

FOR LEASE

200 Westgate Circle, Annapolis, MD 21401



**Downtown Annapolis Office
with Parking Garage**

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HIGHLIGHTS

- Prominent Class A Office Building with convenient location in Downtown Annapolis
- Grand 2 story Atrium/Lobby
- Excellent Visibility with Monument Signage Available
- On-Site Parking Garage
- Within Walking Distance of Numerous Shops, Restaurants and Hotels

OFFERING

FOR LEASE OFFICE

Price: ----- Negotiable

Available Spaces: ----- Suite 101 - 1,842 SF
Suite 102 - 2,715 SF
Suite 402 - 5,750 SF
Suite 502 - 3,975 SF

Property Type: ----- Office



PHOTO PAGE

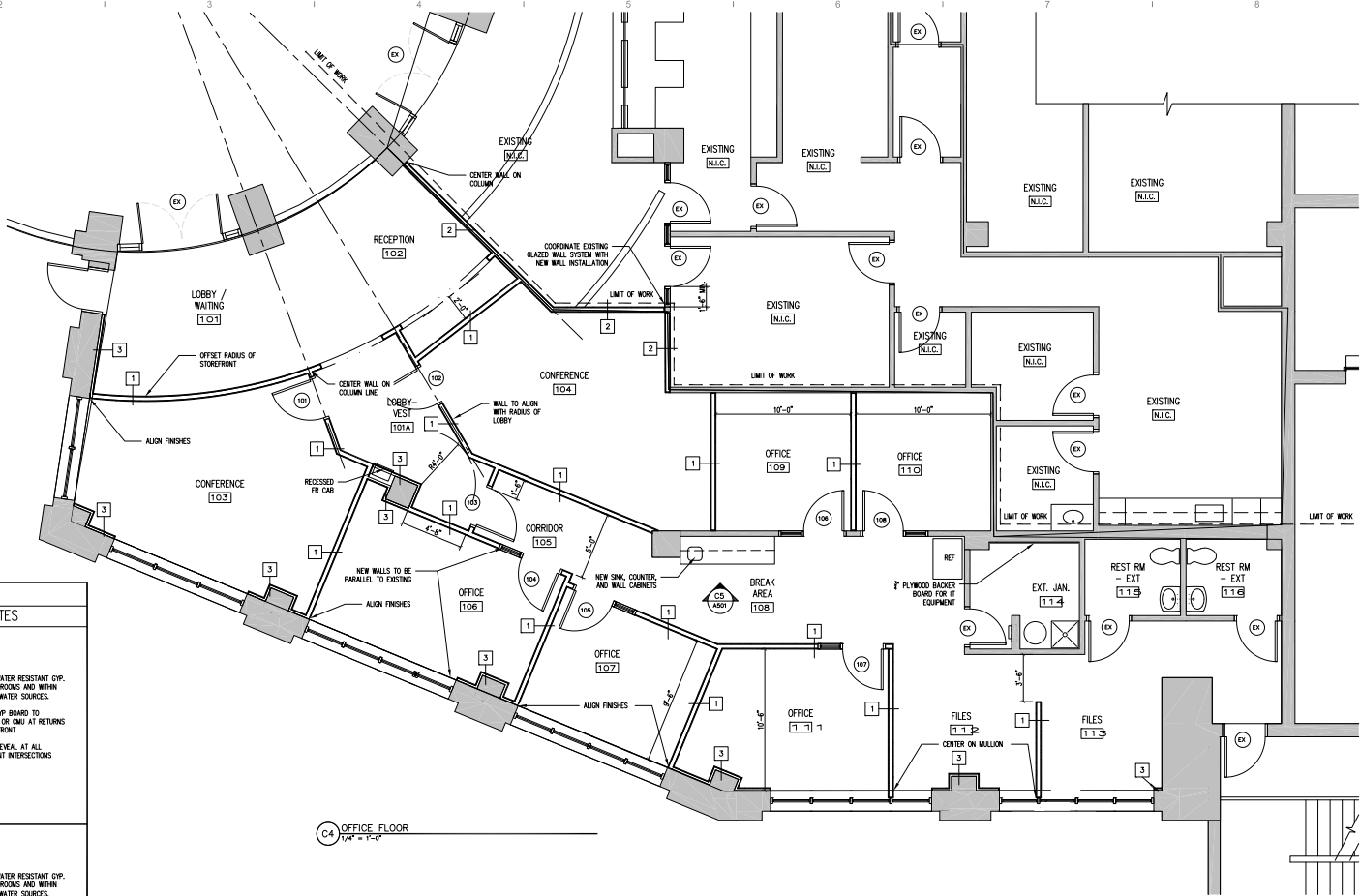


FLOOR PLAN



Alt Breeding Schwarz
ARCHITECTS
209 main street
annapolis, maryland 21401
410-265-1213
www.absarchitects.com

APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 NFPA 1 FIRE PREVENTION CODE
2015 NFPA 101 LIFE SAFETY CODE
2015 NFPA 13 AUTOMATIC SPRINKLER SYSTEMS CODE
2015 NFPA 72 NATIONAL FIRE ALARM CODE
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - ICC A117.1-2009
MARYLAND ACCESSIBILITY CODE, CURRENT EDITION WITH LOCAL AMENDMENTS
2010 AMERICAN DISABILITIES ACT



PARTITION TYPES		
TYPE	U.L.	NOTES
<p>CARRY GYP. 4" MIN. ABOVE CEILING SYSTEM.</p> <p>(1) LAYER OF 5/8" GYP. BD. BOTH SIDES. COAT ALL JOINTS & SCREW HEADS W/ MIN. 2 COATS. TAPE TO BE 2" PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.</p> <p>3 3/8" MTL STUDS AT 16" O.C.</p> <p>ANCHOR TO EXIST. SLAB AT 24" O.C. MAX.</p>		<p>PROVIDE WATER RESISTANT GYP. BOARD IN ROOMS AND WITHIN 4'-0" OF WATER SOURCES.</p> <p>ADHERE GYP BOARD TO CONCRETE OR CMU AT RETURNS TO STOREFRONT.</p> <p>PROVIDE REVEAL AT ALL STOREFRONT INTERSECTIONS.</p>
<p>CARRY PLY. NO. AND GYP. THICK TO CONDUIT OVER ABOVE.</p> <p>(1) LAYER OF 5/8" GYP. BD. OVER 1/2" PLYWOOD BOTH SIDES. COAT ALL JOINTS & SCREW HEADS W/ MIN. 2 COATS. TAPE TO BE 2" PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.</p> <p>3 3/8" MTL STUDS AT 16" O.C.</p> <p>ANCHOR TO EXIST. SLAB AT 24" O.C. MAX.</p>		<p>PROVIDE WATER RESISTANT GYP. BOARD IN ROOMS AND WITHIN 4'-0" OF WATER SOURCES.</p> <p>ADHERE GYP BOARD TO CONCRETE OR CMU AT RETURNS TO STOREFRONT.</p> <p>PROVIDE REVEAL AT ALL STOREFRONT INTERSECTIONS.</p>
<p>CARRY GYP. 4" MIN. ABOVE CEILING SYSTEM.</p> <p>(1) LAYER OF 5/8" GYP. BD. COAT ALL JOINTS & SCREW HEADS W/ MIN. 2 COATS. TAPE TO BE 2" PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.</p> <p>2 1/2" MTL STUDS AT 16" O.C.</p> <p>ANCHOR TO EXIST. SLAB AT 24" O.C. MAX.</p>		<p>PROVIDE WATER RESISTANT GYP. BOARD IN ROOMS AND WITHIN 4'-0" OF WATER SOURCES.</p> <p>ADHERE GYP BOARD TO CONCRETE OR CMU AT RETURNS TO STOREFRONT.</p> <p>PROVIDE REVEAL AT ALL STOREFRONT INTERSECTIONS.</p>

C4 OFFICE FLOOR
1/4" = 1'-0"

A101 Floor

Severn Bank
Severn Bank Building
200 Westgate Circle
Annapolis, MD 21401

AS NOTED
11 Set. 2017

A101

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Baltimore/Washington International
Thurgood Marshall Airport
34-minute drive

U.S. Naval
Academy



WEST ST



200 WESTGATE CIRCLE



CEREMONY
COFFEE ROASTERS



Washington, D.C.
55-minute drive

