



Annapolis Office Plaza

170
Jennifer Road

Class A Office
Available for Lease
Annapolis,
Maryland 21401

AVAILABLE

2,312 - 3,331 square feet
on the second floor

RENTAL RATE

Negotiable

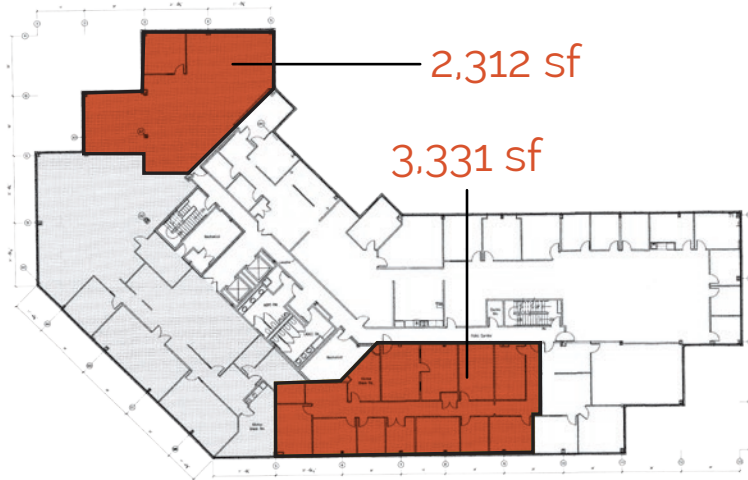
HIGHLIGHTS

- Class A office with strong tenants, including:



The Beatson Companies

- Building affords 24-hour access via key fob system
- Immediate access to Rt. 50 & I-97
- Impressive window line throughout
- Owner-occupied with professional on-site management; Facilities manager is on site daily to ensure all tenant needs are met
- Nearby amenities include Westfield Annapolis Mall, Annapolis, Plaza, Anne Arundel Medical Center and Annapolis Restaurant Park
- Annapolis Office Park & Plaza is **patrolled 7 nights a week** by Anne Arundel County police officers, with additional security during the holidays
- Full service building includes **cleaning 5 nights** a week by a professional cleaning company





HIGHLIGHTS CONTINUED. . .

- Oversized HVAC system with hightech computer system, which can **customize the temperature** in each individual office within the suite
- Indoor air and water quality tested **semi-annually** by Healthy Buildings International
- **Monthly** testing of HVAC system cooling tower done by ARC Water Treatment
- Building is equipped with **state-of-the-art security systems**.
- Recently renovated, **eclectic** lobby
- Newly installed, high-end **LED lighting** in common areas
- **Custom walkways** installed that automatically heat sidewalk once temperatures hit freezing mark.
- **Continuous upgrades** to building and surrounding landscape



OWNED AND MANAGED BY:

The Beatson Companies

The Beatson Companies has owned/managed property in the Annapolis Area for 35 years with an Annapolis portfolio encompassing over 500,000 square feet of commercial space.



**CURRENT VACANCY, READY FOR
NEW TENANT BUILD-OUT**

BANKING

- 1 First National Bank
- 2 Wells Fargo
- 3 1st Mariner Bank
- 4 Sandy Spring Bank
- 5 Navy Federal Credit Union
- 6 Bank of America
- 7 Capital One Bank
- 8 SunTrust Bank
- 9 PNC Bank
- 10 M&T Bank

DEMOGRAPHICS

1 mile 3 miles 5 miles

Total Population

7,507 47,600 109,361

Daytime Employees

29,912 117,932 122,820

Education (College+)

72.7% 72.7% 75.2%

Median Age

36.5 41.1 41.1

Avg. Household Income

110,154 117,932 122,820



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