

FOR LEASE

801 COMPASS WAY, ANNAPOLIS, MD 21401



Mixed Use Building for Lease

Judith Neighoff

410.260.6545

jneighoff@hyattcommercial.com

PROPERTY DESCRIPTION

- Positioned at the heart of a thriving urban area with ample parking and adjacent to walking trails
- 2nd floor suites with easy access and elevator
- 1st floor suite has great visibility and nicely built out for professionals
- Common bathrooms in hall featuring granite countertops
- Full Service leases, 12-60 months available
- Expansive window-line offering plenty of natural sunlight
- Professionally managed and maintained

OFFERING



FOR LEASE

OFFICE SPACE SPACE

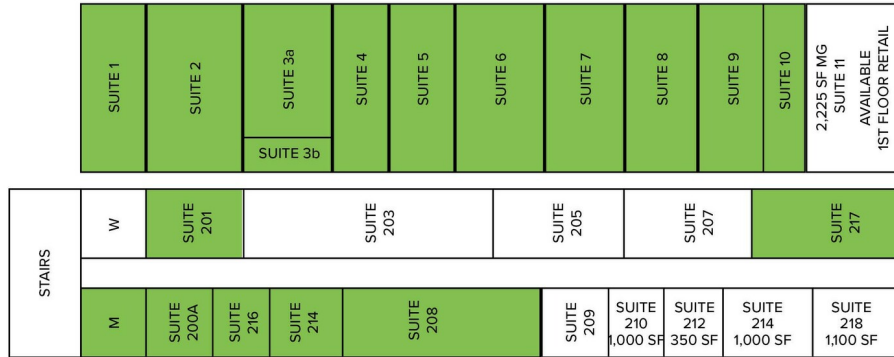
Building Size	32,987 SF
Price	\$500.00 - 1,600 per month (Full Service)
Available Spaces	
Suite 203 - 1800 SF	Suite 214 - 1,000 SF
Suite 205 - 950 SF	Suite 218 - 1,100 SF
Suite 207 - 1,050 SF	Unit 11 - 2,225 SF
Suite 210 - 1,000 SF	



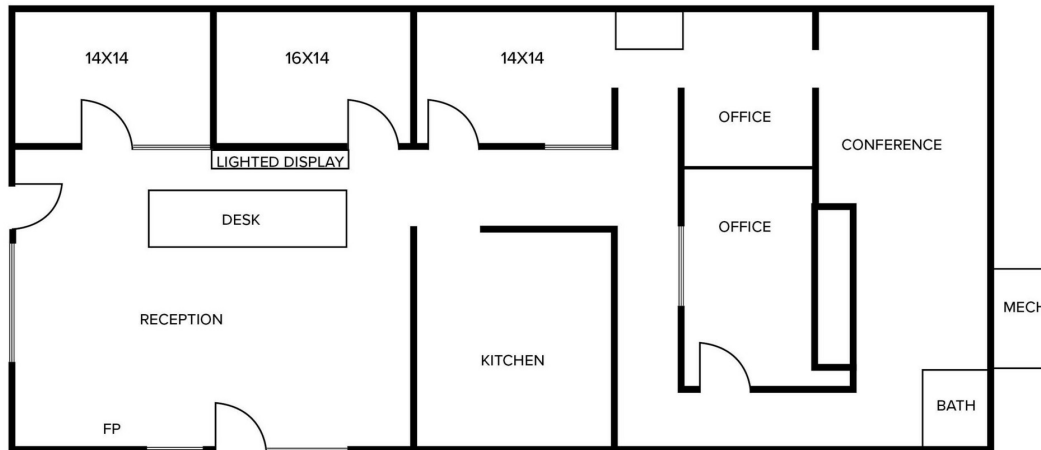
FLOOR PLANS



- SUITE 1 Float Annapolis
- SUITE 2 Lexor Nails
- SUITE 3A Prestige Service
- SUITE 4 MKM Home Care
- SUITE 5 El Cafe, LLC
- SUITE 6 Fortune House
- SUITE 7 Academy Realty
- SUITE 8 Hair Salon
- SUITE 9 Liquor Store
- SUITE 10 AC Paving
- SUITE 11 VACANT
- SUITE 200A Les Boisclair
- SUITE 201 Dirk Rinehart CPA
- SUITE 202 Champion Financial Planning (216)
- SUITE 203 VACANT
- SUITE 205 VACANT
- SUITE 207 VACANT
- SUITE 208 VACANT
- SUITE 209 Leased
- SUITE 210 VACANT
- SUITE 212 VACANT
- SUITE 214 VACANT
- SUITE 217 Evergreen Holistic
- SUITE 218 VACANT



OCCUPIED
 VACANT



Suite 11 801 Compass +/- 2,225 SF. Approx 45'x50' Drawing not to scale
FP - Fire Place

RETAILER MAP



Baltimore Washington International Airport
33-minute drive

Washington DC
52-minute drive

US 50

US 50

US 50

WESTFIELD ANNAPOLIS MALL

Sears FOREVER 21 The Container Store
JCPenney **LEGO**
noodles **Radio Fitness** **California**
VANS **KOKEE TEA** **H&M** **ZARA**
OFF THE WALL **S** **SKECHERS**
F Mobile **HOLLISTER** **BARN SHOW** **SEPHORA**

Rolling Knolls Elementary School

HOMESENSE **TRADER JOE'S**
Marshalls **M&T Bank**
JOANN **Reico**
 KITCHEN & BATH

GATEWAY VILLAGE
Orangetheory **BEST BUY**
PETSMART **SAFEWAY**
DICK'S **PAPA JOHN'S**
 SPORTING GOODS

sam's club



UNCLE JULIO'S MEXICAN **RED LOBSTER**
 THE MEXICAN

U-HAUL

Denny's

popeye

ANNAPOLIS TOWN CENTER

CAVA **Bassett** **target** **CharmCharm**
BED BATH & BEYOND **POTTERY BARN** **WHOLE FOODS** **MOSE**
PRIME **GENJI** **WILLIAMS SONOMA**
neo **PNC** **secu** **BANK OF AMERICA**
BIN 201 **wine + spirits** **PAPER SOURCE** **PF CHANG'S** **TRUIST**

Heritage Harbor Golf Club

801 COMPASS WAY

Annapolis High School

FESTIVAL AT RIVA SHOPPING CENTER

higi **TJ-maxx** **MEN'S WEARHOUSE**
Michael's **FIREHOUSE SUBS** **Giant** **FIRST WATCH**
THE VITAMIN SHOPPE **carter's** **MOD** **five BEL'W**
BUFFALO WILD WINGS **petco** **MATTRESS FIRM** **SMOOTHIE KING**
Sport Clips **FedEx** **Party City** **Feuervera**

Office DEPOT

ANNAPOLIS HARBOUR CENTER

FRIDAYS **FLEET FEET** **SweetTreat** **Bath & Body Works**
ULTA **OLD NAVY** **LOFT** **GAP**
DSW **chico's** **verizon** **BARNES & NOBLE** **Starbucks**

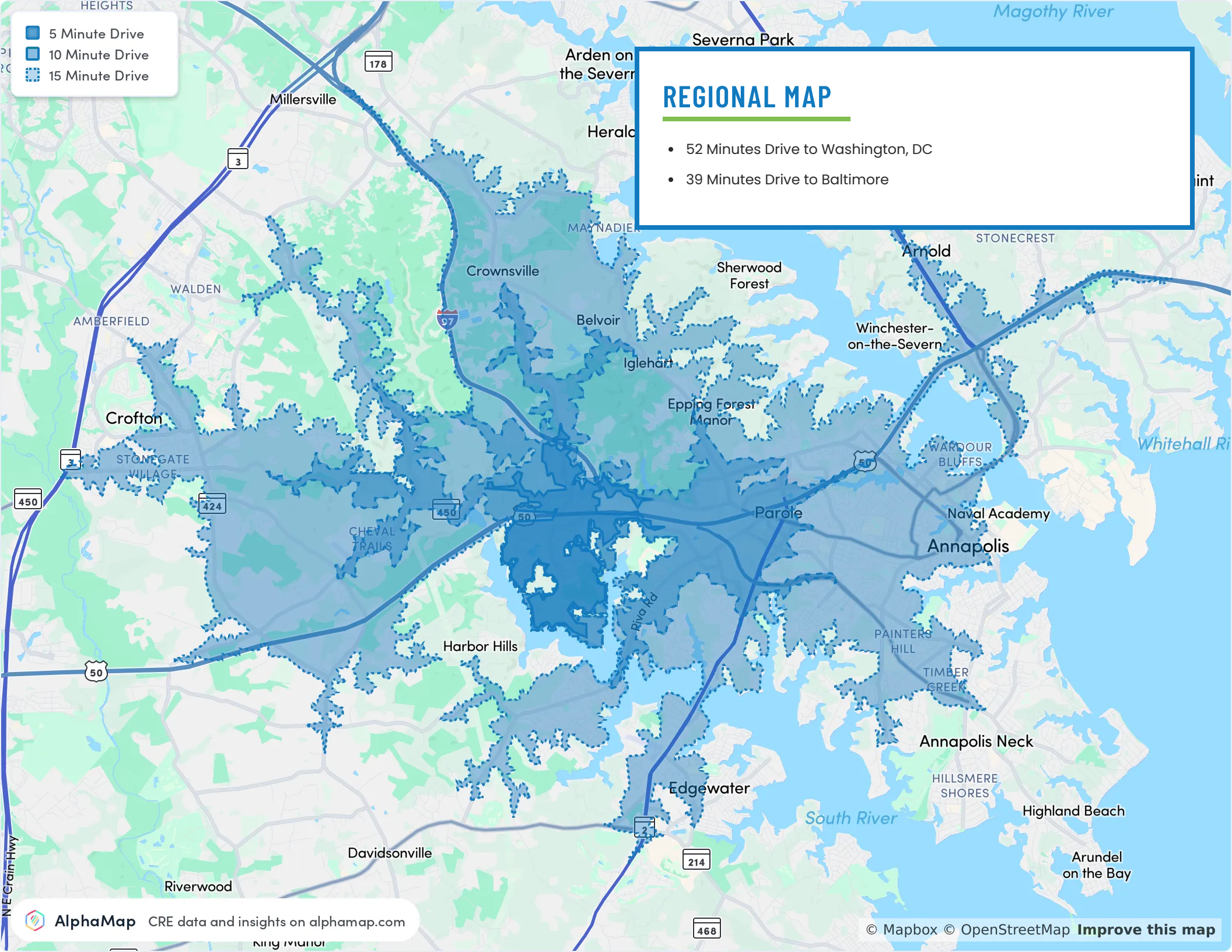
FOREST PLAZA
DOLLAR TREE **Key Express** **THE HOME DEPOT**
Julep **SALLY** **Bliss**
 FITNESS & WELLNESS



■ 5 Minute Drive
■ 10 Minute Drive
■ 15 Minute Drive

REGIONAL MAP

- 52 Minutes Drive to Washington, DC
- 39 Minutes Drive to Baltimore





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

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410.260.6545

jneighoff@hyattcommercial.com

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