

# FOR LEASE

# ANNAPOLIS OFFICE PLAZA

170 JENNIFER ROAD, ANNAPOLIS, MD



[ABRAMSDEVELOPMENT.COM](http://ABRAMSDEVELOPMENT.COM)



# COMING SOON!!

## NEW TENANT AMENITY CENTER

Brand New Fitness & Wellness facility

Furnished Tenant Lounge

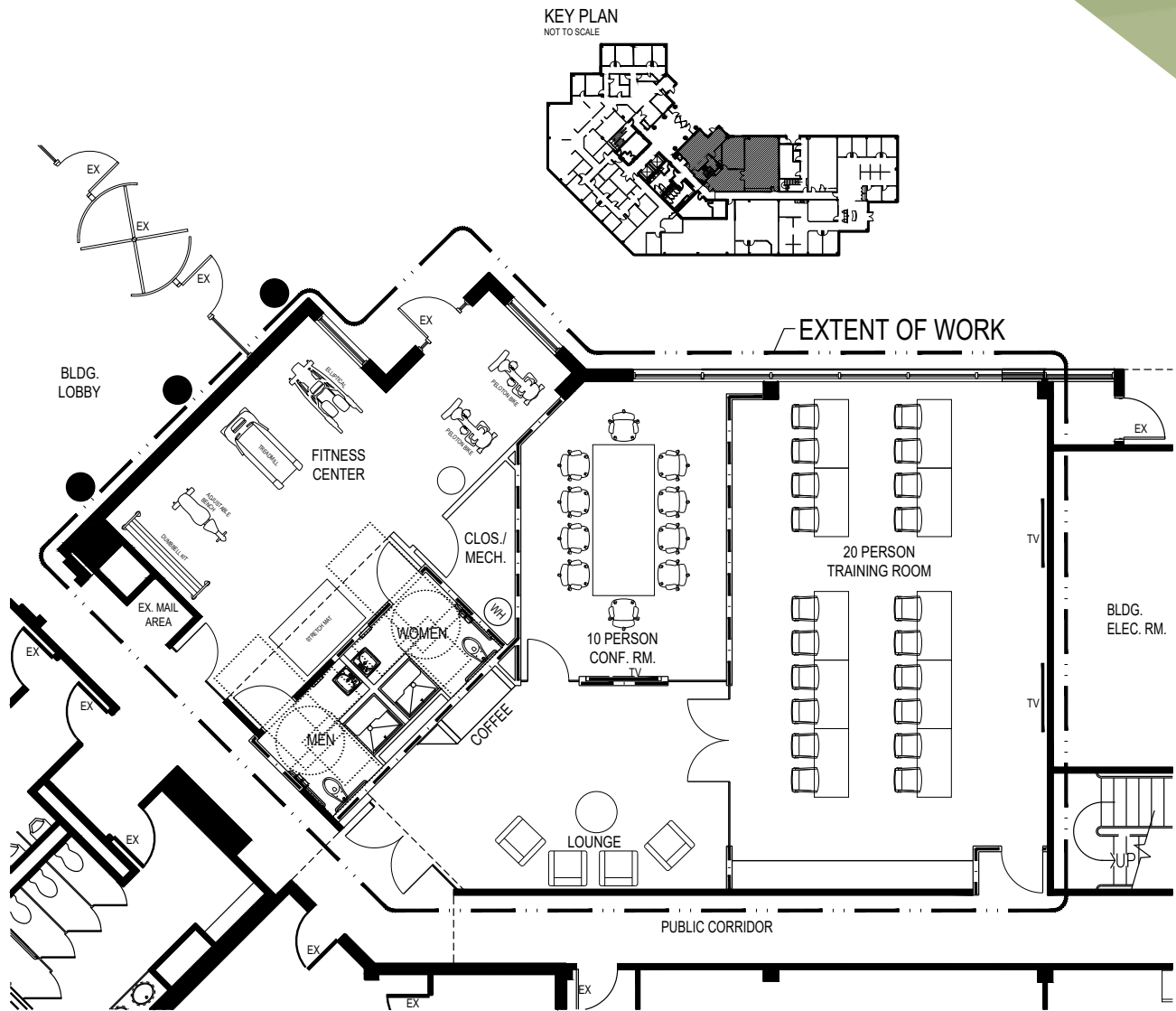
Fully Equipped Common Conference/  
Training Rooms

- Moveable partition accommodating 10 to 30+ people
- Can be available for private Tenant use (seminars, conferences, trainings)

Beautiful Building Lobby & Modernized  
Common Areas throughout



# TENANT AMENITIES PLAN



## FITNESS & WELLNESS CENTER

Exterior access

Two dedicated ADA restrooms with showers

Treadmill, Elliptical, Peloton Bikes, Weights & More!

## CONFERENCE/TRAINING

Two common conference/training facilities

Can accommodate groups up to 10 to 30+ persons



# ANNAPOLIS OFFICE PLAZA

## **ADDITIONAL FEATURES**

**UNIQUE AVAILABILITIES  
WITH SOME OFFERING  
DIRECT EXTERIOR ACCESS**

**4:1,000 SF PARKING RATIO  
(221 FREE SURFACE)**



**MULTIPLE TENANT  
SIGNAGE OPPORTUNITIES**

**FLEXIBLE SUITE SIZES  
(OFFICE/LIGHT MEDICAL  
USERS)**



**NUMEROUS WALKABLE  
AMENITIES (FOOD/  
RETAIL/MEDICAL)**

**OVERSIZED HVAC  
SYSTEMS WITH TECH  
ENHANCED CONTROL**



# 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.

**ABRAMS**  
DEVELOPMENT GROUP



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## ANNAPOLIS, MD FAST FACTS



POPULATION  
40,000



STATE CAPITOL

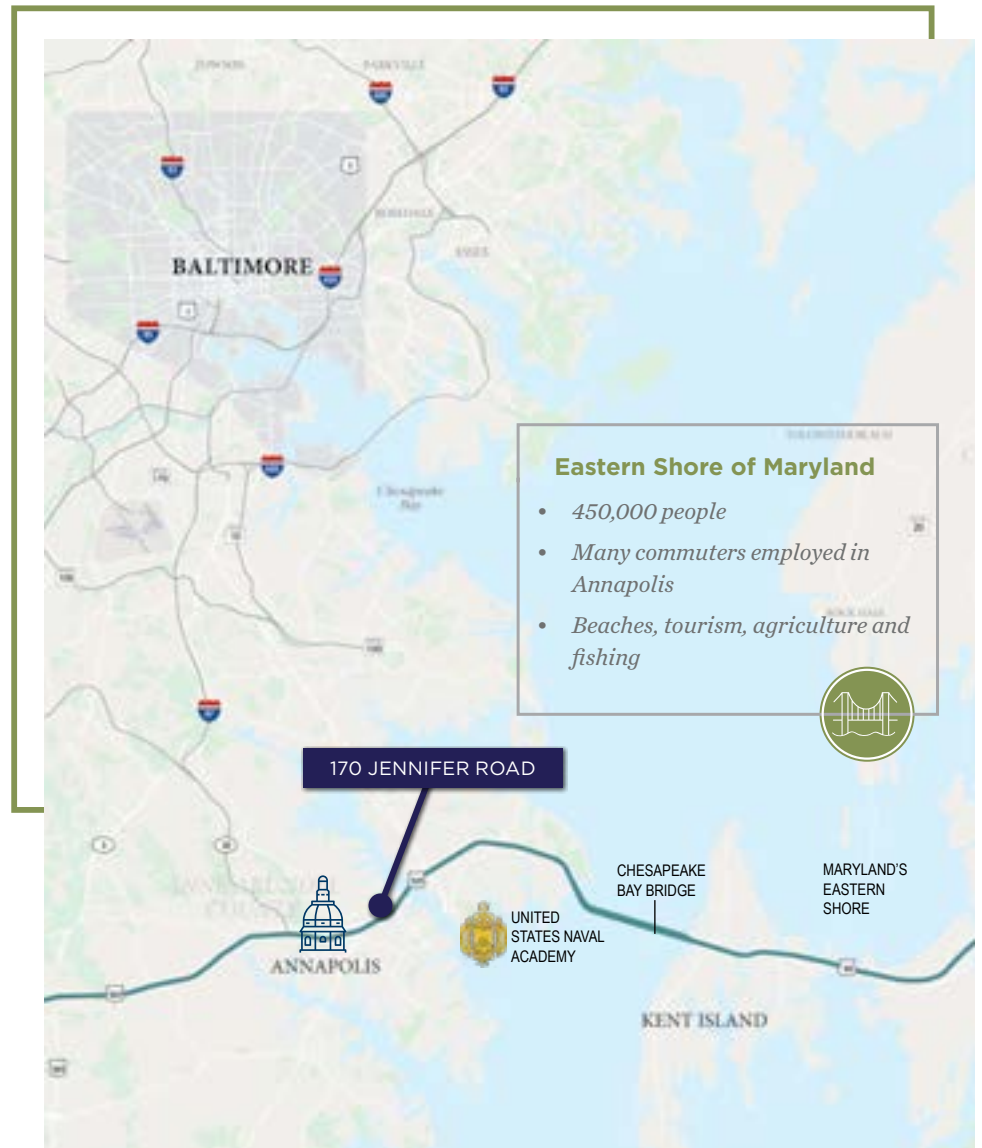


COUNTY SEAT  
FOR  
ANNE ARUNDEL  
COUNTY



HOME TO  
U.S. NAVAL  
ACADEMY &  
ST. JOHNS  
COLLEGE

# KNOW THE ANNAPOLIS MARKET



**Annapolis Office Park is located in arguably the “crown jewel” submarket of the northern Baltimore/Washington Corridor.**

The Greater Annapolis Class A office market totals approximately 1.9 million square feet in 27 buildings. The occupancy rate was 85% for the fourth quarter of 2021, an increase of 90 basis points year-over-year (YOY). The Annapolis Class A office market is highly sought after for its premium product, averaging 172,563 square feet leased annually over the past five years.

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.

# RICH AMENITY BASE & UNAPPARELLED ACCESS



0.5 mi



2.8 mi



0.5 mi

**BWI**  
21 mi



## LOCATION, LOCATION, LOCATION!

- Walkable adjacent amenities include the Westfield Annapolis Mall and Annapolis
- Direct Access to Rt. 50 for access to Baltimore/D.C./BWI and Eastern Shore
- Anne Arundel Medical Center less than 0.5 mile away
- Minutes from the Downtown Annapolis



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