



222 PRINCE GEORGE STREET

UNITS A & B | ANNAPOLIS, MARYLAND 21401

FOR
SALE

COMMERCIAL
CONDOS
FOR SALE!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 222 Prince George Street located at the corner of Maryland Avenue & Prince George Street in the center of downtown Annapolis
- Fully renovated upscale office condominiums on 2 levels with brick facade and wood floors
- Building features historic 125-year-old stained glass windows
- One block from State Circle, the Maryland State House, two blocks from the US Naval Academy and Annapolis City Dock
- Close proximity to many restaurants, pubs and shops
- Fully appointed executive office suite with 10 private offices and furnished conference room
- **Flexible C2A zoning** permits the following uses: Antique Shop, Banks & Financial Institutions, Nonprofit & Fraternal Clubs & Lodges, Florist/Gift shops, Liquor store, Coffee shop, Retail goods store, Specialty convenience goods store, Personal fitness studios, Tobacco shop, Personal care establishments, Art gallery, Nautical shops, Furniture store
- Currently operating as Parish House Executive Suites

SUITE SIZE:

LL & 1ST FLOOR: 2,781 SF ±

YEAR BUILT:

1900

STORIES:

2

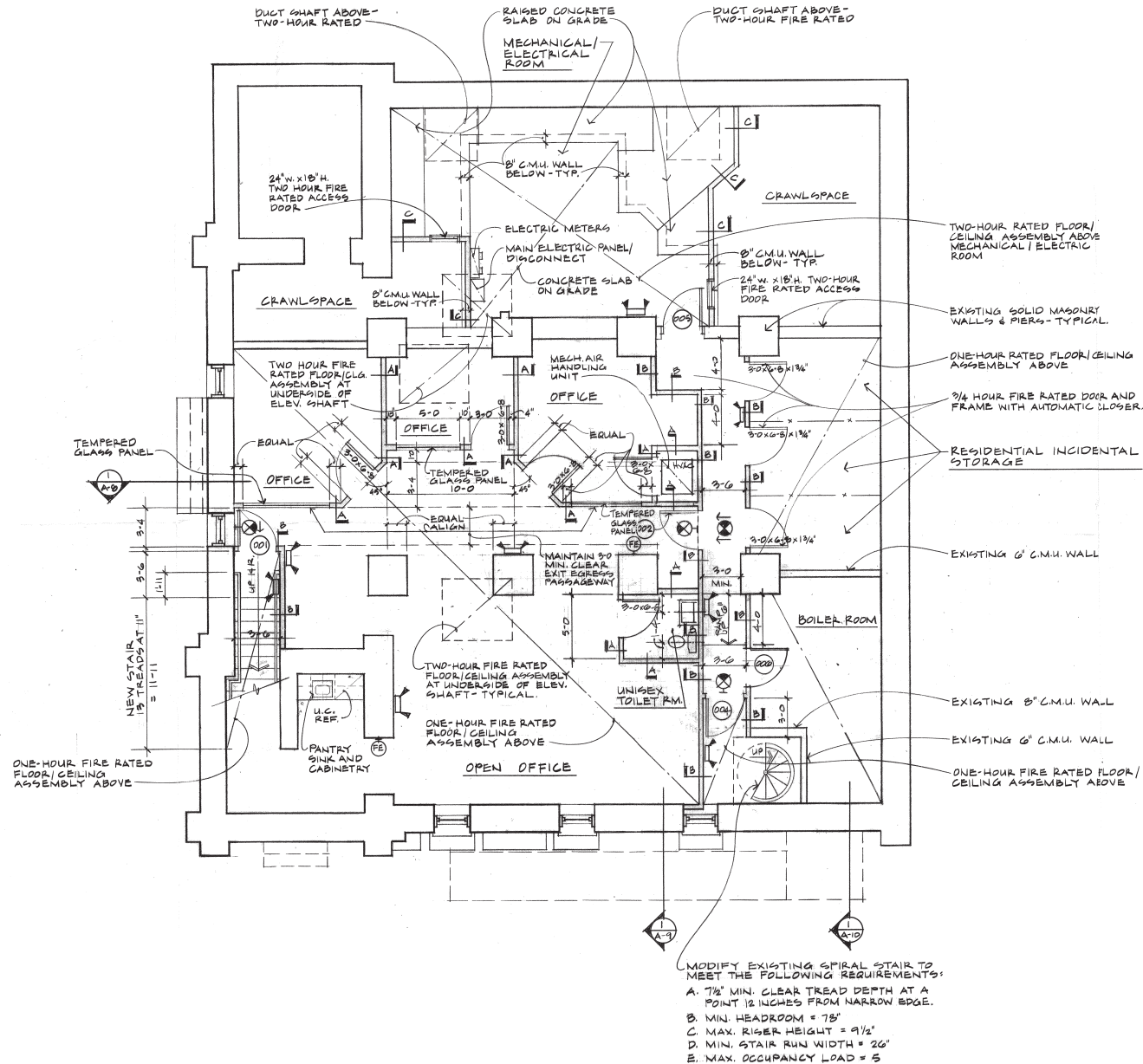
SALE PRICE:

NEGOTIABLE



GOOGLE STREET VIEW

FLOOR PLANS: LOWER LEVEL

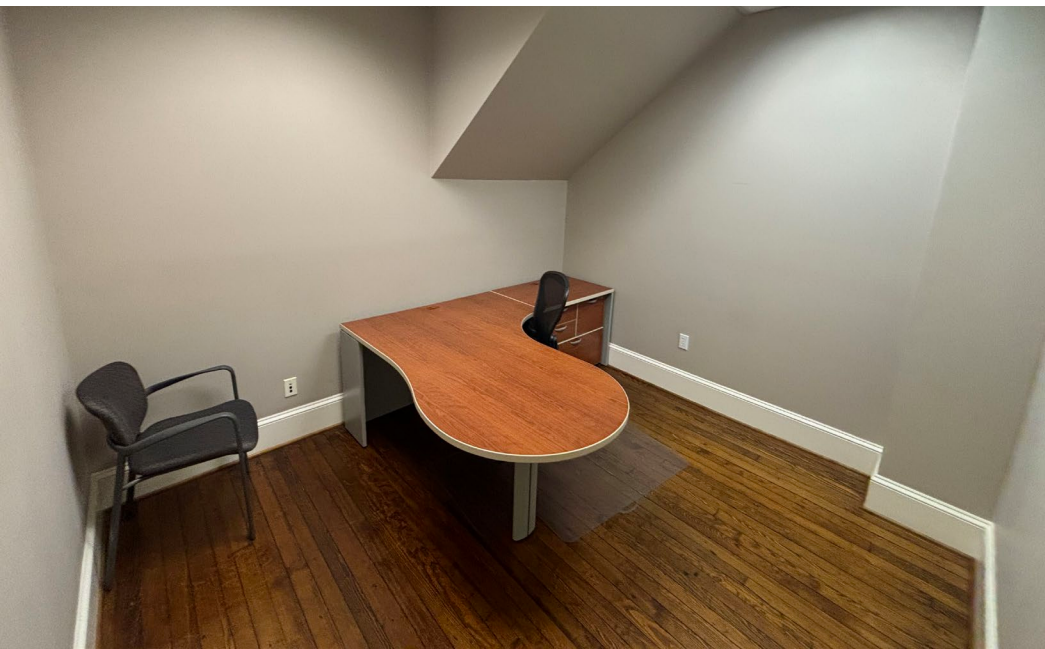


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INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



DOWNTOWN ANNAPOLIS MARKET AERIAL



SITE

MARYLAND STATE HOUSE

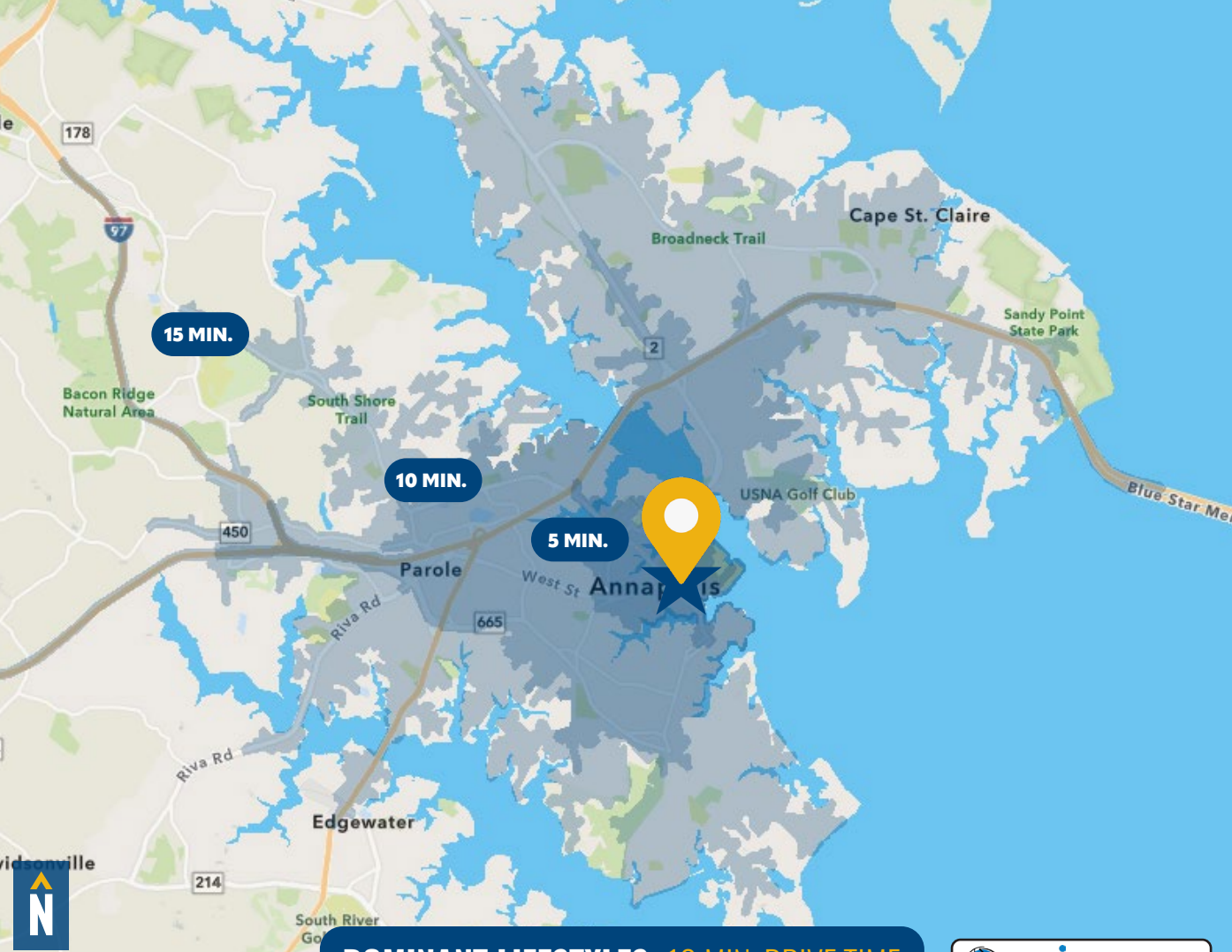
SHOPS & SERVICES/RESTAURANTS:

- | | | | | | |
|--------------------------|---------------------------------|-------------------------|---------------------------|-------------------------|----------------------------------|
| 1 LEVEL | 14 ACQUA AL 2 | 27 J. McLAUGHLIN | 40 ANNAPOLIS JUICE SHOP | 53 CVS | 66 FEDERAL HOUSE BAR & GRILLE |
| 2 M&T BANK | 15 THE RED BEAN | 28 LOU LOU BOUTIQUES | 41 HARRY BROWNE'S | 54 O'BRIEN'S OYSTER BAR | 67 IRON ROOSTER |
| 3 DINNER UNDER THE STARS | 16 VIDA TACO BAR | 29 THE LUCKY KNOT | 42 KA-CHUNK!! RECORDS | 55 MUSTO | 68 ANNAPOLIS MARKET HOUSE |
| 4 TSUNAMI | 17 ANNAPOLIS ICE CREAM COMPANY | 30 3 SISTERS | 43 PEAKE HOUSE | 56 BOATIQUE | 69 MCGARVEY'S |
| 5 49 WEST COFFEEHOUSE | 18 CAPITAL COMICS | 31 CHICK & RUTH'S DELLY | 44 GALWAY BAY | 57 ZACHARY'S JEWELERS | 70 MIDDLETON TAVERN |
| 6 EL TORO BRAVO | 19 DRY 85 | 32 ACME BAR & GRILL | 45 OBJECT + ENTROPY | 58 CHIPOTLE | 71 DOCK STREET BAR & GRILL |
| 7 DUNKIN' | 20 MASON'S FAMOUS LOBSTER ROLLS | 33 SEA BAGS | 46 ANNEBETH'S | 59 HATS IN THE BELRY | 72 THE BIG CHEESE |
| 8 LUNA BLU RISTORANTE | 21 RED RED WINE BAR + BISTRO | 34 PRESERVE | 47 BLOOM LUXURY BOX | 60 HOBBO | 73 THE GOAT |
| 9 STAN & JOE'S SALOON | 22 NANO ASIAN DINING | 35 TYLER BÖE | 48 OLD FOX BOOKS | 61 MILLS FINE WINE | 74 STORM BROS. ICE CREAM FACTORY |
| 10 CAFÉ OLE | 23 CAFÉ NORMANDIE | 36 COTTON COMPANY | 49 HELLY HANSEN | 62 THE CHOPTANK | 75 BITTY & BEAU'S COFFEE |
| 11 RAMS HEAD TAVERN | 24 SEASONS | 37 FATFACE | 50 KILWINS ICE CREAM | 63 THE PINK CRAB | 76 BLOWFISH POKÉ HAWAIIAN GRILL |
| 12 TRUIST | 25 FOX'S DEN | 38 LILAC BIJOUX | 51 STARBUCKS | 64 BRIGHTSIDE BOUTIQUE | 77 SOFI'S CREPES |
| 13 REYNOLDS TAVERN | 26 OSTERIA 177 | 39 POTATO VALLEY CAFÉ | 52 RECLAIMED OF ANNAPOLIS | 65 PEARL | 78 LATITUDE 38 |

ANNAPOLIS HARBOR

1/2 MILE





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME [esri MORE INFO](#)

26% **URBAN CHIC**

MEDIAN
AGE: 41.9
HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

14% **EMERGING HUB**

MEDIAN
AGE: 36.0
HH INCOME: \$70,356

Members of these communities are young, live in cities, and move frequently. These neighborhoods show consistent growth & are composed of large numbers of young graduates and college students.

12% **CITY GREENS**

MEDIAN
AGE: 41.4
HH INCOME: \$97,516

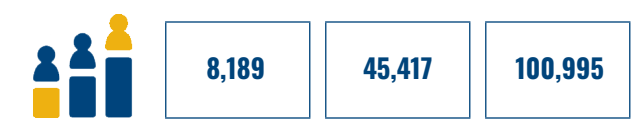
These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

DEMOGRAPHICS

2025



TOTAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

410.974.9003

TFARRELL@mackenziecommercial.com

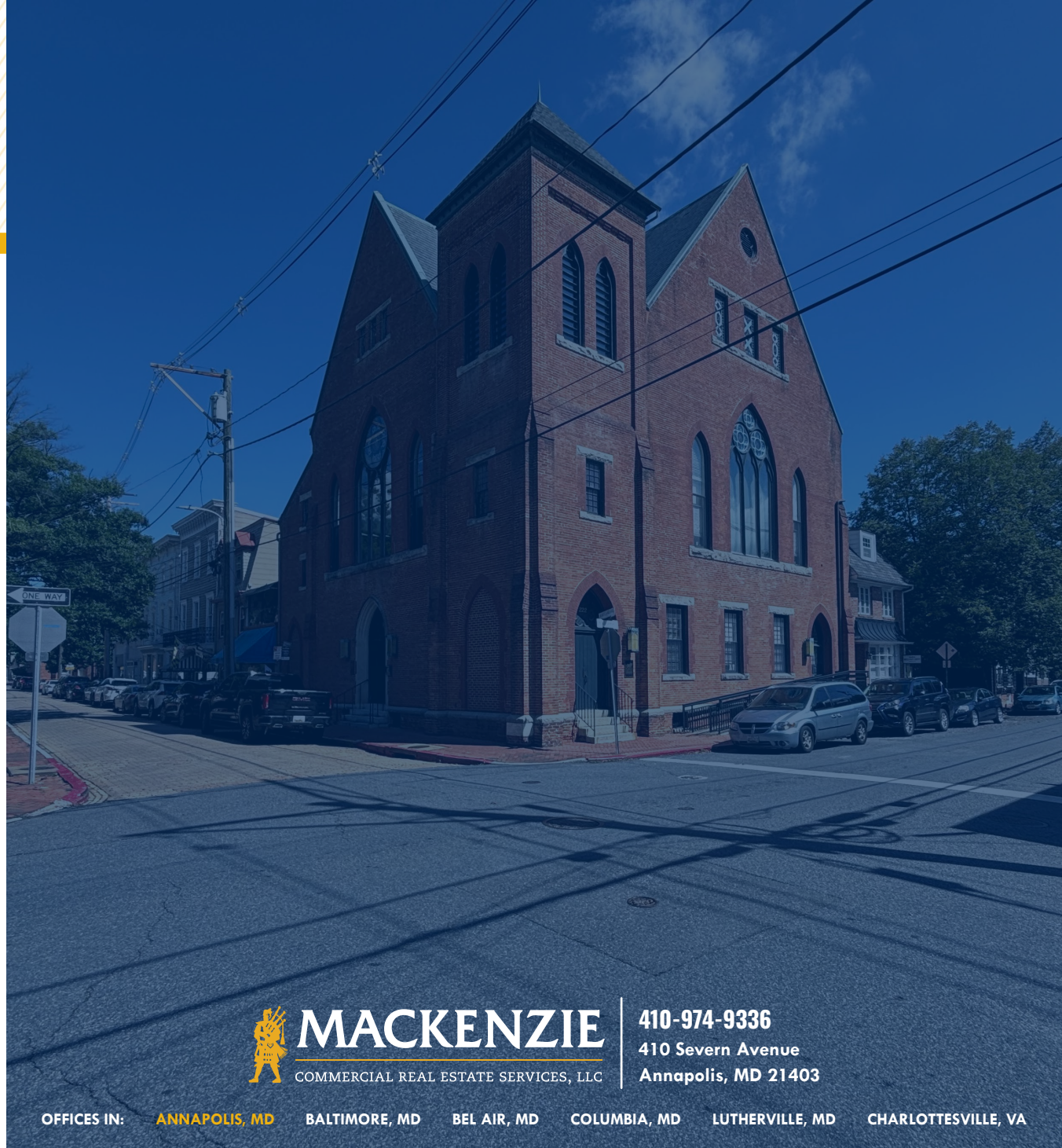


CHARLIE ROBERTS

REAL ESTATE ADVISOR

410.253.4810

CROBERTS@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



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PARISH HOUSE EXECUTIVE SUITES



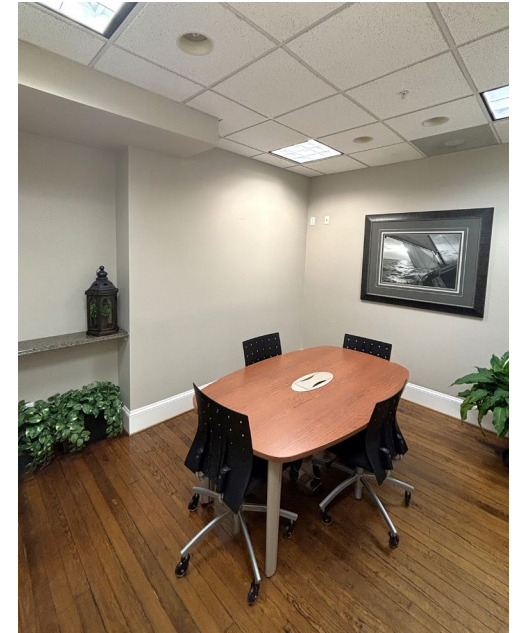
Parish House Executive Office Suites offers a professional, convenient, and flexible workspace solution in the heart of Annapolis. Designed to meet the needs of both long-term tenants and short-term users, the center combines comfort, modern amenities, and a prime location near the Maryland State House, Naval Academy, and historic downtown.

Currently, the upper-level offices are leased on yearly terms, while the lower-level suites provide more flexibility with leases starting at just three months. If all available spaces were occupied, the **total revenue would reach \$10,555**—demonstrating the strong potential for continued use as office suites.

In addition to physical offices, Parish House also offers virtual office options. This package includes monthly conference room reservations, a foyer mailbox, and mail forwarding with a FedEx account. One client, based in Philadelphia, uses this service to maintain an Annapolis business presence without leasing a physical space.

Each private office is fully furnished with a large workstation, storage and seating. Tenants also enjoy secure access to the building at all hours, high-speed internet, online conference room reservations, and all-inclusive rates covering utilities, cleaning, and maintenance.

With its flexible lease structures, turnkey services, and central location, Parish House provides businesses with the resources and image they need to succeed.



Suite	Pricing
101	\$1,305
102	\$850
103	\$915
104	\$1,250
105	\$1,400
106	\$960
107	\$850
108	\$850
109	\$800
110	\$1,375
Total	\$10,555
Property Taxes - Property A (Upstairs):	\$6123.06
Property B (Downstairs):	\$2252.74
Other Expenses:	\$30K (2024)

