

1160 SPA ROAD

ANNAPOLIS, MARYLAND

FOR SALE/LEASE

PROFESSIONAL OFFICE CONDO



www.RossoCRE.com

*Annapolis office condo with
convenience at every turn.*

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

PROPERTY OVERVIEW & HIGHLIGHTS



1160 Spa Road offers a rare opportunity to own or lease a long-standing, professional office condo in a highly accessible Annapolis location. The space features a welcoming reception area, multiple private offices, in-suite restrooms, and a kitchenette — all designed for efficient, professional use.

Enjoy ample on-site parking and excellent connectivity to **Forest Drive, Spa Road,** and major routes including **Route 50** and **I-97**. Ideal for professional or service-based users seeking a convenient, established business address.

Sale Highlights

- » Comprises 3 condo units (2A, 2B, and 2C) totaling approximately 3,000 SF +/-
- » Unit 2A (750 SF +/-): Currently tenant-occupied (negotiable upon vacating)
- » Units 2B/C (2,250 SF +/-): Owner-occupied; will vacate upon sale
- » Asking Price: \$795,000
- » Shared Hot Water Heater and HVAC systems
- » Condo Fees: \$300/month (per unit)

Leasing Highlights

- » Lease from 750 SF up to 3,000 SF ±
- » Asking Rent: \$23.50/SF, MG

Space Highlights

Unit 2A

- » 2–3 private offices
- » Bathroom
- » Storage
- » Conference Room

Units 2B/C

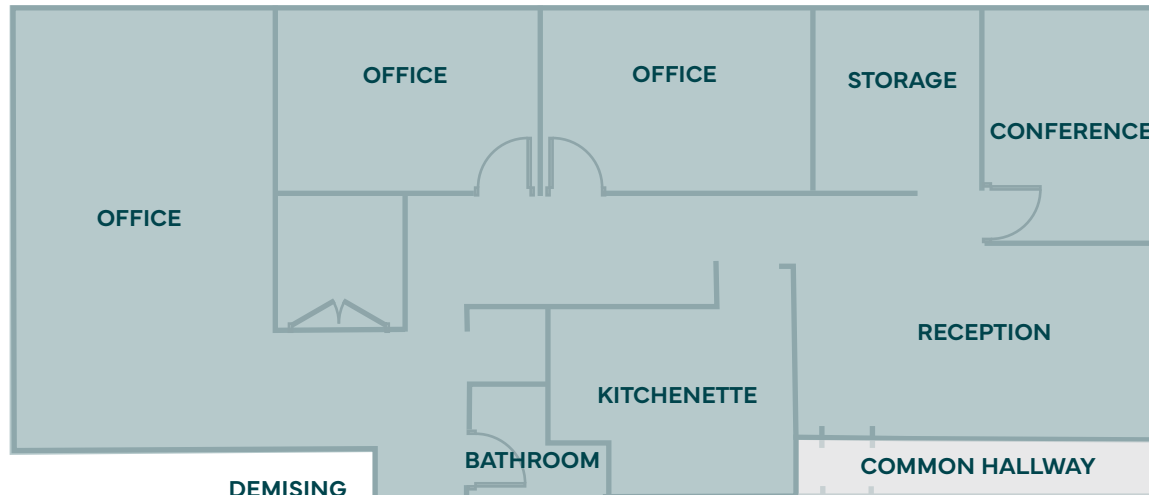
- » Reception area
- » Kitchenette
- » Conference Room
- » 5 private offices (with potential to add an additional office)
- » 2 restrooms
- » Storage



FLOOR PLANS

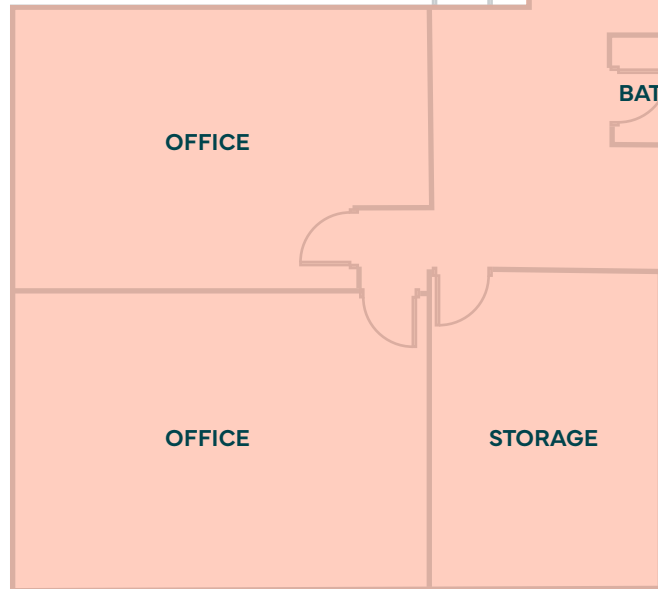
APPROXIMATE FLOOR PLAN

UNIT 2B

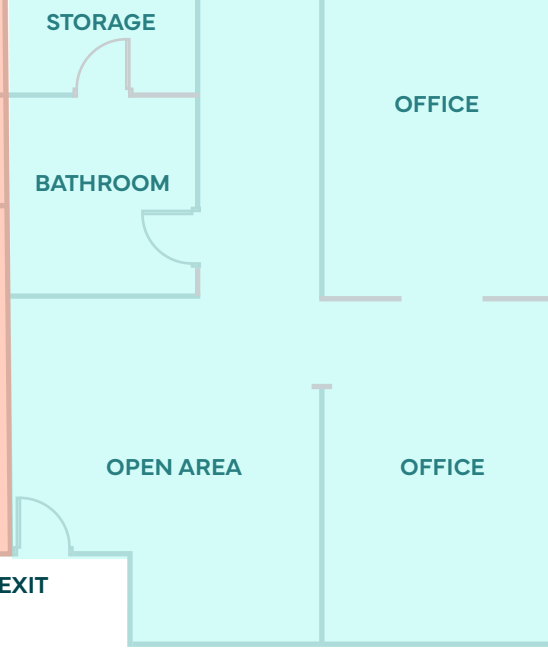


UNIT 2B/2C:
2,250 SF

DEMISING
LINE



UNIT 2C



UNIT 2A 750 SF [CURRENTLY OCCUPIED]

ANNAPOLIS TOWN CENTER

CAVA WILLIAMS SONOMA WHOLE FOODS MARKET AT&T
P.F. CHANG'S SEPHORA J. ALEXANDER'S RESTAURANT
Toastique Tatte
ANTHROPOLOGIE POTTERY BARN TARGET TRUE FOOD KITCHEN

ANNAPOLIS HARBOUR CENTER

THE FRESH MARKET STARBUCKS POTBELLY ROBESK'S
FRIDAYS BARNES & NOBLE BOOKSELLERS OLD NAVY
pure barre CallBurger

Audi BELL HONDA
STARBUCKS LUMBER
YOGA MOUNTAIN

Miss Shirley's CARPACCIO
seasalt VARUNA

DOWNTOWN ANNAPOLIS

ARIS T. ALLEN BLVD.

SAFeway

CVS Lujo Pizza
Celebree SCHOOL

1160 SPA ROAD
ANNAPOLIS, MARYLAND

WASHINGTON, DC
30 MILES

BALTIMORE
28 MILES

ROUTE 50
5 MILES

ROUTE 97
4 MILES

BROTHERS BREAD EL CABRITO MEXICAN GRILL ECOKRESS CAR WASH

CLOCK TOWER PLACE

CAFFARELLI'S calico B+B DOG
WINE CELLARS BEADRISE CEREALS

ANNAPOLIS MIDDLE SCHOOL

TRUXTON PARK

FOREST DRIVE

SPA ROAD

FOREST DRIVE

SPA ROAD

WEST STREET

WEST STREET

CHINGUAPIN ROUND ROAD

50

MARYLAND 2

MARYLAND 665

SOLOMON'S ISLAND ROAD

MARYLAND 2

1160 SPA ROAD

ANNAPOLIS, MARYLAND

Ryan Brassel SIOR
ryan@rossocre.com
C | 410.507.3144

Brooke McAdam
brooke@rossocre.com
C | 410.707.2526



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

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