



Annapolis Office Plaza

170
Jennifer Road

Class A Office
Available for Lease
Annapolis,
Maryland 21401



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:



AVAILABLE

Please inquire for future /
current space availabilities

RENTAL RATE

Please contact broker for rental rate.

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



2,830 - 9,510 RSF AVAILABLE

Second Floor

2,830 RSF

2,830 RSF + 1,841 RSF = 4,671 RSF

2,830 RSF + 1,841 RSF + 3,088 RSF = 7,759 RSF

2,830 RSF + 1,841 RSF = 4,671 RSF

Labels on plan: Mechanical, TYPICAL 5 Retracted & 6 Portable NEW Cabinet, TYPICAL 27 Ex. Existing Cabinet, Electric Rm., Public Corridor, MEN'S RM., WOMEN'S RM., Mechanical, TYPICAL 5 Retracted & 6 Portable NEW Cabinet, TYPICAL 27 Ex. Existing Cabinet, Electric Rm., Public Corridor, MEN'S RM., WOMEN'S RM., Mechanical.

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The floor plan includes various rooms and corridors. Key areas highlighted include:

- Orange Area:** Labeled "2,830 RSF".
- Green Area:** Labeled "2,830 RSF + 1,841 RSF = 4,671 RSF".
- Light Blue Area:** Labeled "2,830 RSF + 1,841 RSF + 3,088 RSF = 7,759 RSF".
- Yellow Area:** Labeled "2,830 RSF + 1,841 RSF + 3,088 RSF".

Other labeled areas include: Mechanical, Electric Rm., Public Corridor, Men's Rm., Ladies Rm., and various rooms labeled "TRUCK" and "ELECTRIC".

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The floor plan shows various rooms including Mechanical, Electric Rm., Public Corridor, and restrooms (MEN, WOMEN). Specific areas are highlighted in orange, green, blue, and yellow, each with an arrow pointing to a text box containing RSF calculations. The orange area is labeled '2,830 RSF'. The green area is labeled '2,830 RSF + 1,841 RSF = 4,671 RSF'. The blue area is labeled '2,830 RSF + 1,841 RSF + 3,088 RSF = 7,759 RSF'. The yellow area is labeled '2,830 RSF + 1,841 RSF'.

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



170

Jennifer Road

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