

Medical Office - Owner User Opportunity

For Sale

WEST ANNAPOLIS MEDICAL BUILDING

716 Monterey Avenue
Annapolis, Maryland 21401

15,679 SF
TOTAL BUILDING

Up to 10,736 SF
OWNER-USER SPACE

Medical
OFFICE ASSET

OFFERING MEMORANDUM



THE OPPORTUNITY

Own your building
Occupy up to 10,736 SF
Enjoy existing cash flow

The West Annapolis Medical Building is a fully-renovated, three-story medical office building in the heart of Annapolis. For the first time, a single owner-user can acquire the asset and occupy **up to 10,736 contiguous square feet** - a footprint that simply isn't available on the open market.

In-place medical tenants occupy the balance of the building, producing income that helps carry ownership from day one. Combined with SBA financing, it's a rare chance to convert rent into equity in one of the Mid-Atlantic's tightest medical-office markets.

01 — SCARCITY

Sub-5% medical-office vacancy across the Annapolis area. A 10,736 SF block is rarely available elsewhere.

02 — CONTROL

Own your premises, fix your occupancy cost, and build long-term equity.

03 — INCOME

Established medical tenants offset debt service, improving your effective cost of occupancy.



10,736 SF

AVAILABLE NOW · FLOORS
2-3

~68%

OWNER-OCCUPANCY
POTENTIAL

4,943 SF

LEASED / INCOME-
PRODUCING

10% Down

VIA SBA 504 FINANCING

ASSET OVERVIEW

The Property

Address	716 Monterey Avenue Annapolis, Maryland 21401
Also Known As	West Annapolis Medical Building
Total Building Area	15,679 SF
Asking Price	\$5,600,000 (\$357/SF)
Available to Owner-User	10,736 SF
Vacancy Available	September 1, 2027
Number of Stories	3 Stories
Parking	5.79/1,000 SF. Covered + Surface, On-site
Year Built	1991
HVAC Type	10 Split-Systems, Varying Ages
Roof Type / Age	Pitched Metal Roof / 1991 (45 Year EUL)
Construction	Masonry
Zoning	PM (Professional Mixed Office)



SPACE & AVAILABILITY

Up to 10,736 SF
Available Now

L3
±7,532 SF

LEASED 4,237 SF	AVAILABLE • OWNER-USER 3,295 SF
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L2
±7,441 SF

AVAILABLE • OWNER-USER Full floor - 7,441 SF

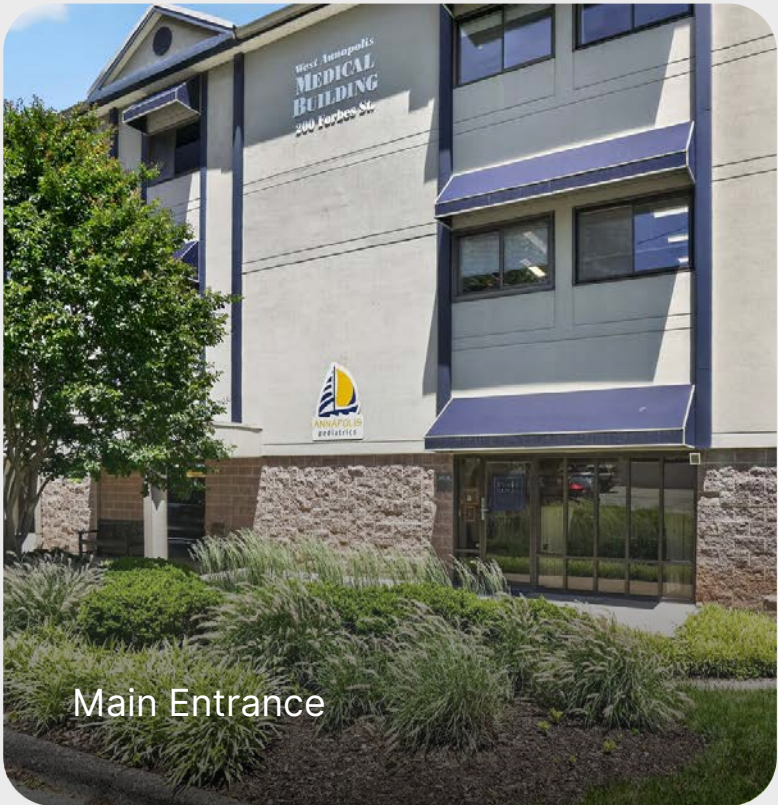
L1
GROUND

LEASED 706 SF	COVERED PARKING
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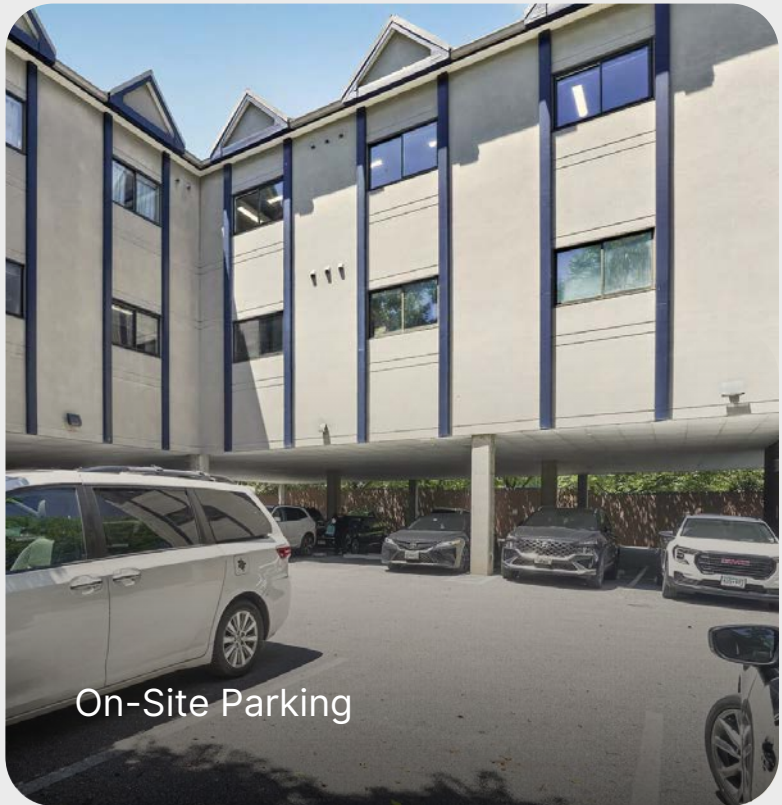
Available 9/1/2027: 10,736 SF



Aerial - Building & Site. West Annapolis



Main Entrance



On-Site Parking

FLOOR PLAN

Second Floor
7,441 SF Available

Entire Floor Available · Owner-User

A full, contiguous floor already built out with private offices and clinical exam rooms, reception, lobby and staff areas - ready for an owner-user to occupy or reconfigure.



TAKE A VIRTUAL TOUR

FLOOR PLAN

Third Floor
3,295 SF Available

Partial Floor

The third floor contains an established dental practice plus 3,295 SF of available space, which is laid out as functional second generation clinical space.



[TAKE A VIRTUAL TOUR](#)



THE FINANCIAL CASE

Own it for less than you'd pay to lease it
Avoid annual rent increases

PURCHASE **\$5.6M** 10% DOWN 6% RATE 25-YR AMORTIZATION TENANT INCOME **\$173K / YR** MARKET RENT **\$35.00 PSF**

If You Lease

Base Rent	\$35.00 / SF
Rentable Area	10,736 SF
Annual Rent	-\$376,000
Tenant Improvements	-\$214,720
Equity Build	\$0

\$590,000/ yr
YEAR 1 COST TO OCCUPY

If You Own

Down Payment	-\$560,000
Debt Service (P&I)	-\$390,000
Building Operating Expenses	-\$238,000
Tenant Income	+\$173,000
Year 1 Equity Build	+\$92,000
Year 1 Depreciation Tax Savings	+\$512,000

\$410,000/ yr
NET ANNUAL COST

Owning Saves

\$180,000

Year 1 vs. Leasing the Same Space

\$1,400,000

In first 10 years vs. Leasing the Same Space

PLUS EQUITY AND FULL OWNERSHIP CONTROL OF
YOUR BUSINESS'S FUTURE

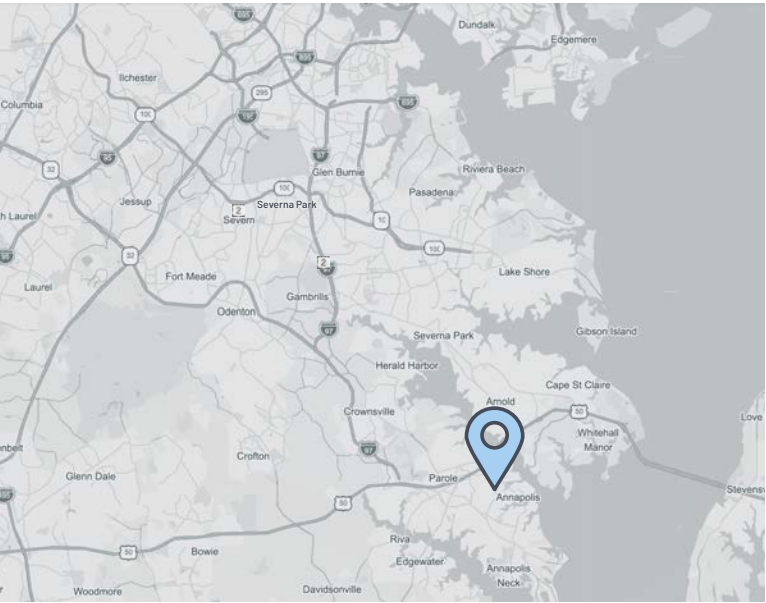
Illustrative Year-1 comparison. Owning assumes a \$5,600,000 purchase, 10% down, a \$5,040,000 loan at 6% over 25 years (≈ \$32,500 / mo principal & interest), and \$173,000 of annual income from in-place tenants. Leasing assumes 10,736 SF at \$35.00 PSF rent, 3% escalations, and funding \$20 PSF in TI. Tax savings utilizes a cost segregation study and assumes shielding \$1.28M of income through bonus depreciation against business income. Not an offer, projection, or financing commitment; consult your own lender, accountant and counsel.

LOCATION & ACCESS

In the Heart of Annapolis

716 Monterey Avenue is located within Annapolis's established medical corridor, minutes from Luminis Health Anne Arundel Medical Center and the region's primary referral network. The location draws patients from Annapolis, Arnold, Edgewater and the surrounding waterfront communities of Anne Arundel County.

With direct access to U.S. Route 50 and Interstate 97, the building offers connectivity throughout the Annapolis-Baltimore-Washington corridor, supporting consistent patient flow and long-term practice stability.



Luminis Health Anne Arundel Medical Center	± 5 min
U.S. Route 50 / Rowe Boulevard	± 2 min
Downtown Annapolis	± 3 min
Baltimore / BWI	± 25 min



MARKET & DEMOGRAPHICS

An Affluent, Well-Insured Patient Base

The surrounding communities are high-income, family-oriented and well-insured, with sustained demand for medical and outpatient services. An aging-in-place population supports recurring patient volume across specialties, underpinning stable, long-term tenancy.

Demographic Metric	2 MI	5 MI	10 MI
2025 Population	38,940	125,780	263,931
Avg. Household Size	2.3	2.4	2.6
Avg. Household Income	\$143,047	\$153,089	\$164,823
Population Age 55+	12,198	44,155	91,777
Population Age 65+	7,555	28,196	56,389



Annapolis, Maryland

\$153k

AVG. HH INCOME · 5-MI

<5%

MEDICAL-OFFICE VACANCY

LEASING & BROKERAGE

Let’s Talk About
716 Monterey

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