, dedicated to serving tenants and properties like none-other.

Abrams Development Group properties are the result of well thought-out planning and attention to architectural design, resulting in high quality environments for the people that rely on them day-in and day-out.



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



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# Location Overview

The area near Annapolis Mall and Jennifer Road has three of the best buildings in the entire Annapolis market. From an amenity-based perspective, there are few rivals to the retail surrounding the Annapolis Mall. Also, the efficient and direct access off Route 50 is desired by all tenants in the market and the Annapolis Office Plaza has the best of both worlds. It is among the top buildings in the Annapolis market, with a long history of rebounding from periods of economic stress and maintaining some of the highest rental rates in the market.



**ROUTE 50**  
0.5 MILES

**INTERSTATE 97**  
2.8 MILES

**WASHINGTON, DC**  
25 MILES

**BWI AIRPORT**  
21 MILES

**BALTIMORE**  
29 MILES

Nearby amenities include Annapolis Mall, Annapolis Plaza, Annapolis Restaurant Park, and Anne Arundel Medical Center.



# Area Overview



**ANNAPOLIS MALL**

Apple Crate & Barrel macy's

The Container Store

noodles MAGGIANO'S LITTLE ITALY

THE NORTH FACE california pizza kitchen

**ANNAPOLIS PLAZA**

HomeGoods Marshalls

JOANN HOME

TRADER JOE'S sprout.

Anne Arundel Medical Center

**170 JENNIFER ROAD**  
ANNAPOLIS OFFICE PLAZA

**GATEWAY VILLAGE**

SAFeway PETSMART BEST BUY

Staples DICK'S SPORTING GOODS

sam's club

**ANNAPOLIS RESTAURANT PARK**

UNCLE JULIO'S MEXICAN WELLS FARGO

RED LOBSTER

**BEACON SQUARE**

COLD STONE FIREBIRDS AspenDental

eggspiration Inspire

**ANNAPOLIS TOWN CENTER**

CAVA WILLIAMS SONOMA WHOLE FOODS MARKET AT&T

P.F. CHANG'S

COOPER'S HAWK WINEYARD & RESTAURANTS

J. ALEXANDER'S RESTAURANT

ANTHROPOLOGIE TARGET TRUE FOOD KITCHEN

**FESTIVAL AT RIVA**

BUFFALO WILD WINGS Panera Giant

T.J. MAXX petco Michaels

five BELOW Party City

**FOREST PLAZA**

THE HOME DEPOT DOLLAR TREE Bliss

SALLY BEAUTY. OUTBACK STEAKHOUSES

MARYLAND  
**2**

**50**

**50**



# 170 JENNIFER ROAD

## ANNAPOLIS OFFICE PLAZA

**Ryan Brassel**

ryan@rossocre.com

C | 410.507.3144

**John A. Rosso** SIOR

john@rossocre.com

C | 410.802.1909

**Ryan Brant**

rbrant@rossocre.com

C | 301.768.2710



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

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