

FOR LEASE

Anne Arundel County, MD

ANNAPOLIS CITY MARINA

410 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403

AVAILABLE NOW

Suite 209:	1,227 sf
Suite 406:	3,293 sf
Suite 409:	1,141 sf

AVAILABLE SUMMER 2021

Suite 109-113:	5,458 sf*
Suite 114-115:	2,432 sf*
Suite 116:	1,650 sf
Suite 302+303:	2,397 sf*
Suite 304:	1,217 sf*
Suite 305:	1,214 sf*
Suite 307-308:	2,729 sf
Suite 309:	1,291 sf
Suite 311-315:	5,184 sf

*contiguous

Up to 7,900 ± contiguous square feet on 1st floor

NEARBY AMENITIES

Waterfront dining, multiple eclectic shops, marinas, yacht clubs and sailing associations

HIGHLIGHTS

- ▶ Stunning Class A waterfront office
- ▶ Water views from all suites
- ▶ Eastport Annapolis location with excellent restaurants, shops and amenities
- ▶ Located immediately across Spa Creek from City Dock
- ▶ Carrol's Creek Cafe on site
- ▶ Ample covered parking
- ▶ Professionally managed office building/marina complex



Chris Bennett | Executive Vice President/Principal
☎ 410.953.0352 ✉ cbennett@mackenziecommercial.com

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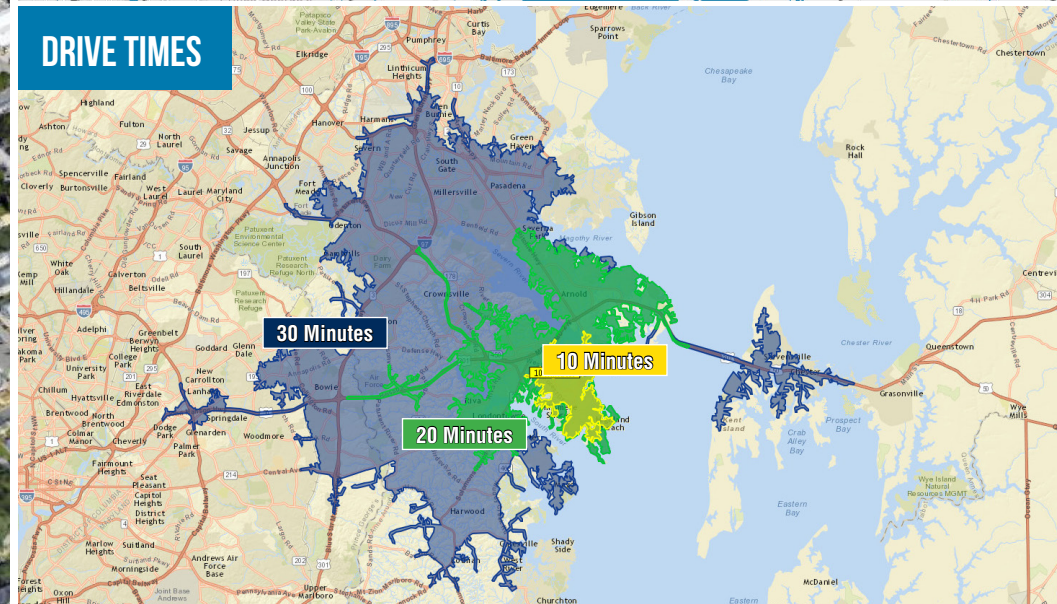
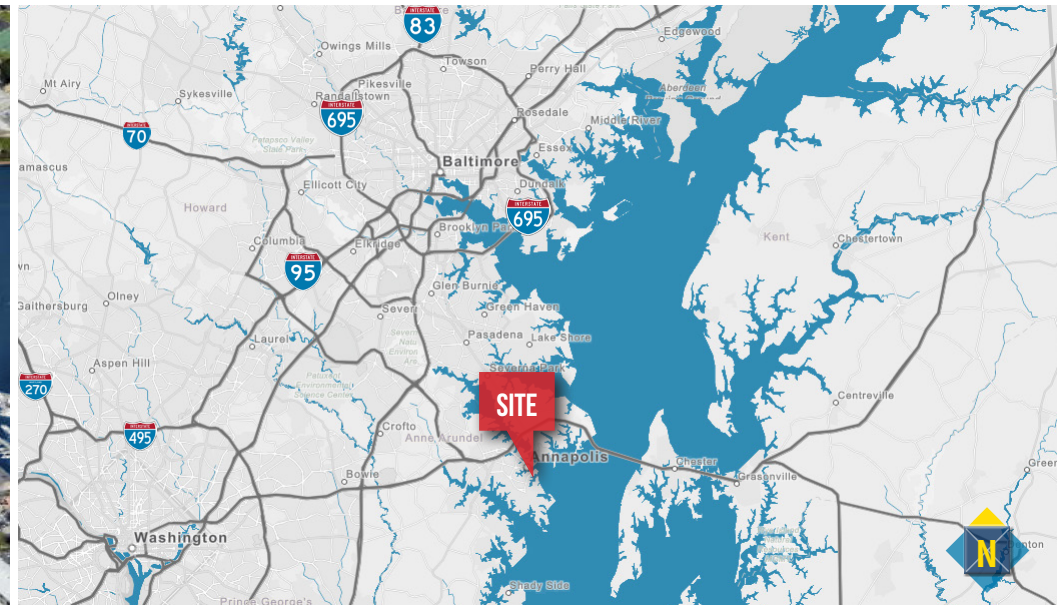
Trish Farrell | Senior Vice President/Principal
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LOCATION

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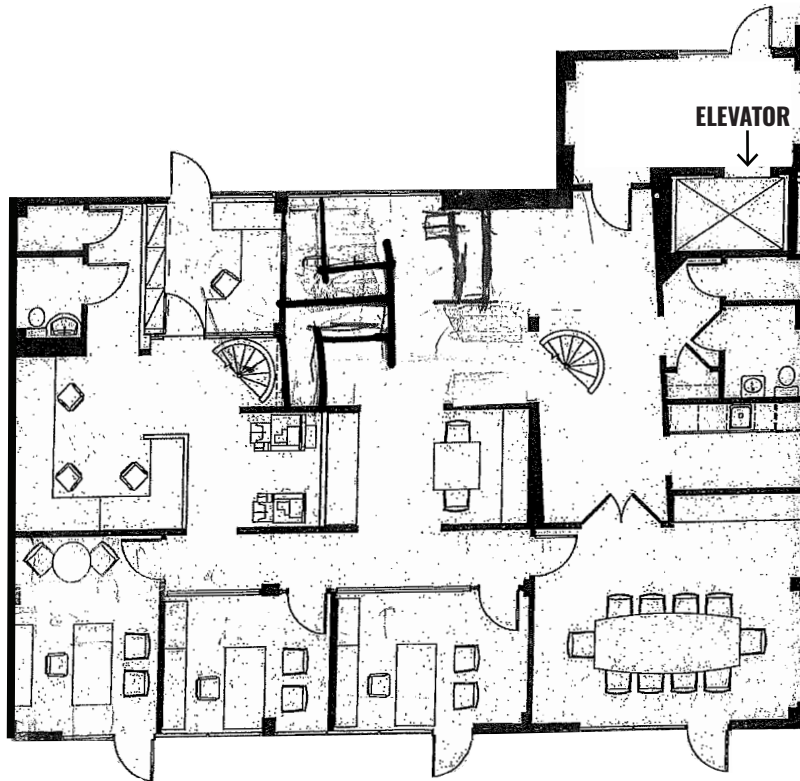
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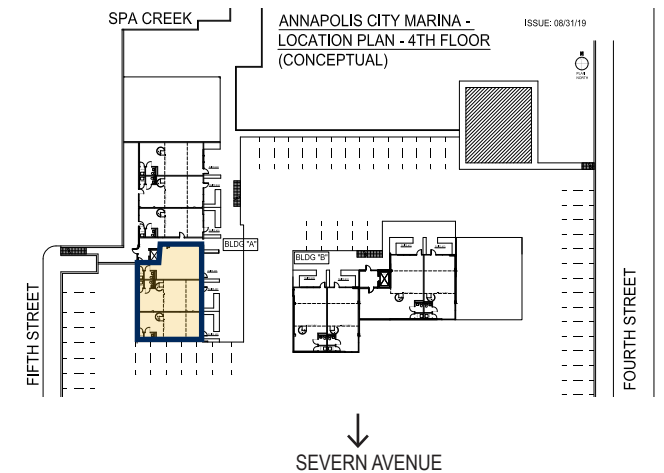
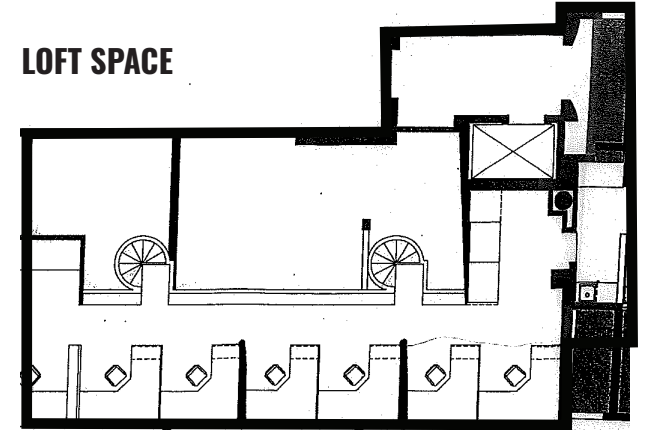
SUITE 406 FLOOR PLAN

ANNAPOLIS CITY MARINA | 410 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403

SUITE 406: 3,293 SF



LOFT SPACE



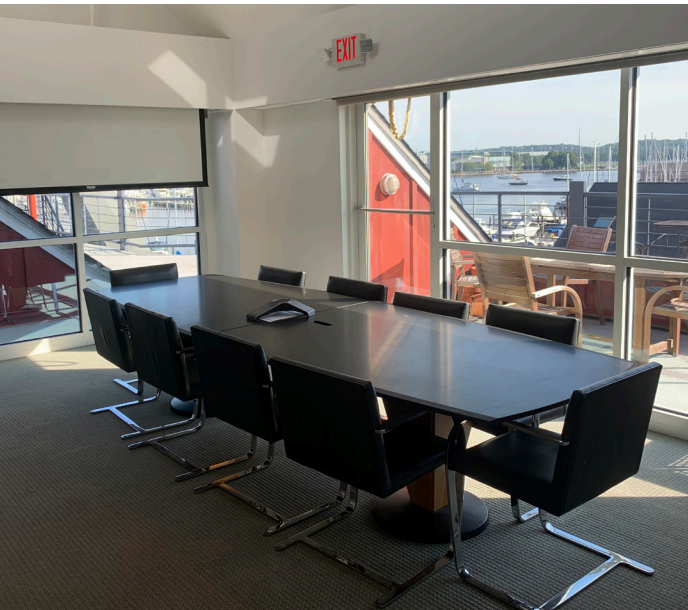
NOTE: THIS IS AN OUTLINE OF THE SPACE

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SUITE 406 PICTURES

ANNAPOLIS CITY MARINA | 410 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403



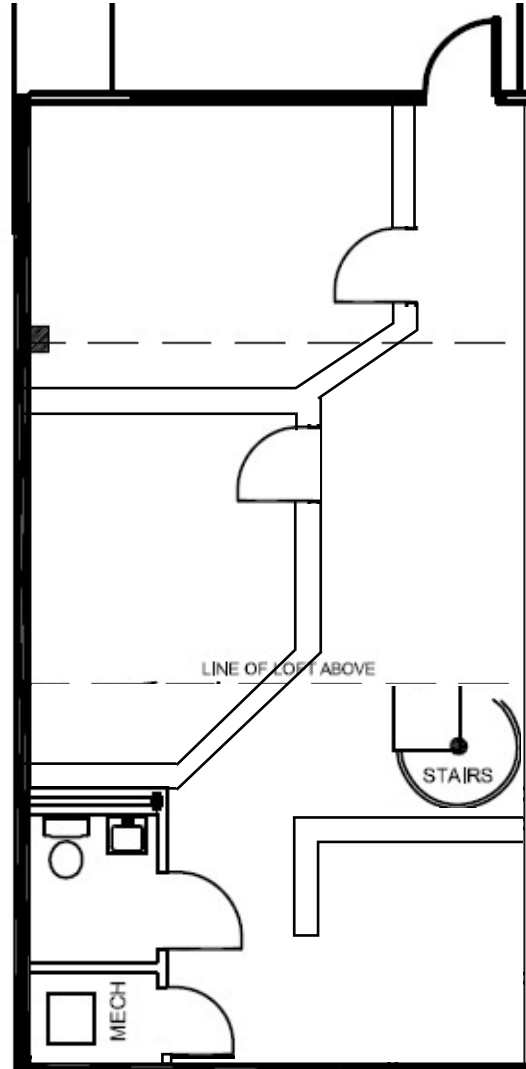
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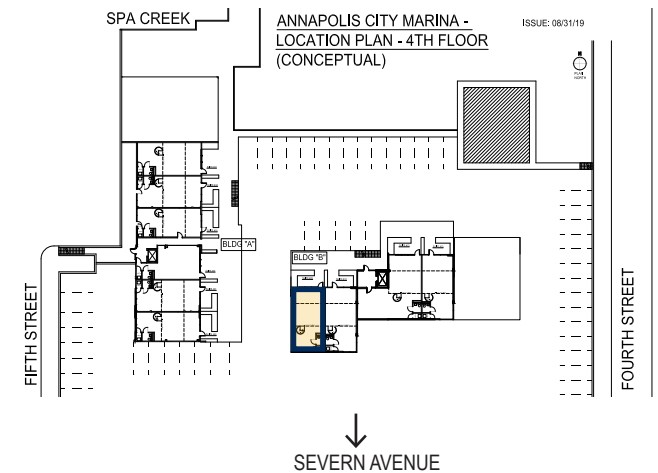
SUITE 409 FLOOR PLAN

ANNAPOLIS CITY MARINA | 410 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403

SUITE 409: 1,141 SF



NOTE: THIS IS AN OUTLINE OF THE SPACE
NOT TO SCALE



FOR LEASE

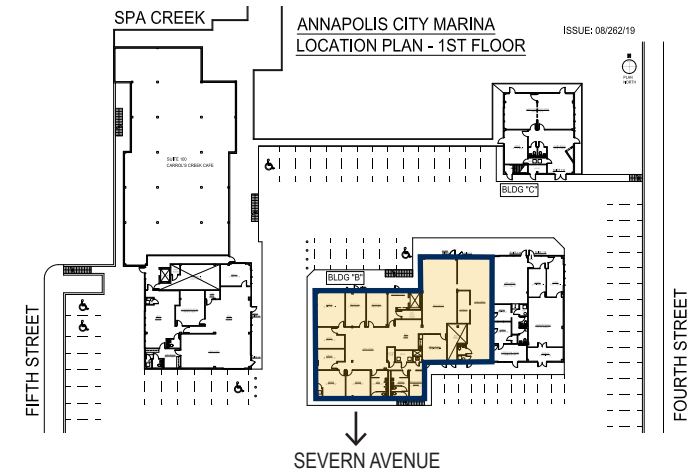
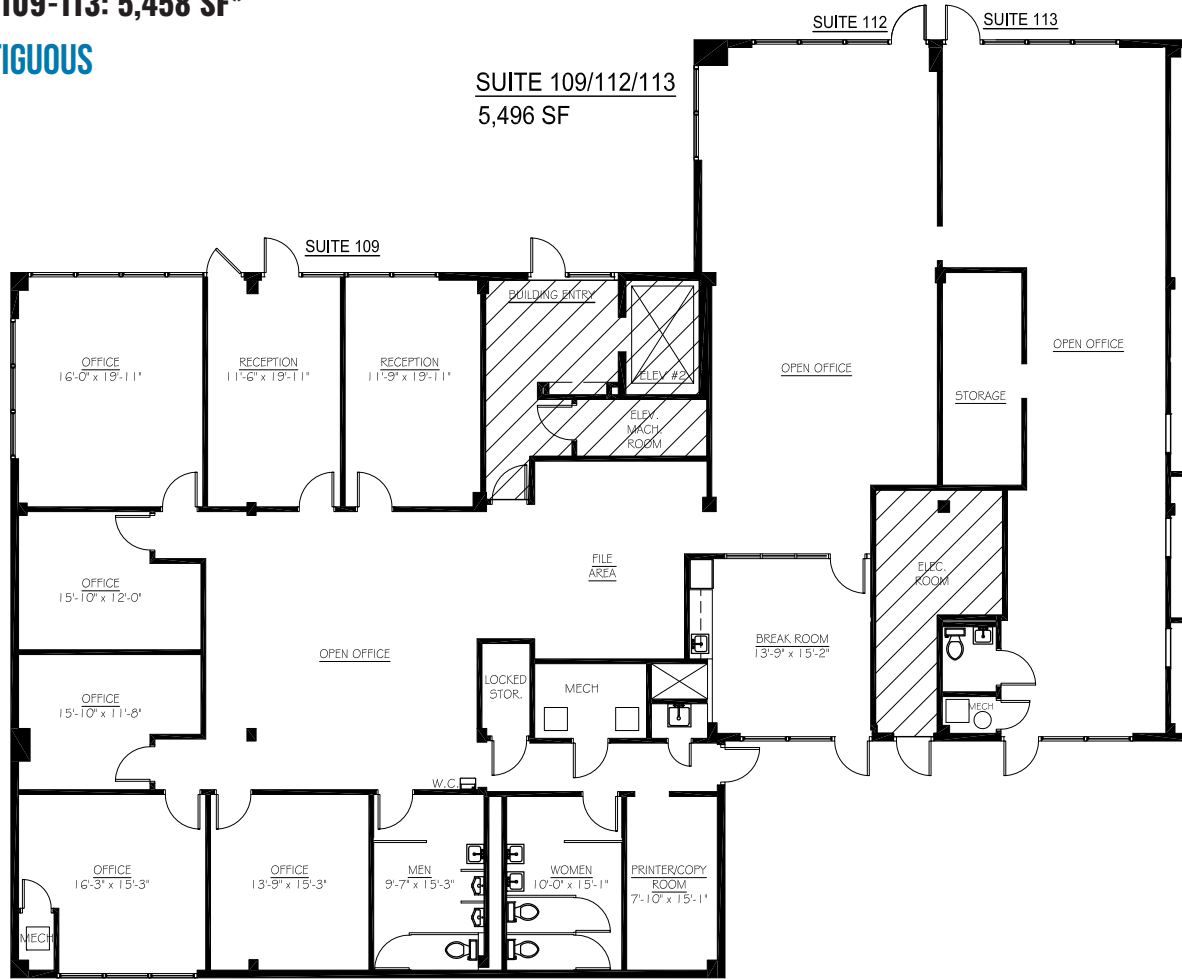
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SUITE 109 - 113 FLOOR PLAN

ANNAPOLIS CITY MARINA | 410 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403

SUITE 109-113: 5,458 SF*

***CONTIGUOUS**



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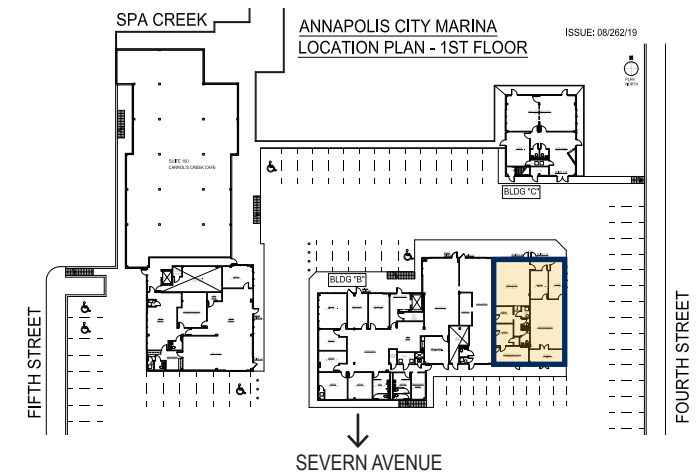
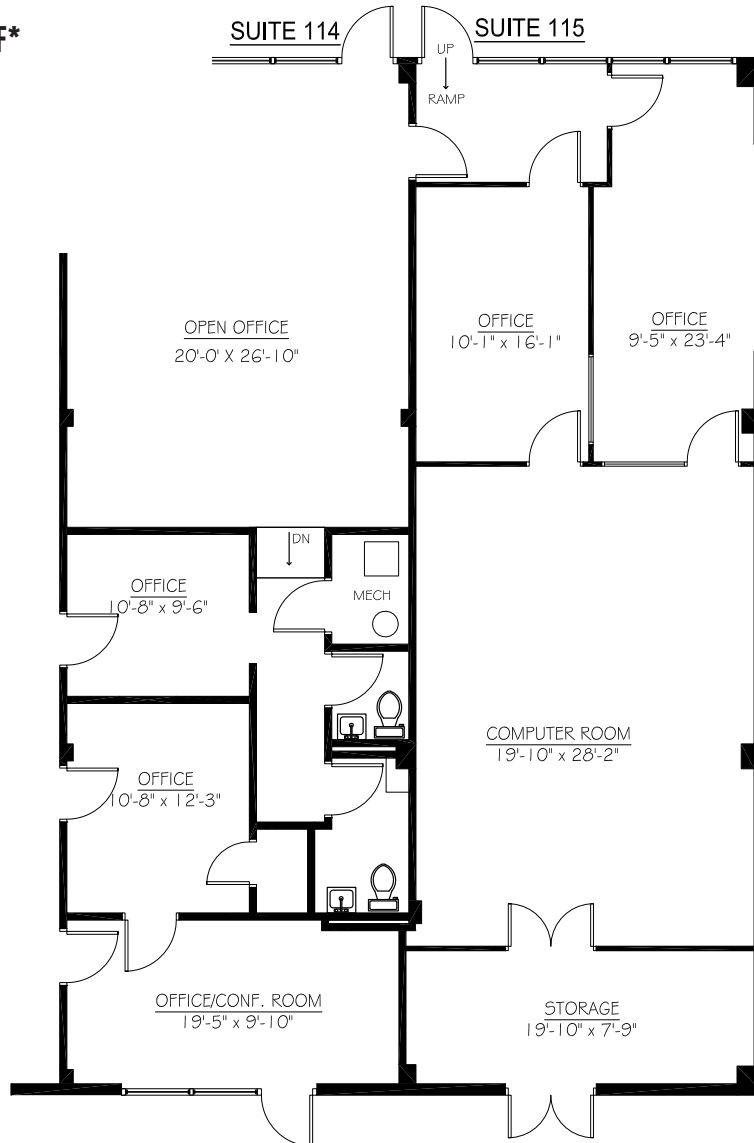
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SUITE 114 AND 115 FLOOR PLAN

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SUITE 114-115: 2,432 SF*

*CONTIGUOUS



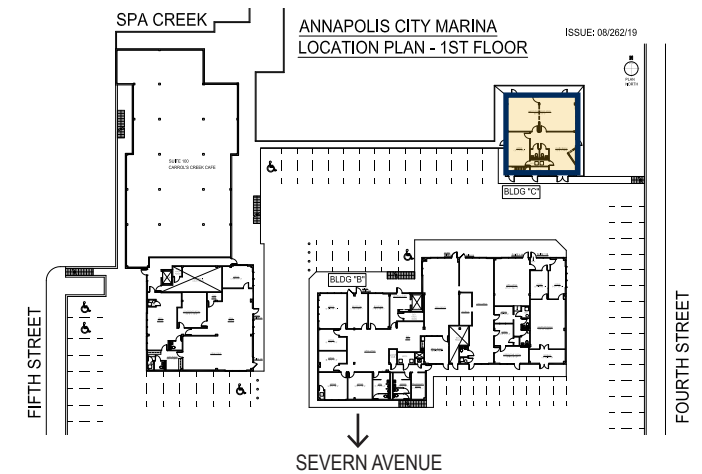
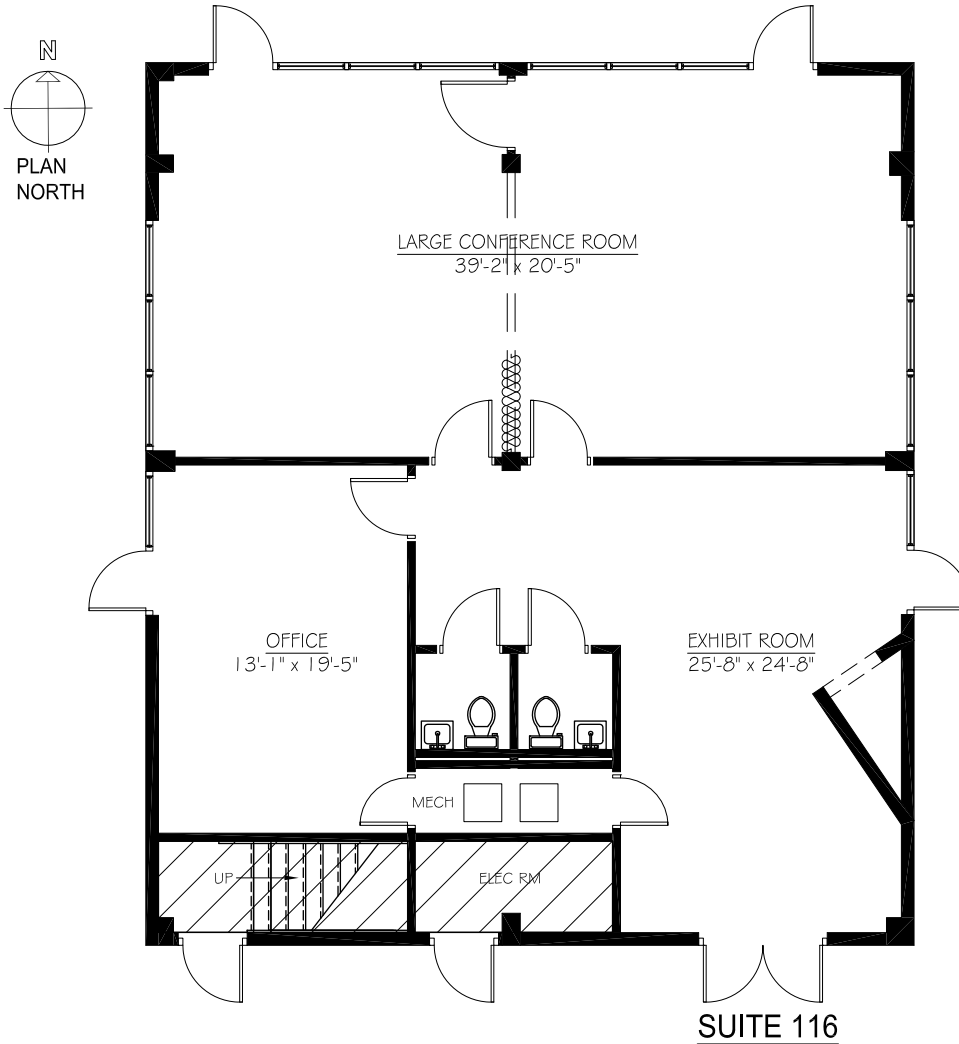
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SUITE 116 FLOOR PLAN

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SUITE 116: 1,650 SF



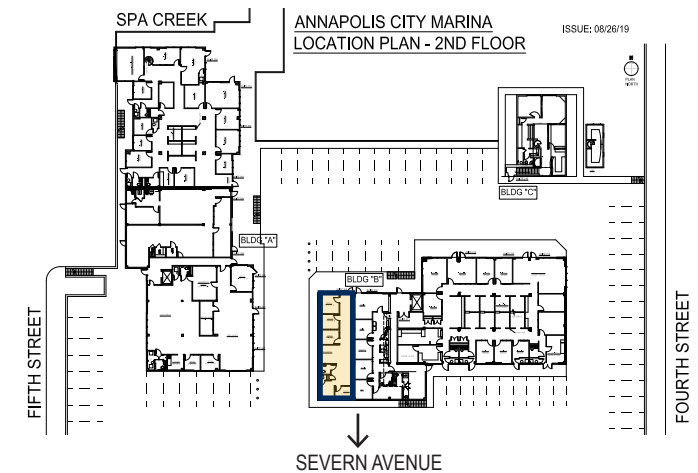
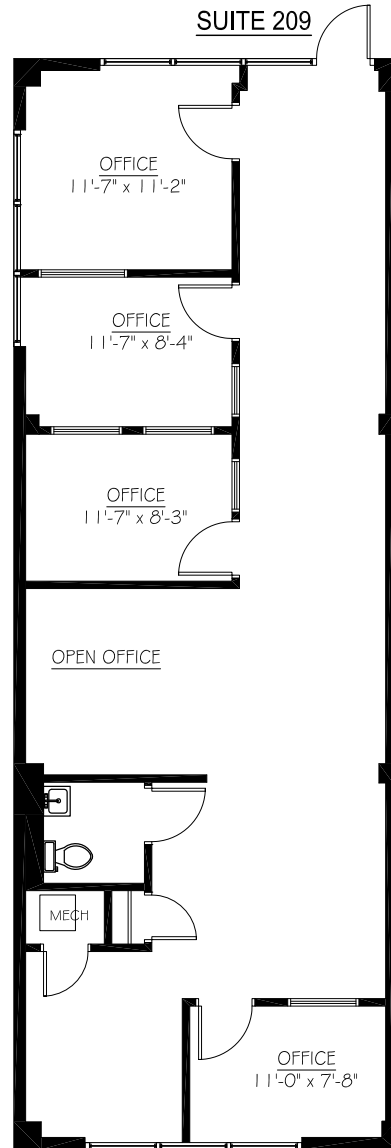
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SUITE 209 FLOOR PLAN

ANNAPOLIS CITY MARINA | 410 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403

SUITE 209: 1,227 SF
AVAILABLE FEBRUARY 2021



FOR LEASE

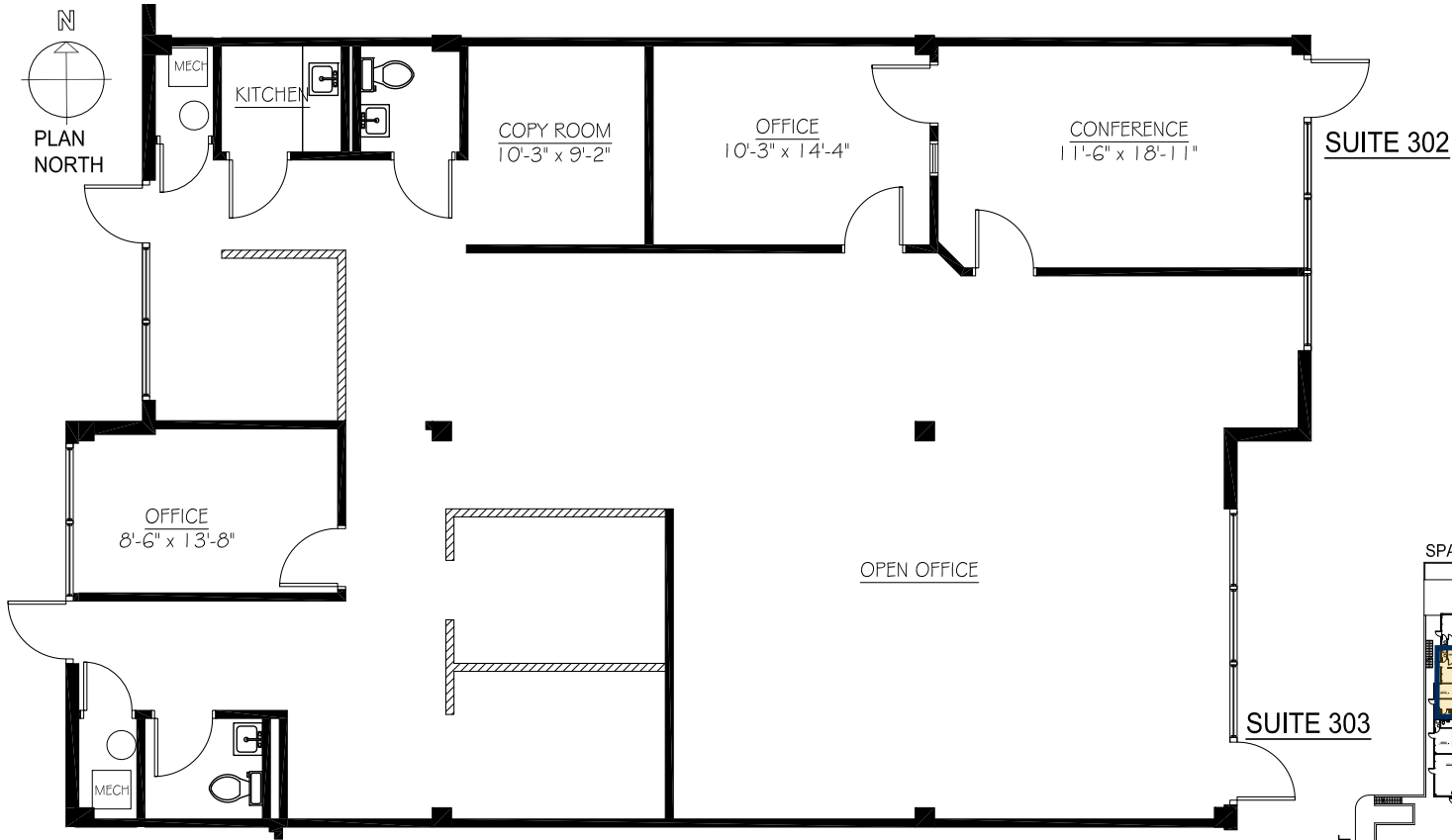
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SUITE 302 AND 303 FLOOR PLAN

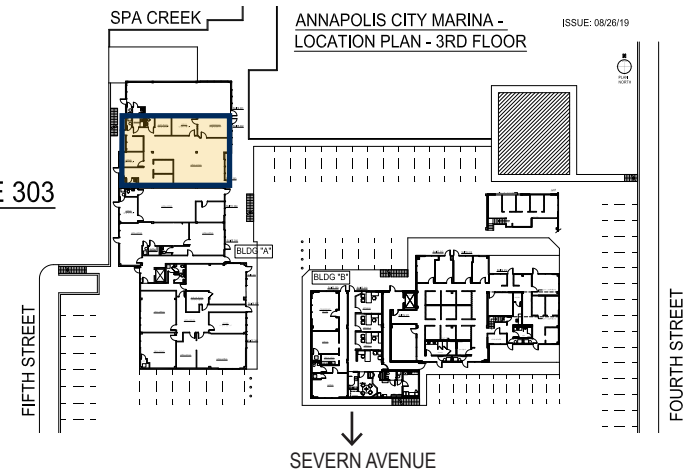
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SUITE 302+303: 2,397 SF*

***CONTIGUOUS**



CONTIGUOUS TO SUITES 304 AND 305



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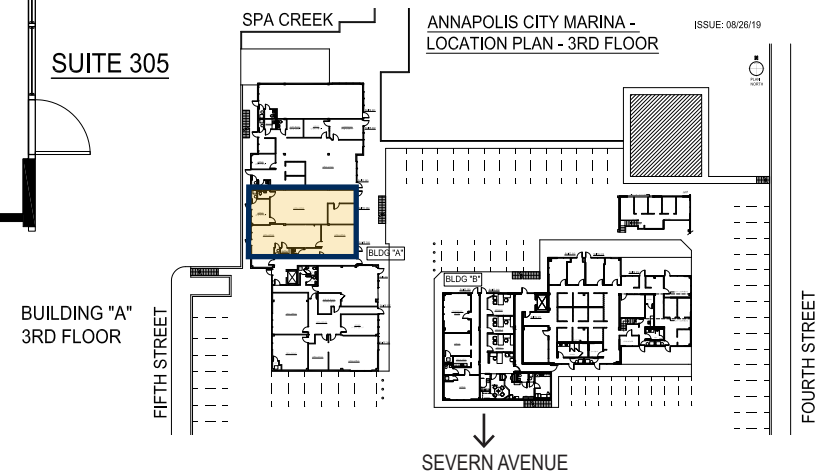
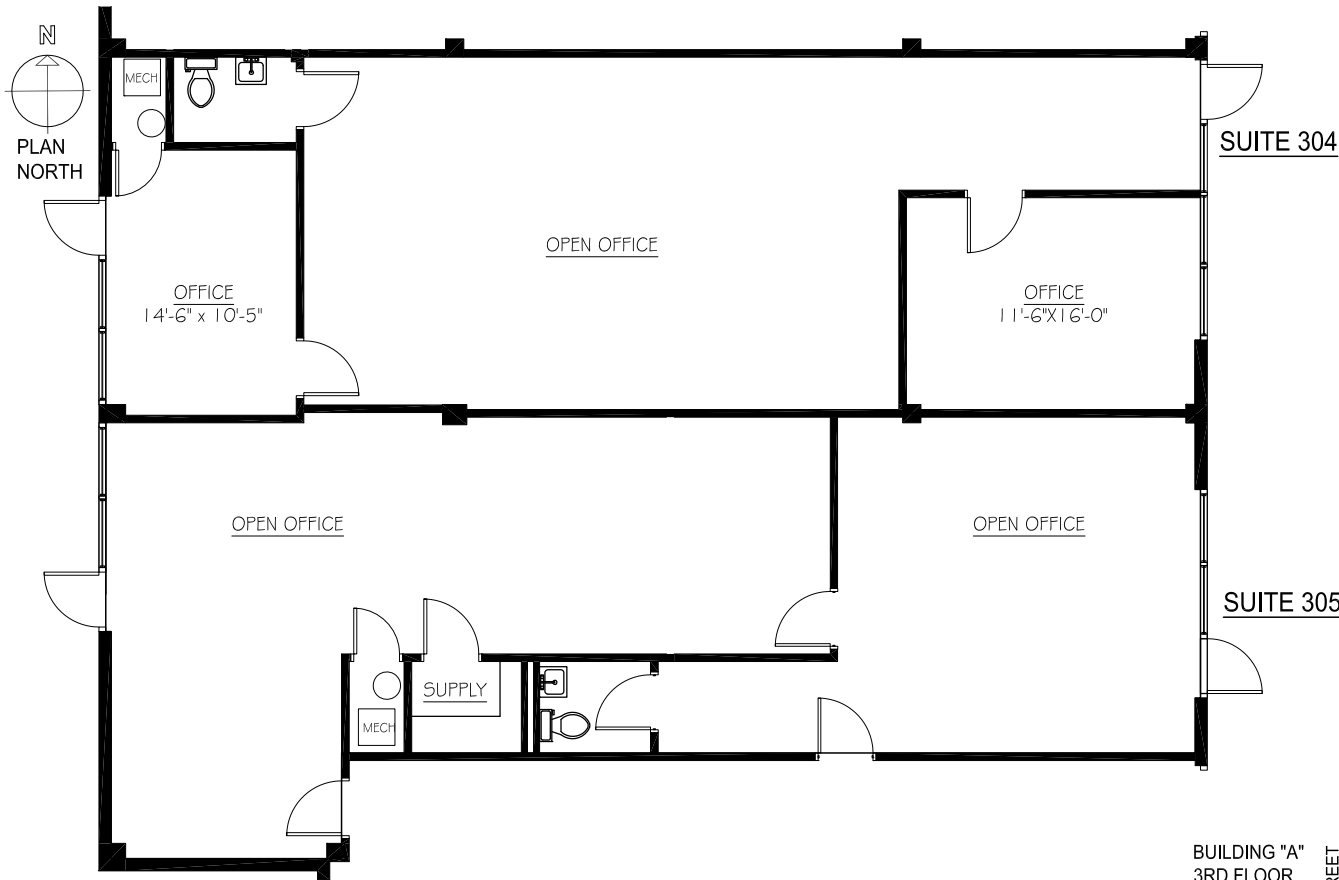
SUITE 304 AND 305 FLOOR PLAN

ANNAPOLIS CITY MARINA | 410 SEVERN AVENUE | ANNAPOLIS, MARYLAND, 21403

SUITE 304: 1,217 SF*

SUITE 305: 1,214 SF*

***CONTIGUOUS**



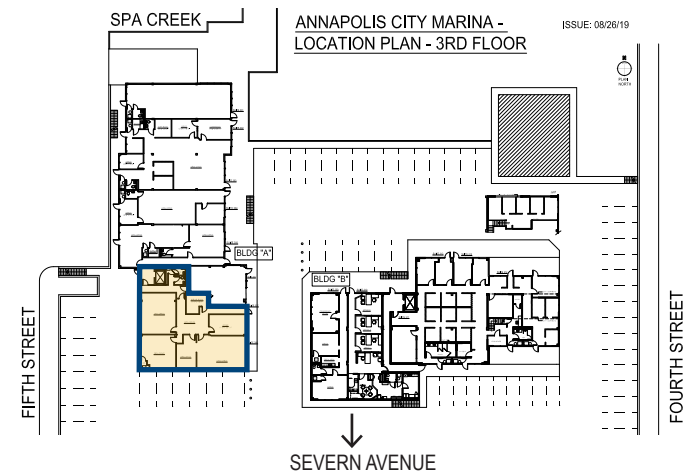
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SUITE 307 - 308 FLOOR PLAN

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SUITE 307-308: 2,729 SF



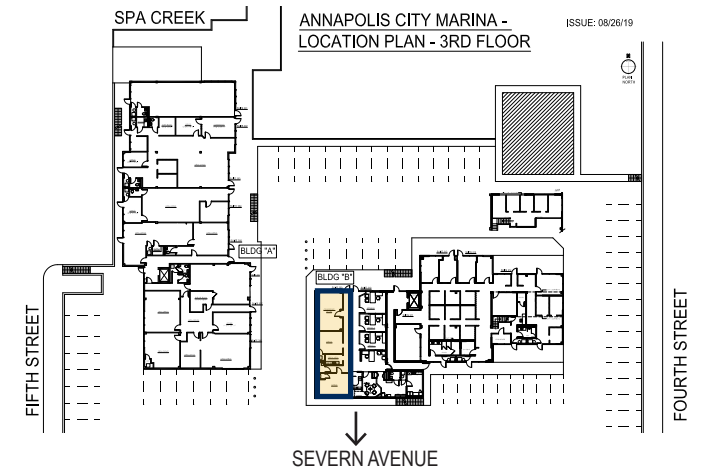
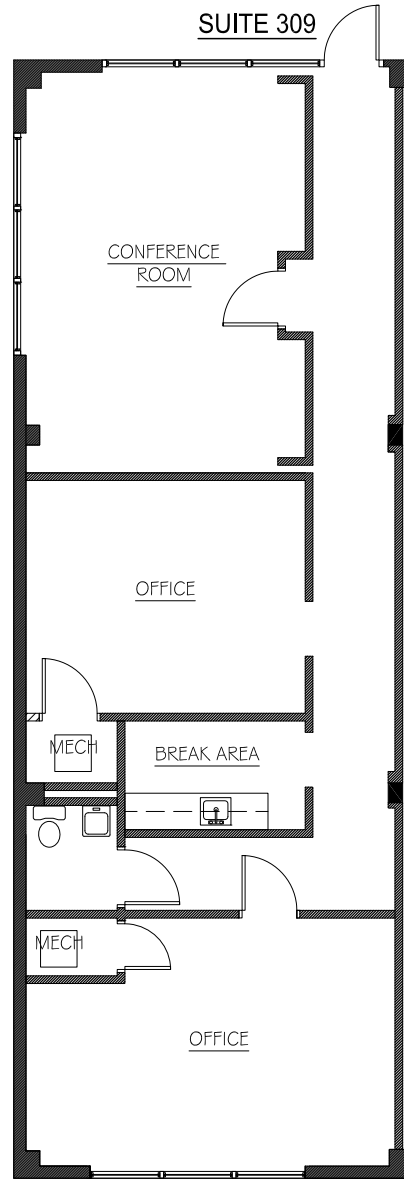
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SUITE 309 FLOOR PLAN

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SUITE 309: 1,291 SF



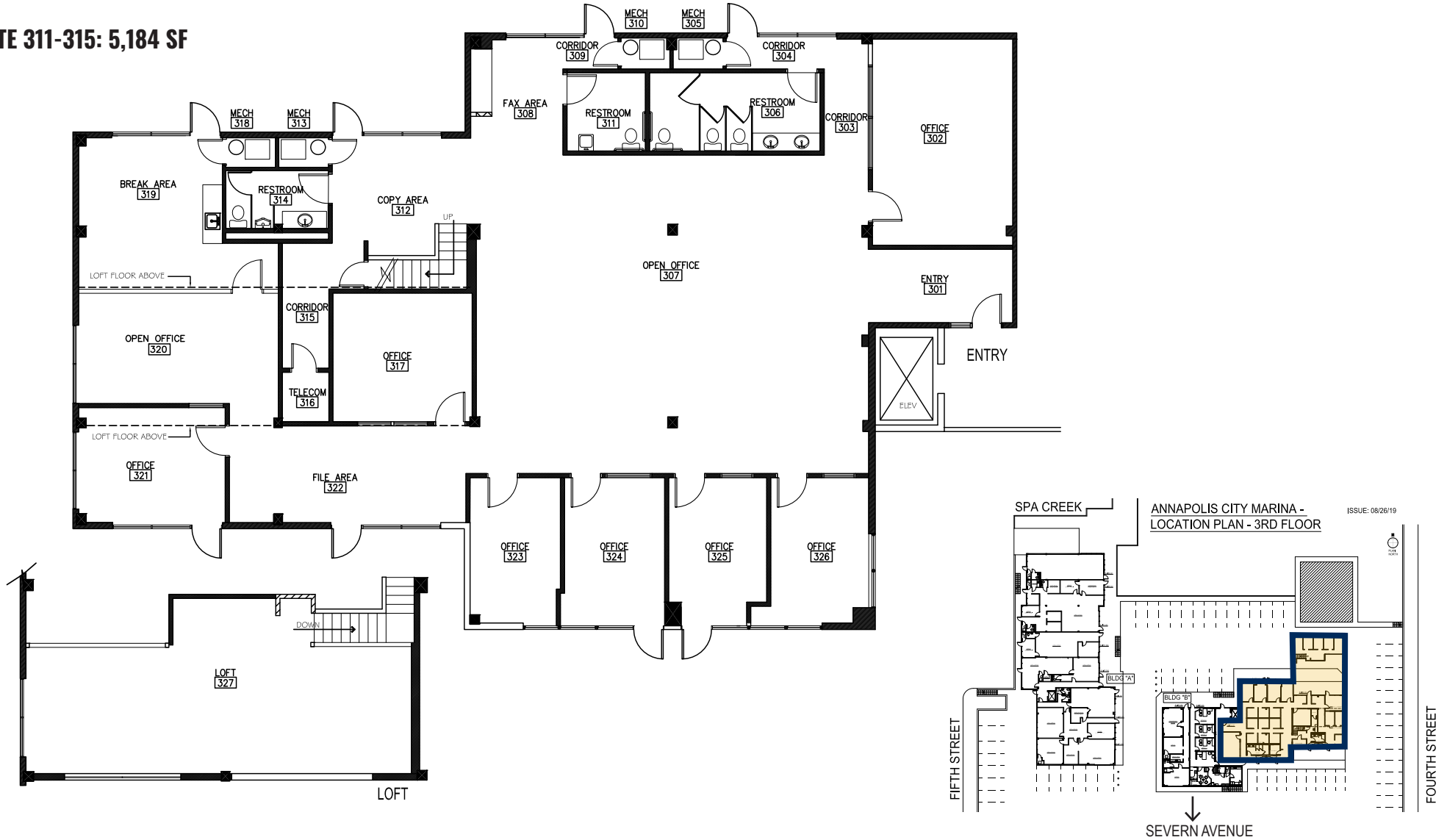
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SUITE 311-315 FLOOR PLAN

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SUITE 311-315: 5,184 SF



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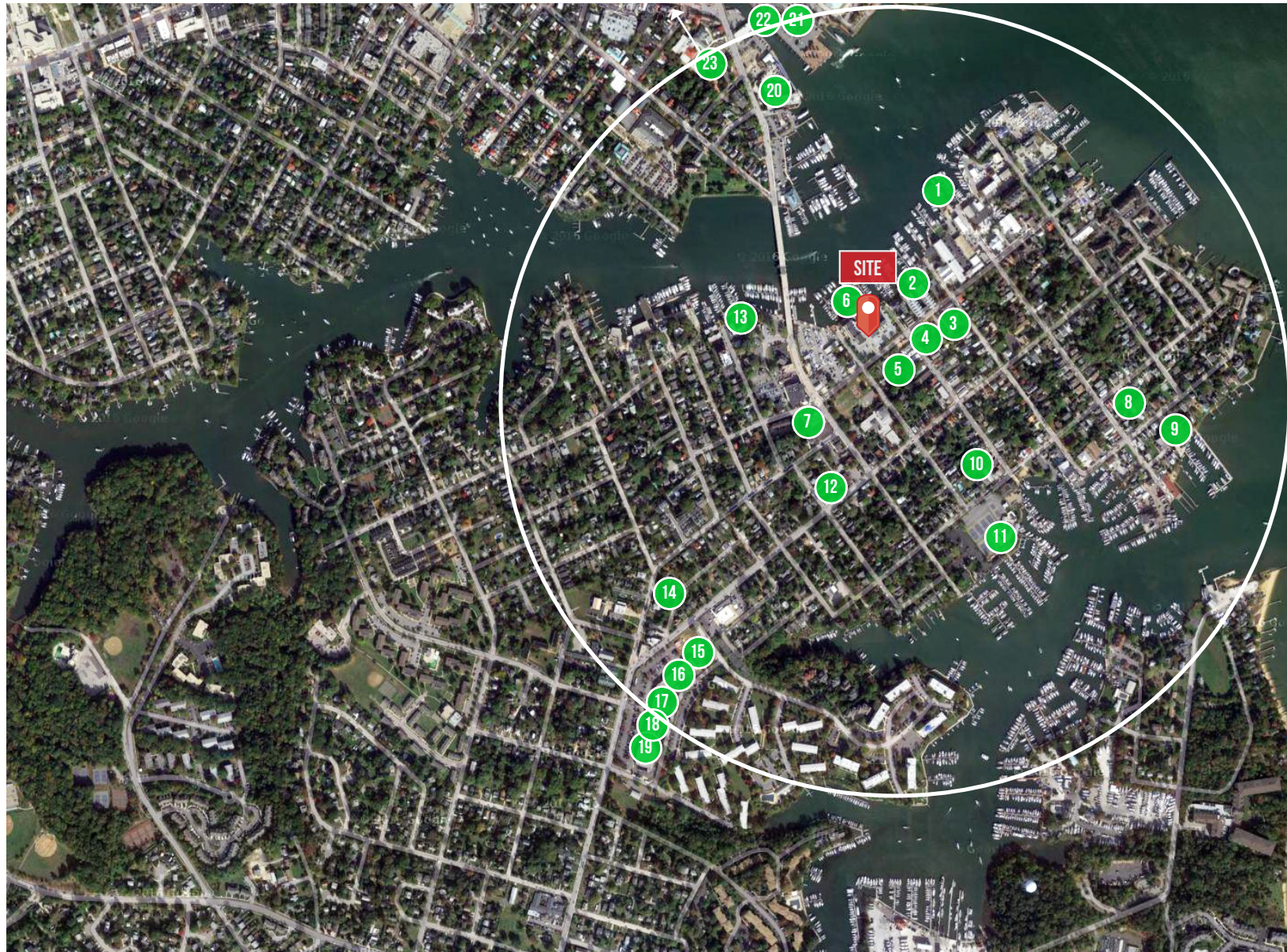
Anne Arundel County, MD

AMENITIES MAP (0.5 MILE RADIUS)

ANNAPOLIS CITY MARINA | 410 SEVERN AVENUE | ANNAPOLIS, MARYLAND 21403

RESTAURANTS, DELIS & CAFES

- 1 Chart House
- 2 O'Learys Seafood
- 3 Ruth's Chris Steak House
- 4 Lewnes' Steakhouse
- 5 Boatyard Bar & Grill
- 6 Carol's Creek Cafe
- 7 Blackwall Hitch
- 8 Leeward Market Cafe & Grocery
- 9 Wild Country Seafood
- 10 Davis's Pub
- 11 Lazy Palm
- 12 Bakers & Co
- 13 Three Zero One Burnside Club
- 14 Vin 909
- 15 Adam's Ribs
- 16 Eastport Kitchen
- 17 Sammy's Italian Pizza Kitchen
- 18 Ahh Coffee Cafe
- 19 China Wok
- 20 Pusser's Caribbean Grille
- 21 Starbucks
- 22 Armadillo's
- 23 O'Brien's Oyster Bar & Restaurant



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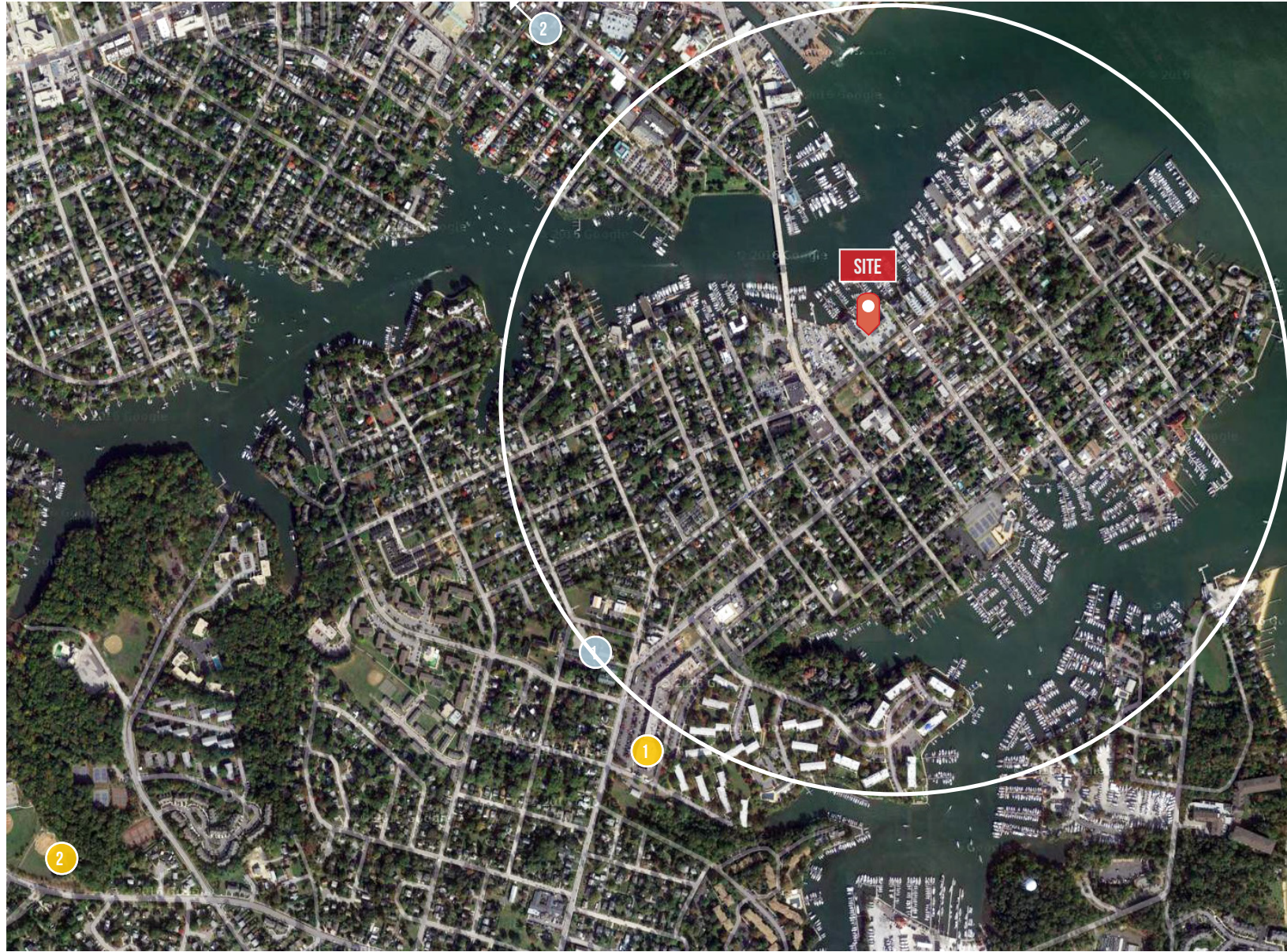
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DAYCARES

- 1 Colonial Nursery School
- 2 Preschool for the Arts at St. Anne's

FITNESS CENTERS

- 1 Annapolis Athletic Club
- 2 The Pip Moyer Recreation Center



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BANKS

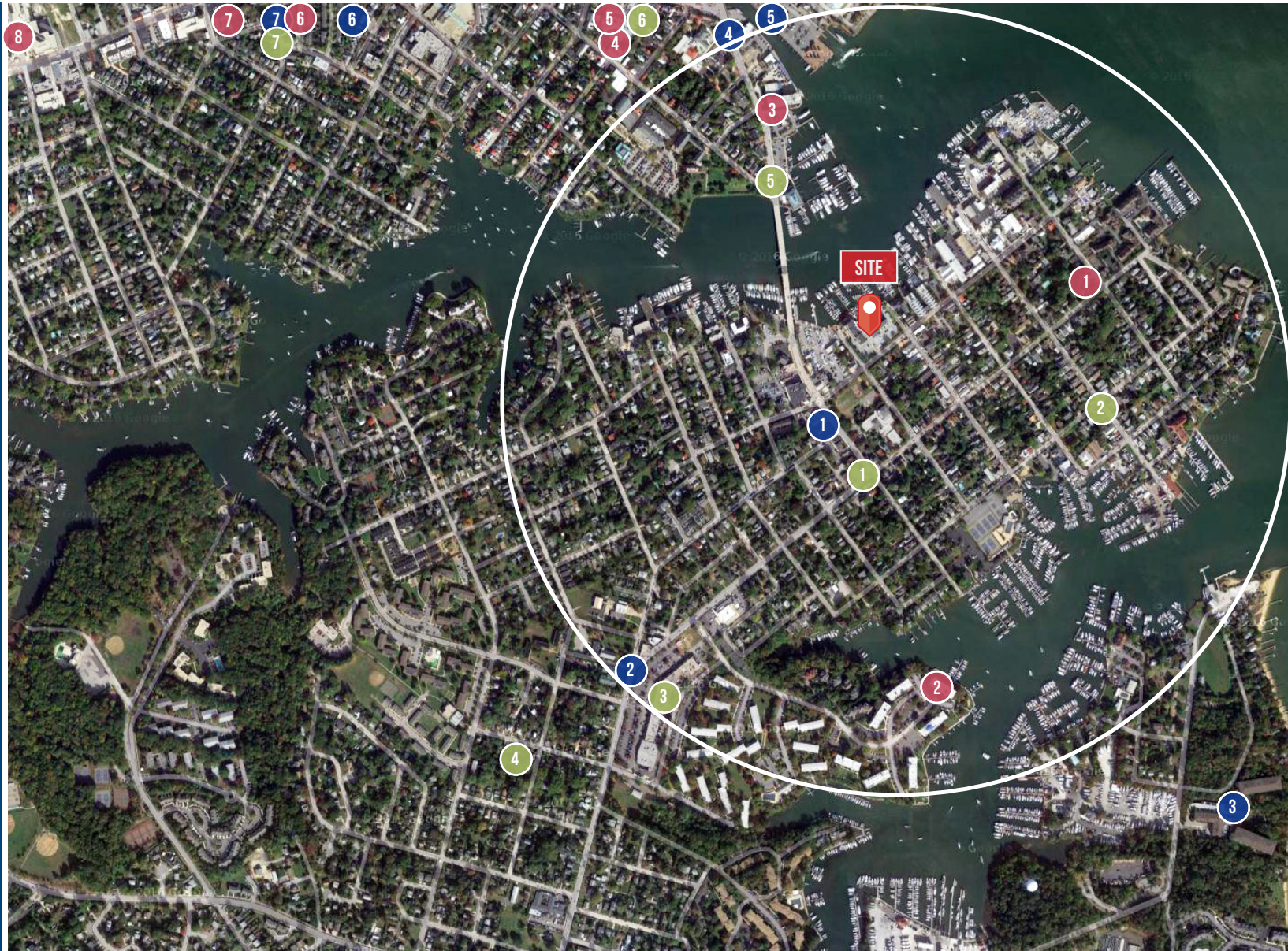
- 1 BB&T
- 2 PNC
- 3 First National
- 4 BB&T - City Dock Branch
- 5 USAA Financial Center
- 6 M&T Bank
- 7 SECU Credit Union

HOTELS

- 1 Inn at Horn Point
- 2 Choice Hotels
- 3 Annapolis Waterfront Hotel
- 4 Georgian House Bed & Breakfast
- 5 Scotlaur Inn
- 6 Loews Annapolis Hotel
- 7 O'Callaghan Annapolis Hotel
- 8 The Westin Annapolis

CONVENIENCE STORES

- 1 Royal Farms
- 2 Leeward Market Cafe & Grocery
- 3 Rite Aid Pharmacy
- 4 Sanky's Groceries
- 5 Yacht Basin CITGO
- 6 CVS



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