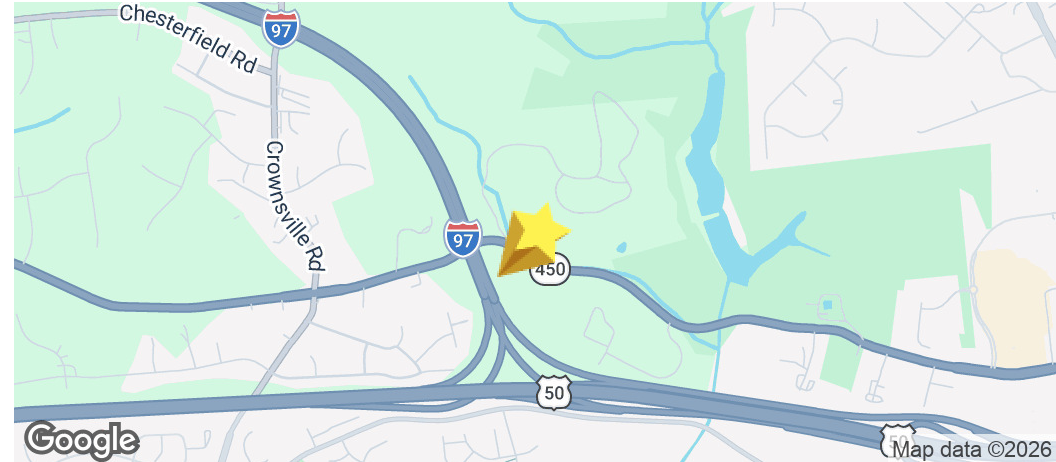


FOR LEASE 2ND FLOOR OFFICE SUBLET

451 DEFENSE HIGHWAY UNIT B

451 Defense Highway
Annapolis, MD 21401



OFFERING SUMMARY

Available SF:	850 SF
Lease Rate:	\$15 SF/yr (Full Service)
Lot Size:	4.3 Acres
Year Built:	2000
Building Size:	23,100
Zoning:	W1
Market:	Anne Arundel
Submarket:	Annapolis

Presented By:

Scott Douglas

Principal Broker
301.655.8253
sdouglas@douglascommercial.com

PROPERTY OVERVIEW

Looking for professional office space without the overhead? This mezzanine sublet space with it's own staircase and access, delivers a smart, move- in-ready solution. At only \$15/SF Full Service, you get 850 SF of private office space that includes 4 individual offices and a bullpen.

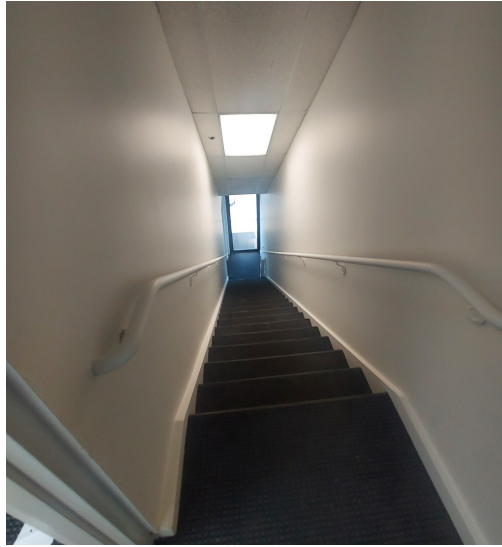
PROPERTY HIGHLIGHTS

- 850 SF of private office space
- Full Service Lease
- Direct access to I-97 & Route 50
- Multi-tenant building

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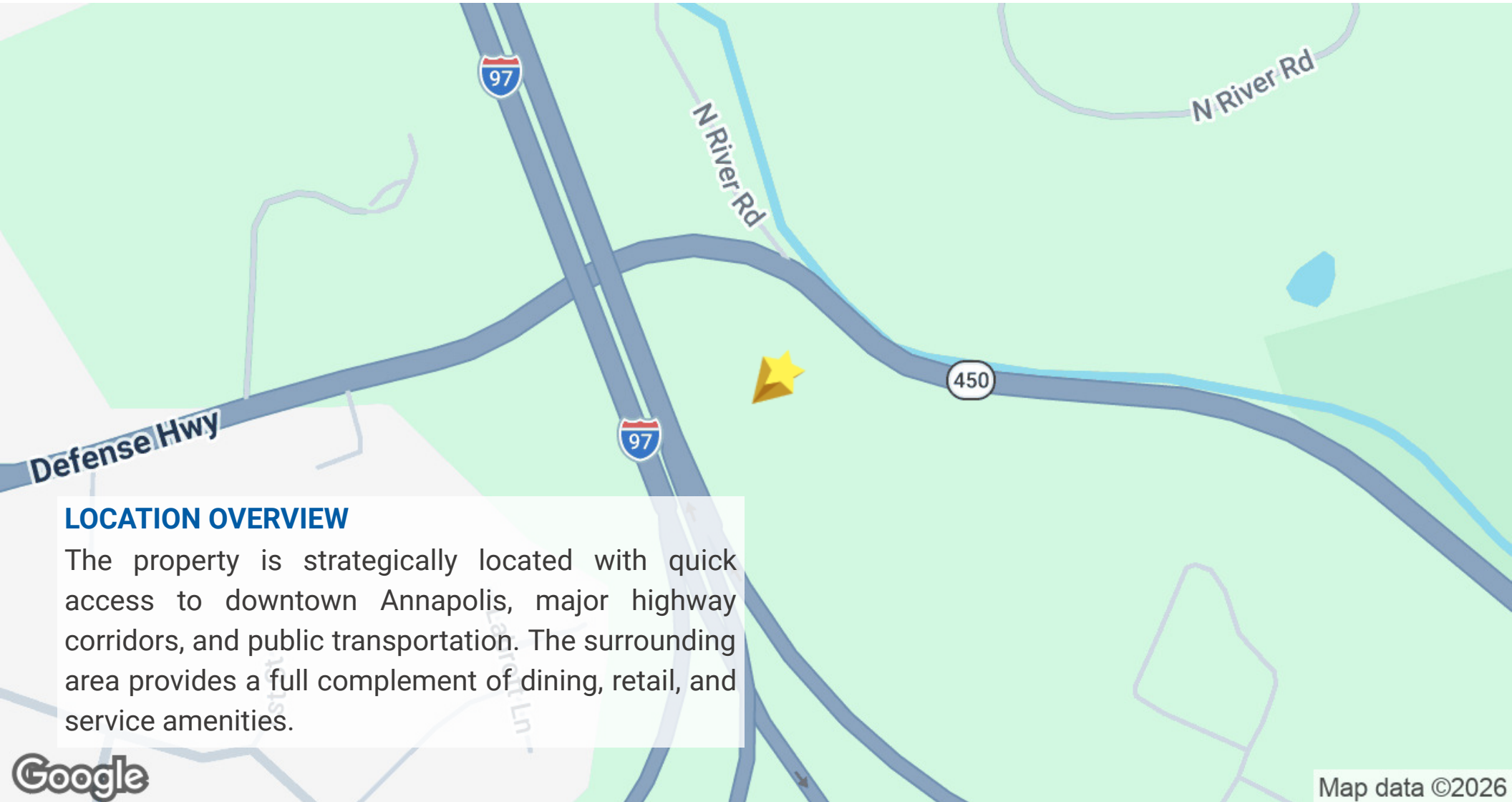
5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

FOR LEASE LOCATION OVERVIEW

451 DEFENSE HIGHWAY

451 Defense Highway
Annapolis, MD 21401



LOCATION OVERVIEW

The property is strategically located with quick access to downtown Annapolis, major highway corridors, and public transportation. The surrounding area provides a full complement of dining, retail, and service amenities.



Map data ©2026

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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

FOR LEASE DEMOGRAPHICS

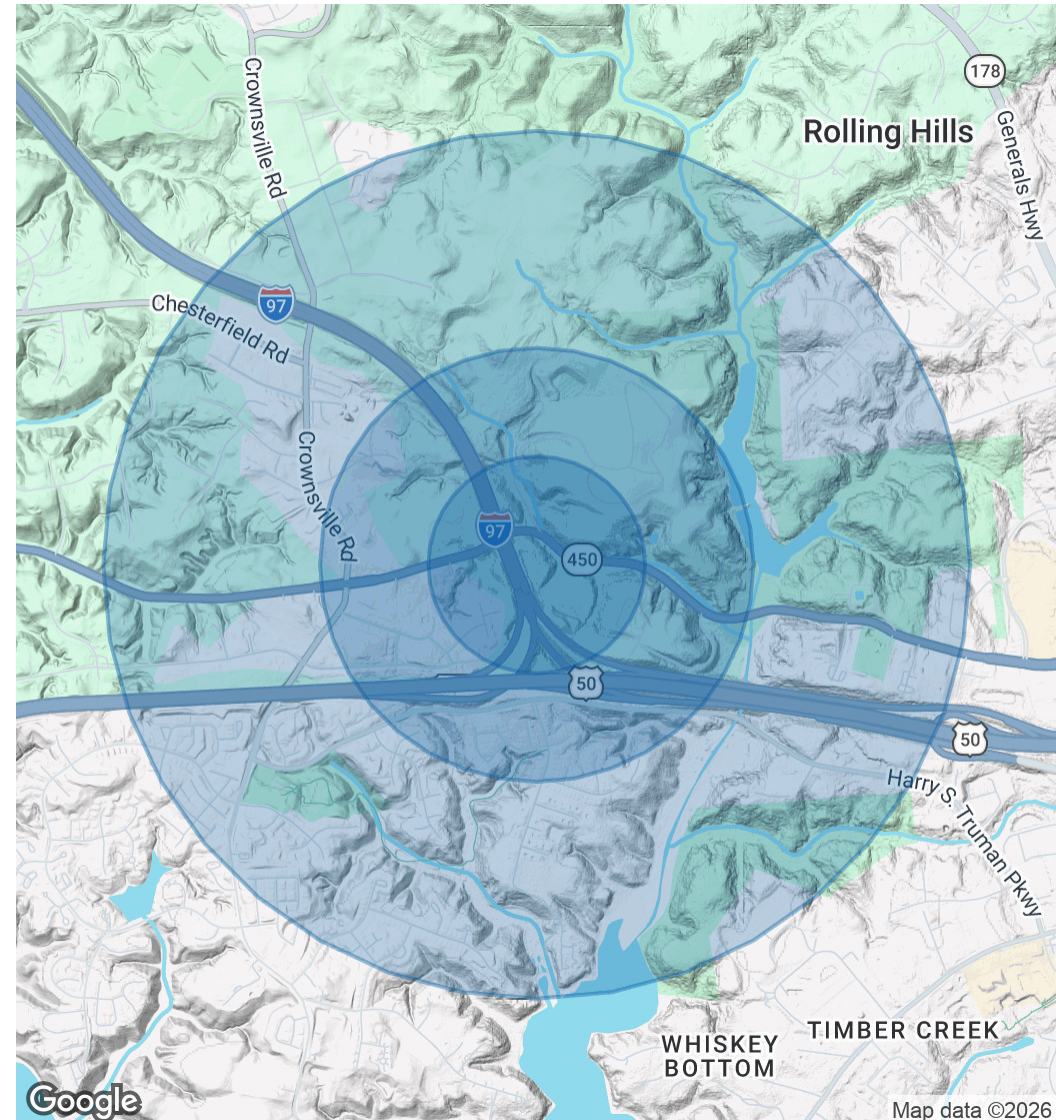
451 DEFENSE HIGHWAY

451 Defense Highway
Annapolis, MD 21401

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	63	337	2,326
Average Age	40.0	52.4	55.4
Average Age (Male)	45.3	55.0	52.7
Average Age (Female)	37.0	50.7	56.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	20	142	1,143
# of Persons per HH	3.2	2.4	2.0
Average HH Income	\$191,831	\$166,294	\$151,347
Average House Value	\$630,487	\$566,526	\$550,490

2023 American Community Survey (ACS)



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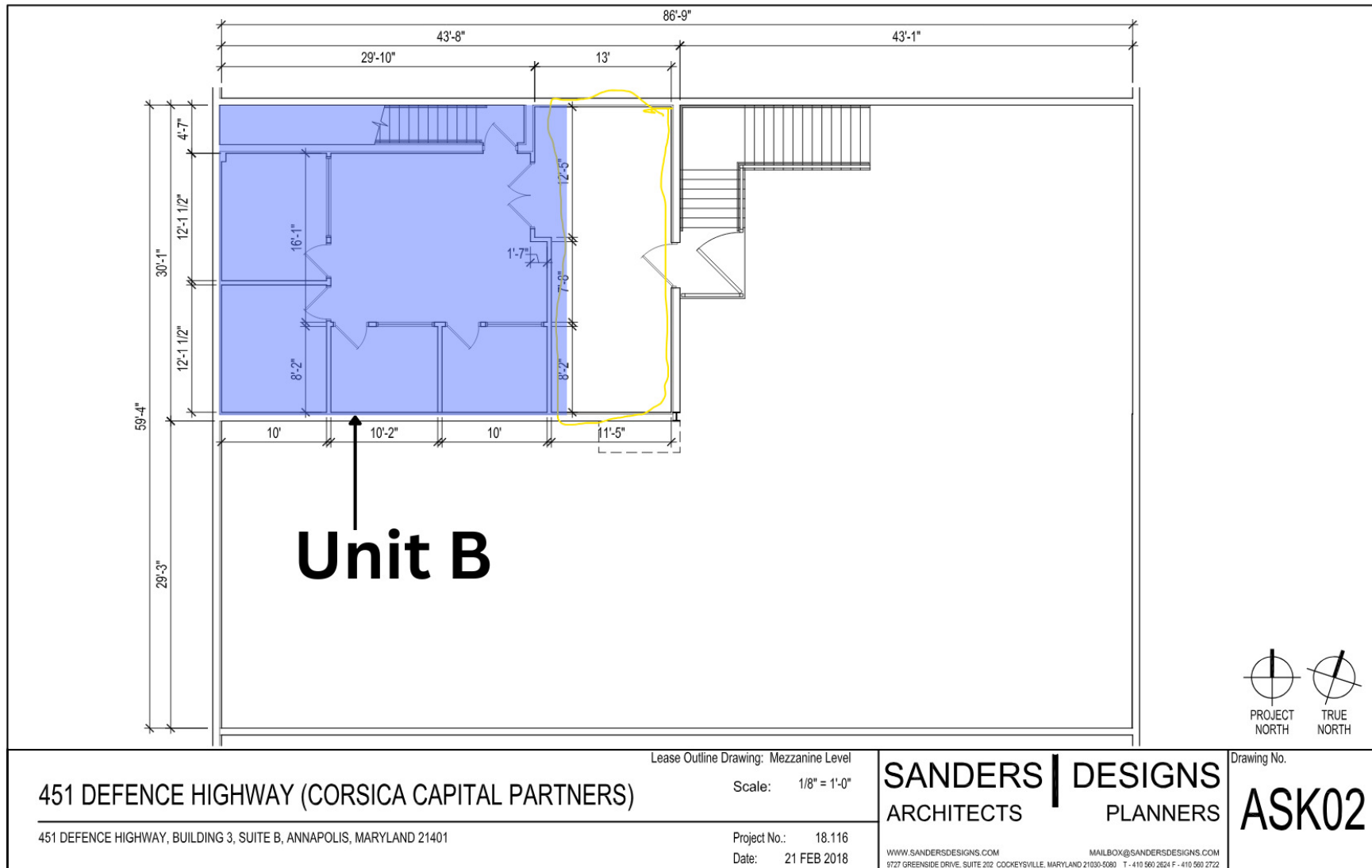
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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

FOR LEASE FLOOR PLAN

451 DEFENSE HIGHWAY

451 Defense Highway
Annapolis, MD 21401



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FOR LEASE 2ND FLOOR OFFICE SUBLET

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