



337 & 345 PIER ONE RD.
Stevensville, MD

LUXURY, WATERFRONT OFFICE SPACE
FOR LEASE
Unique + Vibrant Waterfront Location



TENANT SIGNAGE OPPORTUNITIES



PRIVATE WATERFRONT BALCONY



A WATERFRONT **LIVE, WORK, PLAY**
MIXED-USE DEVELOPMENT



www.RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**



SPACES AVAILABLE:

BUILDING 2:

- » 1st floor: 519 SF
- » 2nd floor: 2,370 SF - Includes Private Waterfront Balcony

BUILDING 3:

- » 2nd floor: 1,984 SF - Includes Private Waterfront Balcony

PROPERTY FEATURES:

- » Upscale office space available at Bay Bridge Marina. *Marina, Hotel and Private Residences under construction*
- » Tenant amenities include on-site gym with locker rooms and private pool
- » Boat Slips available
- » Nearby Libby's Coastal Kitchen, Knoxie's Table, Chesapeake Bay Beach Club, Bay Bridge Airport, Bay Manor Apartments, Target, and more
- » Easy access to Chesapeake Bay Bridge / Rte. 50
- » Easy Commute to Major City Centers:
 - **Annapolis:** 15 Miles
 - **Baltimore:** 44 Miles
 - **Washington, DC:** 40 Miles
 - **Easton:** 30 Miles
 - **St. Michaels:** 37 Miles
- » Contact broker for additional information

Live. Work. Play.



MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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.

Planned Development



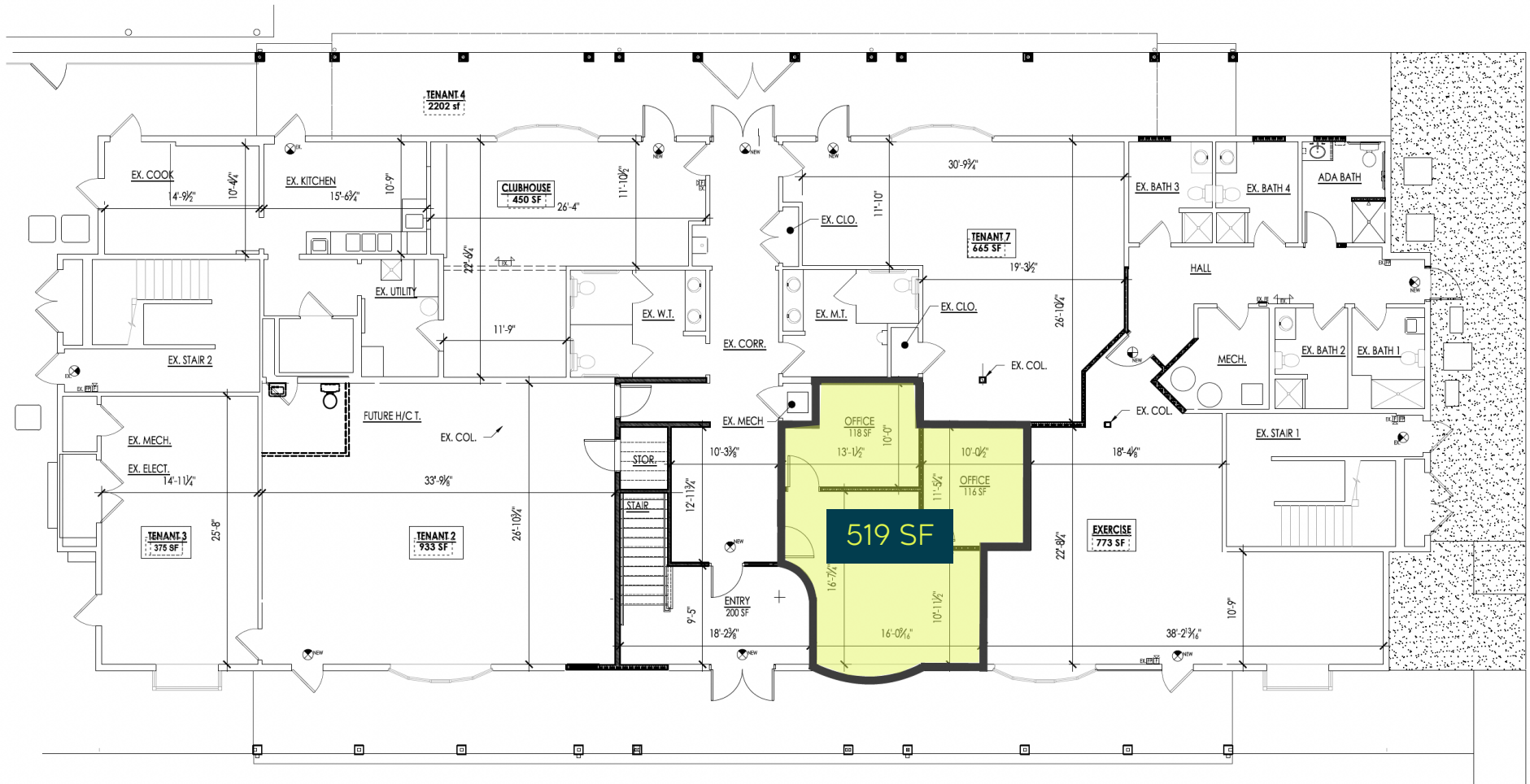
UNIQUE + VIBRANT WATERFRONT COMMUNITY



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.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

Floor Plans



BUILDING 2
1ST FLOOR | 519 SF

Live. Work. Play.



MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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.

Floor Plans



BUILDING 2
2ND FLOOR | 2,370 SF

Live. Work. Play.



MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

Floor Plans



BUILDING 3
2ND FLOOR | 1,984 SF

Live. Work. Play.



Area Overview



- NEARBY + CONVENIENT AMENITIES**
- | | |
|--|---|
| 1. Libby's Coastal Kitchen & Cocktails | 4. The Inn at Chesapeake Bay Beach Club |
| 2. Chesapeake Bay Beach Club | 5. Knoxie's Table |
| 3. Bay Manor Apartments & Shops | 6. Stevensville Crab Shack |



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.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

Area Overview



Live. Work. Play at Bay Bridge Marina lifestyle...a place where businesses thrive in a vibrant, waterfront community.

Walking distance to dining, lodging, shopping, and recreation. Minutes to the Chesapeake Bay Bridge, transportation hubs. Easy access to Baltimore-Washington Metropolitan areas.



BAY BRIDGE
MARINA

ST. MICHAELS
37 MILES

EASTON
30 MILES

WASHINGTON, DC
40 MILES

BALTIMORE
44 MILES

BWI
35 MILES

ANNAPOLIS
15 MILES



KENT ISLAND, MD

337 & 345 Pier One Road | Stevensville, MD

Ryan J. Brant

rbrant@rossocre.com

C | 301.768.2710

Brooke McAdam

brooke@rossocre.com

C | 410.707.2526

John A. Rosso SIOR

john@rossocre.com

C | 410.802.1909



One Annapolis Street | Suite 101 | Annapolis, MD 21401 | www.RossoCRE.com

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.