

SUBLEASE

Anne Arundel County, MD

ONE ANNAPOLIS EXCHANGE

1997 ANNAPOLIS EXCHANGE PKWY | ANNAPOLIS, MARYLAND 21401

AVAILABLE

Suite 310: 7,107 sf

OCCUPANCY

Immediate

ZONING

TC (Town Center)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ One of the most desirable Class A office buildings in Annapolis
- ▶ Suite entry directly off of elevator lobby
- ▶ Rarely available, fully furnished opportunity
- ▶ Possibility of expansion into adjacent 2,600 sf space
- ▶ Walking distance to Westfield Annapolis Mall, Annapolis Plaza, Anne Arundel Medical Center, and Annapolis Restaurant Park
- ▶ Immediate Access to Rt. 50 and I-97
- ▶ Building affords 24-hour access via electronic card system



FULLY
FURNISHED
OFFICE



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INTERIOR PHOTOS

1997 ANNAPOLIS EXCHNGE PKWY | ANNAPOLIS, MARYLAND 21401



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BIRDSEYE

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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius



28.9% Metro Renters



esri.com/tapestry

Average HH Size: 1.66
Median Age: 31.8
Median HH Income: \$52,000

19.5% Urban Chic



esri.com/tapestry

Average HH Size: 2.37
Median Age: 42.6
Median HH Income: \$98,000

14.8% Golden Years



esri.com/tapestry

Average HH Size: 2.05
Median Age: 51.0
Median HH Income: \$61,000



SUBLEASE

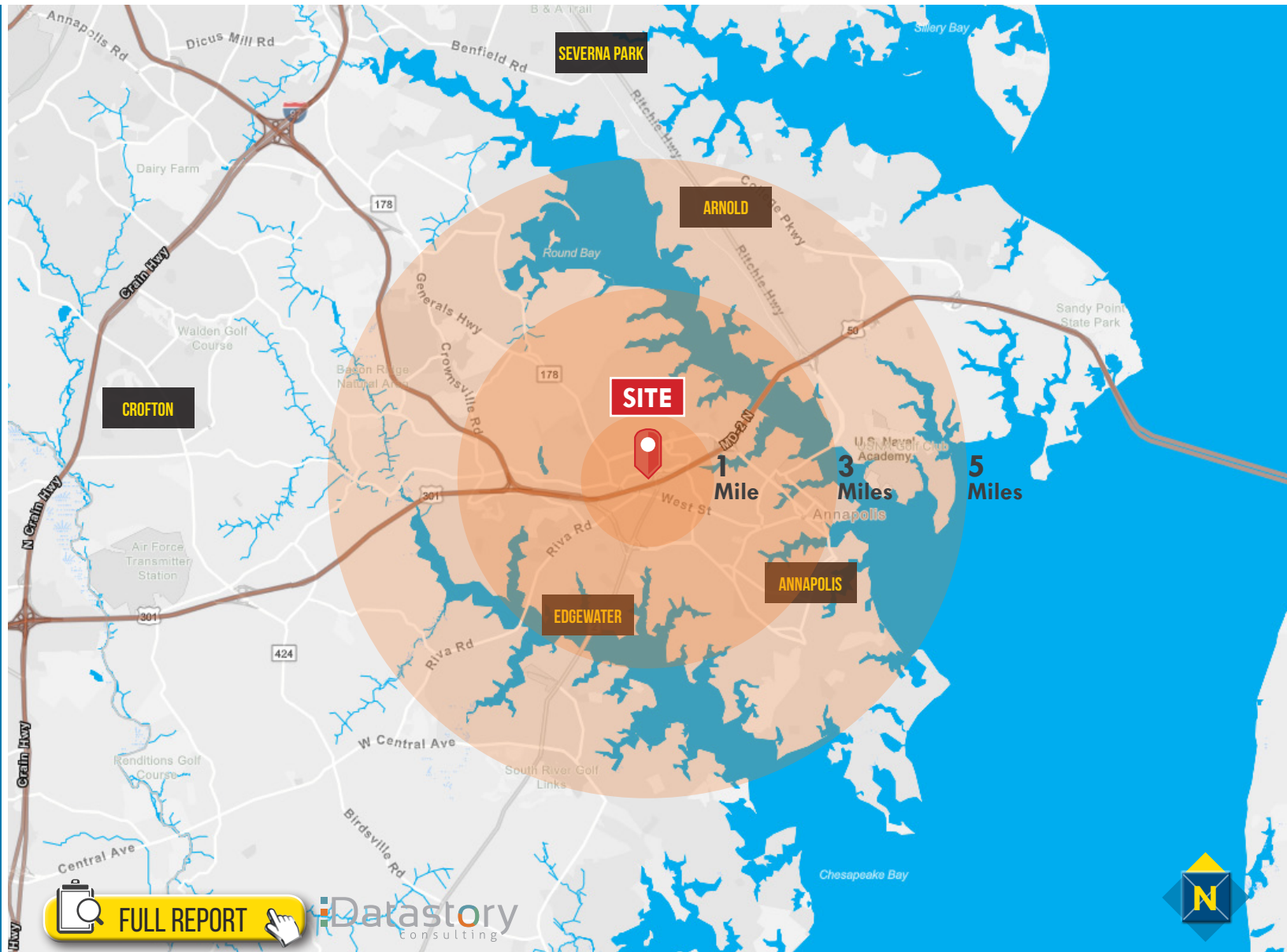
Anne Arundel County, MD

LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	9,500	53,488	110,017
Male Population	4,900	27,420	54,854
Female Population	4,600	26,069	55,164
Number of Households	4,342	20,546	42,730
Average Household Size	2.06	2.32	2.43
Median Age	36.3	37.7	41.1
Average Household Income	\$107,968	\$117,863	\$123,163
Daytime Employees	28,543	68,338	88,265
Education (College+)	55.3%	55.8%	57.1%



FULL REPORT

