

Neighborhood Retail + Office With  
Signage - Executive Offices Available

**FOR LEASE**

**8** *Minute Drive Time* to Major Highway Systems (Rt. 50/I-97)

EXECUTIVE OFFICES @  
**Gp** PLAZA

**914**  
GEORGETOWN PLAZA

ANNAPOLIS FAMILY DENTISTRY	MAIN & MARKET CATERING   CAFE   BAKERY
ONE. PHYSICAL THERAPY	FLOWERS BY DONNA
HOLLAND LAW GROUP	BOYD & BOYD DENTISTRY
<b>Domino's</b>	THE FITNESS STUDIO OF ANNAPOLIS
<b>DRIVING SCHOOL</b> 410-224-2603 443-926-2038	
<b>BOUDREAU INSURANCE</b>	
THE <b>BARBER SHOP</b>	
<i>NapTown Nails</i>	



**GEORGETOWN PLAZA**

914 Bay Ridge Road | Annapolis, MD 21043

*Convenience, Connection & Community on Bay Ridge Road*

**ROSSO  
COMMERCIAL**

→ CHECK OUT OUR NEW WEBSITE: [914BayRidge.com](https://914BayRidge.com)

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

## EXECUTIVE SUMMARY

914 Bay Ridge Road (Georgetown Plaza) is exceptionally well positioned along one of Annapolis' strongest commercial corridors, offering unmatched visibility, established co-tenancy, and flexible office options that cater to today's professional users. Fronting Bay Ridge Road—an approximately 30,000+ cars-per-day corridor—the property benefits from prominent building and pylon signage, direct signalized access, and strong daily exposure within a dense, affluent trade area serving the Annapolis Neck and Bay Ridge Peninsula.

The two-story, elevator-served mixed-use building has been a cornerstone of the market for decades, supported by a complementary mix of neighborhood retail, medical, and service users that drive consistent foot traffic and long-term stability. Its proximity to Historic Annapolis, Eastport, Quiet Waters Park, and Route 50/I-97 further reinforces its appeal to both employees and clients.

On the office side, second-floor executive offices are currently available, providing turnkey, full-service solutions ideal for professionals seeking a polished presence without the overhead of a traditional suite. These private offices offer flexible lease terms, shared amenities, and an efficient layout well suited for legal, financial, medical, consulting, and boutique professional users.

Looking ahead, new executive offices are coming soon, featuring shared conference facilities, bathrooms, and a kitchenette—expanding the property's ability to accommodate growing teams and users seeking a high-quality, plug-and-play environment in a supply-constrained submarket.

## PROPERTY HIGHLIGHTS

### » Competitive Asking Rents

#### RETAIL

- 1st Floor (Retail): FULLY LEASED

#### OFFICE + EXECUTIVE OFFICES

- 2nd Floor Office: \$22/psf, MG (w/ Base Year)  
1,450 SF - 1,605 SF +/- available
- 2nd Floor Executive Offices: \$650 and up/month, Full Service  
Professional office solution without long-term commitment or costs

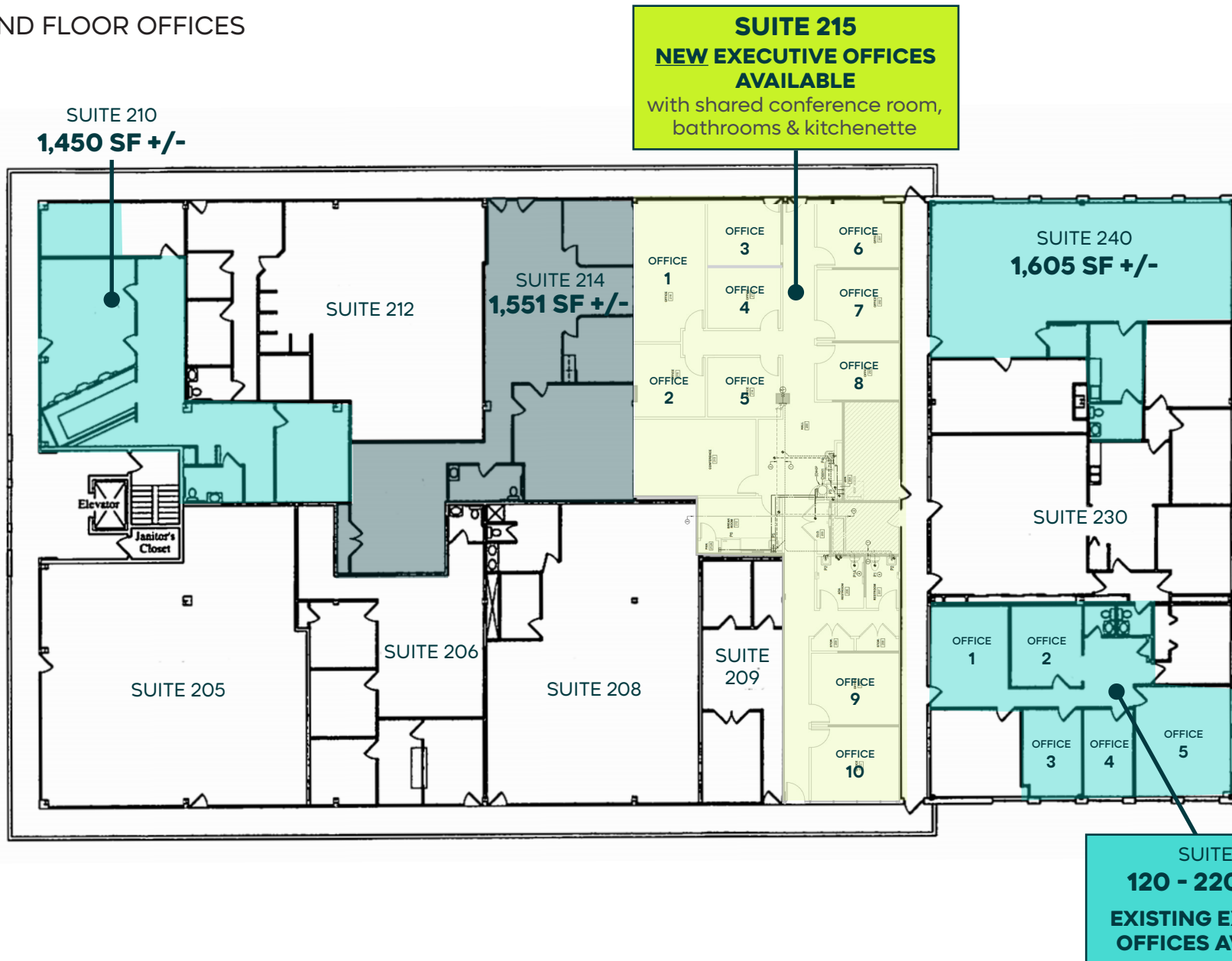
- » Elevator Served
- » On-site Dining Options (Main & Market, Dominos) + additional nearby amenities and shops.
- » Building + Pylon Signage, subject to availability
- » Ability to serve the highly dense, local community along the Annapolis Neck
- » Bike to Work: Bike rack on-site | On-Site Gym (available with membership)
- » Minutes from Historic Annapolis and neighborhood of Eastport
- » Zoned B2 for the City of Annapolis - allows for a wide range of retail and office use



*Direct Signalized Access to Quiet Waters Park*  
**32K CARS/DAY CORRIDOR**

# FLOOR PLANS

## SECOND FLOOR OFFICES



**SUITE 215**  
**NEW EXECUTIVE OFFICES AVAILABLE**  
with shared conference room,  
bathrooms & kitchenette

SUITE 210  
1,450 SF +/-

SUITE 214  
1,551 SF +/-

SUITE 240  
1,605 SF +/-

SUITE 220  
120 - 220 SF +/-  
EXISTING EXECUTIVE  
OFFICES AVAILABLE

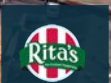
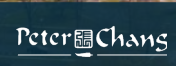
# LOCATION OVERVIEW



PGT SUPPLIES PLUS  
DUNKIN' WELLS FARGO  
Giant T-Mobile  
Jack's FUTURE  
Bocco's Pizzeria



GEORGETOWN ROAD



BAY RIDGE ROAD APPROX. 30,000 CARS PER DAY

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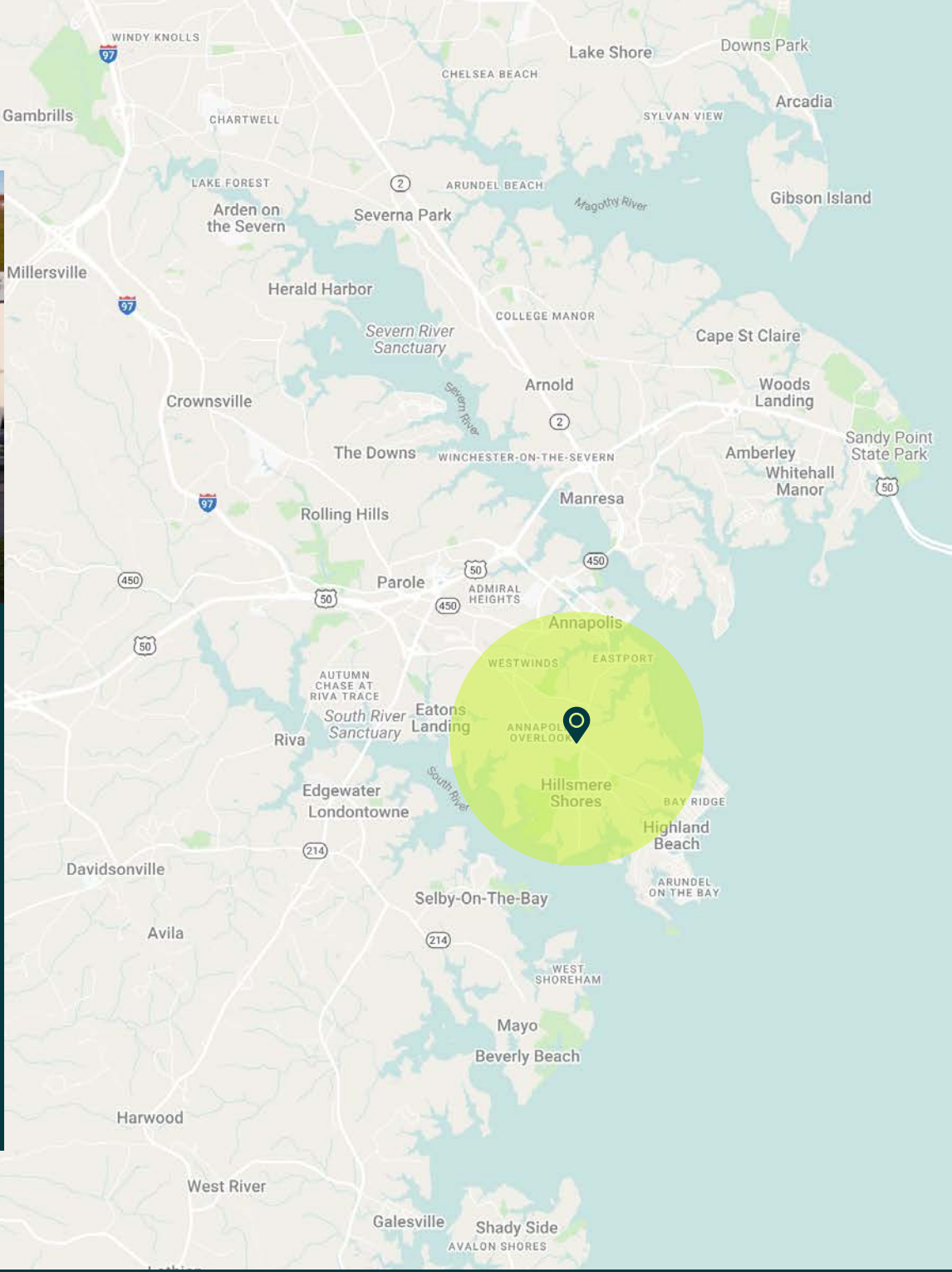


## GEORGETOWN PLAZA

914 Bay Ridge Road | Annapolis, MD 21043

### AREA DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
Population	35,284	94,497	195,352
Households	14,966	38,729	76,216
Median Household Income	\$101,930	\$115,475	\$125,182
Traffic Counts		29,682	



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