



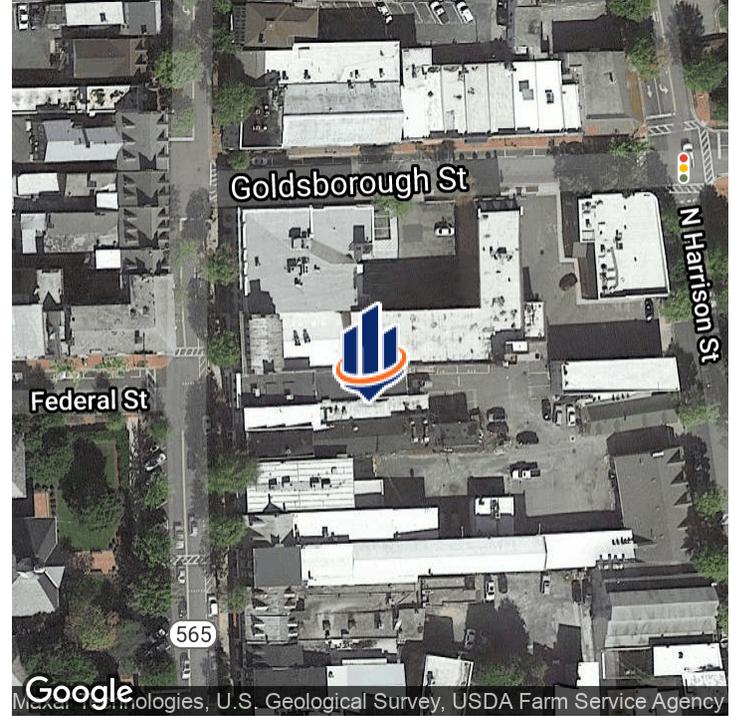
BEST SMALL OFFICE IN EASTON!

22 N WASHINGTON STREET, SUITE 200
EASTON, MD 21601

Robert H. Greenlee
Managing Director
O: 443.390.2600 x102
bob.greenlee@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	\$975.00 per month (Gross)
Building Size:	3,075 SF
Available SF:	900 SF
Zoning:	CR
Market:	Eastern Shore of Maryland
Submarket:	Town Center

PROPERTY OVERVIEW

Easton is all about office over retail so as to drive street level commerce in the Town Center, and this office is a prime example of that concept. It's one of the land use strategies that makes Easton so special. This space is just right for a one or two person professional office. It is a great signage opportunity. This is also a perfect second or satellite office. It is in the middle of everything. Everybody in Talbot County walks by your door - see and be seen!

PROPERTY HIGHLIGHTS

- Best small office in Easton (seriously)
- Two offices, reception, work room, hallway, bathroom
- New paint and carpet, new window treatments, perfect condition
- Great four-season views
- Walking distance to everything
- Public parking within one block in every direction + plenty of street parking
- Upstairs over Shearer the Jeweler (friends and family discounts ;-)
- Available immediately

Photo Gallery



Photo Gallery

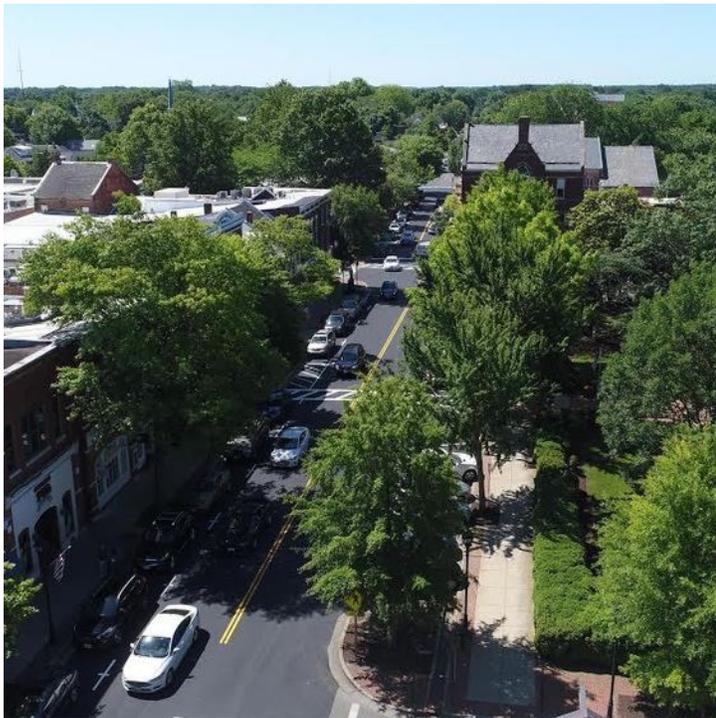
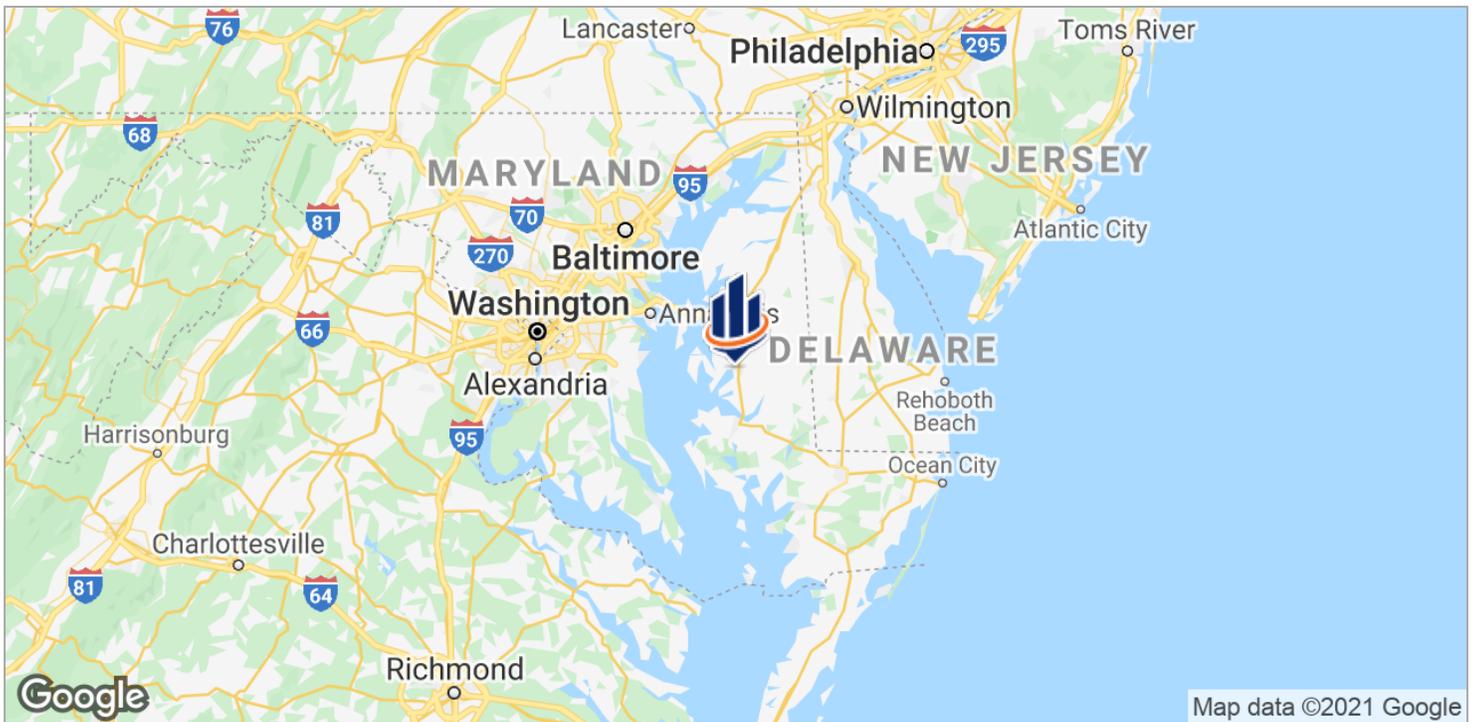


Photo Gallery



Location Maps

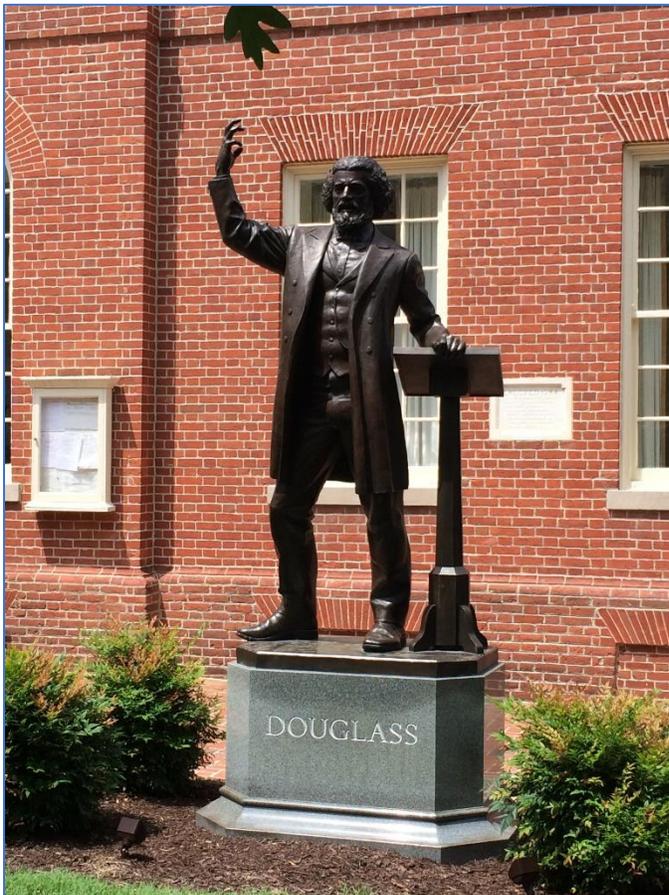


Best Small Town

Historic Easton, MD lauded as one of America's Best Small Towns

Easton, MD - One of Smithsonian's Top 20 Small Towns to Visit in 2018

This past June it made its way onto another list of the Top 30 Safest Cities to Raise a Child, claiming the No. 1 spot.



This past February marked the 200th anniversary of the birth of the great writer, orator, abolitionist leader, social reformer, and statesman Frederick Douglass.

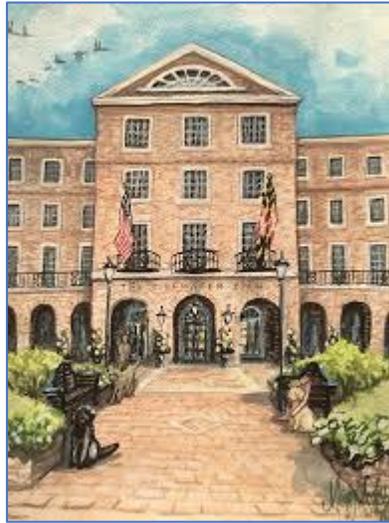
As Washington's politics heat up this July, D.C.'s power brokers are looking for their annual summer breather. Leak by leak, they've finally let the secret out to the rest of America that Maryland's Eastern Shore is now the new "Hamptons" of the Chesapeake Bay. Every classic American summer enclave has a few unmistakable characteristics: long driveways, big yachts, celebrities-in-residence, and a tiny airport that can land a Gulfstream V, to name a few. Most of these towns are already iconic—like the Hamptons, Newport, Bar Harbor, Aspen, and Jupiter Island. They've been on the celebrity-industrial radar for decades, and remain home to names like Astor and Bush after three generations as well as more recent transplants like Taylor

Swift (Watch Hill), Tiger Woods (Jupiter), and the Koch Brothers (Aspen).

From a real estate standpoint these towns also rank nationally at the top of almost every list you'd want to be on if your zip code aspires to be an enclave: millionaires per capita, median home sale price per square foot, percentage of farmers markets to private banks, the Tesla to tractor ratio, and one-hour private jet proximity to international financial and power centers like New York, D.C., Miami, and San Francisco.

Best Small Town

The most covetous of these infamous among the ultra precisely because they are so purposefully keep to of the fifty Ferraris and biking the backcountry roads ostentatious signs of wealth. least \$1 million in investable but you're more likely to their flip flops.



Kiplinger recently released cities that rank highest on number of not-so-surprising locales like Vineyard Haven (Martha's Vineyard, Mass) and Truckee (Lake Tahoe, California) which have long been Presidential and Silicon Valley second (or fourth) home magnets. Notably absent are celebrity hot spots like Santa Barbara, Malibu, Palm Beach, and most of the coast of Connecticut.

enclaves are particularly high net worth crowd, however, far off the radar that most them. The rich and famous themselves. With the exception Porches that you typically pass on the weekends there are few The "average" resident has at assets (excluding real estate), bump into them at church in

its annual list of small American these metrics, and it includes a

Most surprising on Kiplinger's list—yet not for the D.C. politico-corporate elite—is Easton, Maryland, which this year logged in as #6 on the national top ten list of millionaires per capita.

Look closely and it has all of the hallmarks of an iconic, Gatsby-esque summer enclave: a small, jet-ready airport, a thriving farm-to-table foodie scene, vintage Hinckleys and Chris Crafts vying for marina slips, and a parade of celebs from New York, Philadelphia, and D.C. quietly shopping in shades and Fedoras. Some of the best scenes from *The Wedding Crashers*, starring Owen Wilson and Vince Vaughn, were filmed locally at the Belmond Inn At Perry Cabin in St. Michaels.



"It's the pace and natural beauty of the Eastern Shore that draws people here, including the D.C. elite." We have over 600 miles of gorgeous Chesapeake Bay waterfront. The towns of Easton and St. Michaels offer amazing restaurants, boutique shopping, art galleries, and museums that you won't find anywhere else an hour away from a major city. Talbot County has everything the Hamptons has ...

Best Small Town

... without the drawbacks. We're only a few hours from Philly, New York and New Jersey where home prices and taxes are soaring. Our proximity to three major airports (two in D.C. and BWI in Baltimore) as well as Easton Airport make us convenient for travelers who are flying in from around the country."

Locals here aren't shy about who their neighbors are. But there's also a collective protective anonymity. Famous residents past and present include Donald Rumsfeld, Lynda Carter, James Mitchner, Pam Shriver, John Eisenhower, Harold Baines, James Turell, Brian Billick, and Ben Stein. At Albright's Gun Shop in downtown Easton it's not uncommon for Dick Cheney to drop in to grab a box of shells. Robert Mitchum's circa 1845 Belmont Farm in Trappe once hosted an Alfa Romeo race around the circular driveway with Errol Flynn.

"Donald Rumsfeld celebrated the publication of his new book in our restaurant years ago," says Alice Lloyd, who co-owns the Bartlett Pear Inn with her chef-husband Jordan Lloyd. "Dick Cheney ate a hanger steak with fries and béarnaise while enjoying a peaceful date with his lovely wife not too long ago. Countless other local politicians have dined with us over the years. That's just how it is."



Noshing on oysters Rockefeller next to a Senator isn't Talbot County's only selling point to the D.C. crowd. Framed by the Miles, Tred Avon, and Choptank Rivers, Talbot County is one of the finest summer boating grounds in the U.S. In the fall, it transforms into one of the best waterfowl hunting locations in North America. Like most elite enclaves that have to cater to discerning, out-of-town tastes Talbot County is also home a thriving local culinary scene featuring a cast of award-winning

chefs from NYC and D.C. who decided to flee the big city restaurant scene for a future that's distinctly more home-grown.

"The farm to table scene is amazing here," says Lloyd. "It was natural to pull from our local bounty for our restaurant. The farmers would literally bring their crops to our back door. Oysters harvested by our friend were brought by the same day. Local pigs were delivered whole which we butchered ourselves. Fresh milk and butter were on our back stoop every morning. My

Best Small Town

To keep the buzz going year round, Talbot County's annual festivals include WineFest At St. Michaels, the Chesapeake Bay Film Festival, OysterFest, the annual Waterfowl Festival in fall celebrating wildlife art, the New Year's Eve "Crab Drop" which was recently simulcast on CNN's New Year's Eve show with Anderson Cooper, and Plein Air which is the most prestigious outdoor painting (e.g., plein air) competition in America.

All else being equal, if there's a defining delta from a second home standpoint between enclaves like Talbot County and the Southhamptons of the world it's the price per square foot. Waterfront mansions with 20 acres, a pool, and a clay tennis court can still be snatched up in St. Michaels and Oxford for under \$2 million. \$10 million buys you the nicest spread in the county with your own private airstrip. For the rest of us, you can buy into a fabulous downtown cottage and walk to dinner next a potential, future President or Senator for under \$300,000.

"Downtown Easton and St. Michaels have become very popular places to live and or invest for people all over the East Coast". "People love the walkability the towns have to offer, the access to the water everywhere, and the historic charm and urban refinement make it an easy sell. We get a lot of people from D.C., Philadelphia, New Jersey and New York that choose Maryland's eastern Shore for their second home instead of places like the Hamptons, and we've seen a particular rise in young families moving to the area who are being priced out elsewhere but can still commute to Annapolis, Baltimore, or metro D.C. from here. This is a place where kids still ride their bikes through town, walk to school, and learn that rivers are their very own play

ground. Yet you're an hour from three major cities."



Easton, Maryland, "the 8th Best Small Town in America" is an arts and cultural center with a population of over 16,500+ individuals who love living in a small

town that offers the best of many worlds; access to large metropolitan areas like Baltimore, Annapolis, Washington, and Wilmington; good health care from a strong local hospital and medical community; casual and gourmet dining; shopping for all budgets from collectibles to fine antiques; eclectic art galleries; numerous public golf courses; the splendid Chesapeake Bay and its tributaries in their backyard for sailing, canoeing, kayaking, and crabbing; a historic Town Center with Colonial and Victorian architecture; and an active local community that welcomes new ideas and enthusiasm.

Easton has deep historical roots; in 1711, the first courthouse for Talbot County established the site of the town and it has been the center of trade and government ever since. Since the earliest days, the town residents have been people who came to do business, participate in county government, and be a part of the community's future. Today's residents are no different; many

Best Small Town

A retired couple that enjoys visiting Easton might think of the Waterfowl Festival in early November, the charm of the Historical Society, the Avalon Theater, and the Academy Art Museum; the fine restaurants and the hospitality of the Bed and Breakfast innkeepers; and the courtesy of the shopkeepers and the success of the Historic District in protecting the fine old buildings and gardens.



Sailors and sportsmen would be enthusiastic about the world class sailboat racing and cruising, and also fishing, hunting, and golfing.

Business owners point out that they can enjoy a great quality of life while being an hour or two away from major commercial centers by highway or by air from Easton's municipal airport.

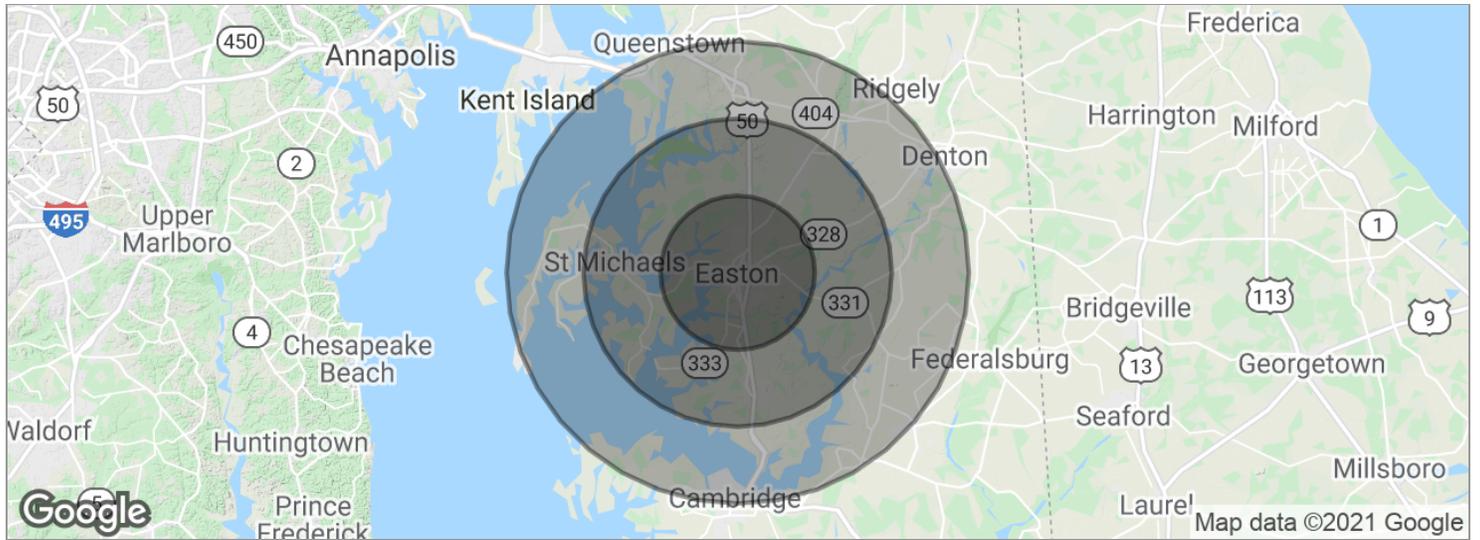
If you're here occasionally as a second home owner, if you want to get away from virus-infected areas, if you want to get out of the house to conduct a little business as a retiree, if you just need access to good internet, this office is ideal. Nice space for an assistant. A perfect little enclave for whatever your needs.

One of the best offices in one of America's best small towns

Best Local Retailers



Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total population	23,401	39,969	71,263
Median age	43.7	45.2	44.9
Median age (Male)	41.3	43.7	43.2
Median age (Female)	45.3	46.2	45.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	9,696	16,343	29,003
# of persons per HH	2.4	2.4	2.5
Average HH income	\$78,080	\$86,927	\$82,129
Average house value	\$365,272	\$428,072	\$420,803

* Demographic data derived from 2010 US Census

Advisor Profile

ROBERT H. GREENLEE

Managing Director



19 Bay Street, Suite 1
Easton, MD 21601
T 443.390.2600 x102
C 410.714.9766
bob.greenlee@svn.com

PROFESSIONAL BACKGROUND

Robert H. Greenlee serves as Managing Director and Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. For over 30 years, Greenlee has been a recognized leader in the regional investment marketplace. He is an important strategic partner to his clients, helping them maximize value and wealth. In all transactional and analytical aspects pertaining to investment real estate, he drives transformative, sustainable economical results.

Greenlee specializes in mid-market brokerage, third party asset management, and analytics. He has extensive experience providing a broad range of valuation, strategic analysis, and transaction advisory services involving institutional and investment grade assets, as well as owner occupied real estate. He has direct client involvement in all matters related to the acquisition and investment management functions in corporate, family, and private equity real estate platforms.

His commercial real estate appraisal and economic consulting services are performed on the Delmarva Peninsula and along the entire East Coast, where he has personally completed over a thousand studies, covering \$5B+ dollars of real estate. SVN | Miller CRE clients and fellow advisors benefit from his economic analysis, strategic planning and development of value enhancement strategies.

With an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland, Mr. Greenlee has been very involved in the local and regional communities for many years – with a particular focus on economic development and comprehensive planning.

Greenlee is a licensed real estate salesperson in Maryland and a Certified General Appraiser in the States of Maryland and Delaware. He is also a Practicing Affiliate member of the Appraisal Institute.



19 Bay Street, Suite 1
Easton, MD 21601
443.390.2600 x102
www.svnmiller.com