

203 **RIDGELY AVENUE**
ANNAPOLIS, MARYLAND

FOR LEASE

RARE, WEST ANNAPOLIS RETAIL/OFFICE



EXCELLENT OPPORTUNITY FOR MEDICAL,
MED SPA, WELLNESS TENANT.

ROSSO
COMMERCIAL

RossoCRE.com

*Prime Retail/Office Space in Highly
Sought After West Annapolis Location*

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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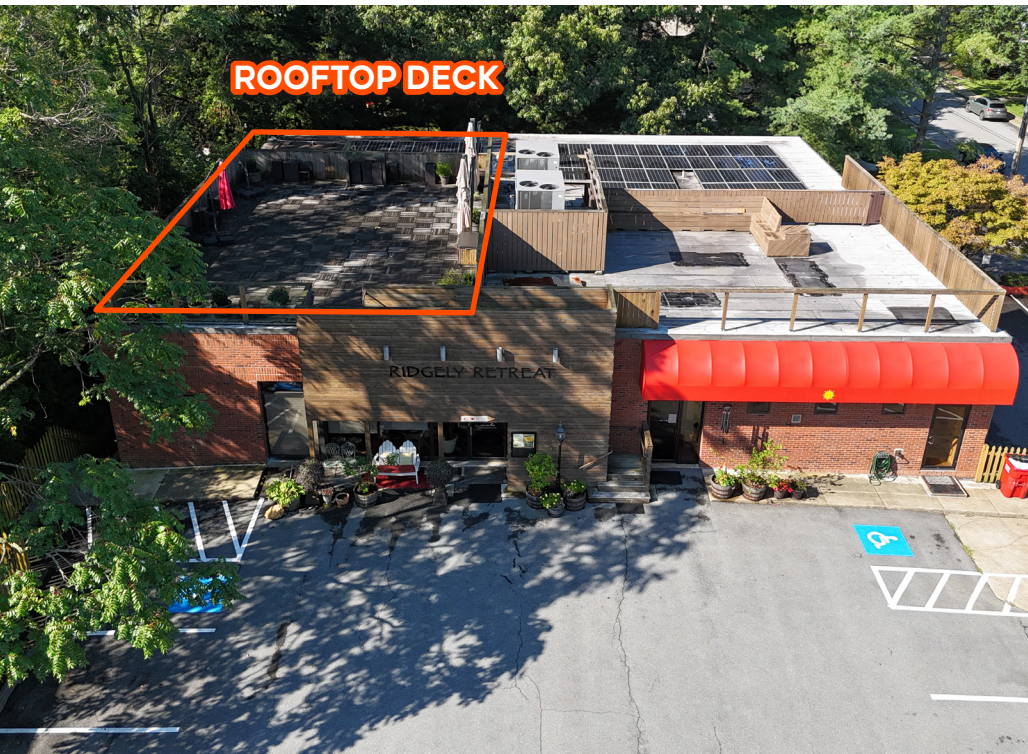
ANNAPOLIS, MARYLAND

- ↓ **Large, versatile space:** 5,840 SF Space with private offices (w/ plumbing), lobby, yoga studio, kitchenette, and in-suite bathrooms
- ↓ **Building egress:** Three Retail egress points on front of the building and an employee exit in the rear of the building
- ↓ **Upgraded building systems:** brand new fire system and HVAC system
- ↓ **Rooftop Deck:** great space for large gatherings
- ↓ **Rooftop Solar Panels:** 66 solar panels with two inverters provide a discounted electric demand for the building
- ↓ **Ample Parking:** 17 dedicated parking spaces + two handicap spaces plus street parking. New electric car charger
- ↓ **West Annapolis Location:** This popular area features historic homes, small shops, excellent schools, and convenient access to downtown Annapolis. Its annual Oktoberfest, open to the public, attracts nearly 3,000 visitors each September
- ↓ **Prime High Traffic Area:** Quick access to Downtown Annapolis, Navy Marine Corps Memorial Stadium, and US Rt. 50
- ↓ **Asking Rent:** \$26/psf + CAM and Electric

****Please do not disturb Tenant, all inquiries must go through Broker****



PROPERTY OVERVIEW



AREA OVERVIEW



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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ANNAPOLIS, MARYLAND

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