

208 WEST STREET

ANNAPOLIS, MARYLAND

2,630 SF +/- Office -Retail Space
FOR LEASE

PARKING AVAILABLE



PRIME LOCATION IN THE WEST STREET ARTS DISTRICT

ROSSO
COMMERCIAL

www.RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**



208 WEST STREET

ANNAPOLIS, MARYLAND

PROPERTY FEATURES

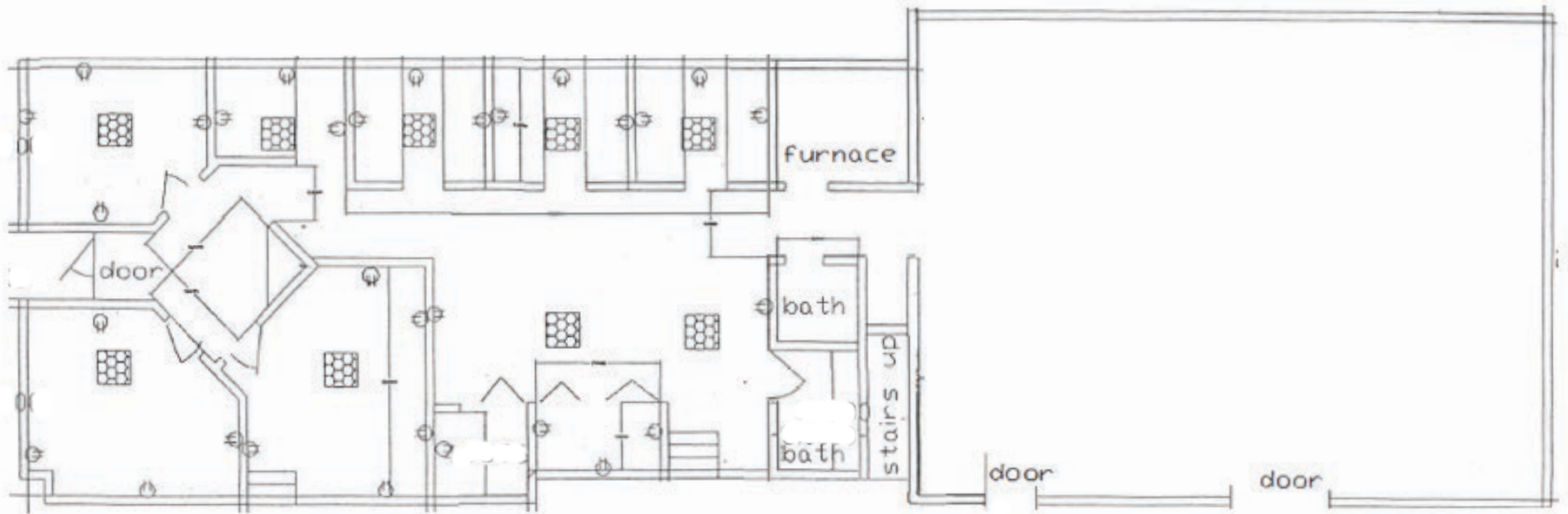
- » Street level retail / office space with prominent signage on West Street
- » Floor plan suitable for both retail and office tenants. Current layout includes private office, reception / entrance area, kitchenette, collaborative work space, restrooms and more
- » Space Size: 2,630 SF
- » Asking Rent: Negotiable
- » Zoning: MX (City of Annapolis)
- » Prominent Building Signage available facing West St.
- » Prime Location in West Street Arts District
- » Within walking distance to many local amenities or stroll down to Main St. in minutes
- » Off-Site parking available



West Street Arts + Dining District

The first block of Annapolis' historic West Street is the place to be with endless activities for arts and entertainment. The Inner West Street Association initiated its Annapolis First Sunday Arts Festival in 2001. This arts festival runs from May to November, featuring over 175 vendors and three music stages with live entertainment. It draws thousands of guests from all over the state and beyond. The festival provides economic growth to businesses within West Street and Annapolis Arts and Entertainment District and promotes artists and artisans within the City, County, and State. Dinner Under the Stars is supported by the local restaurants on the street, featuring outdoor dining and music every Wednesday and Saturday from May through September, with themed nights for a night of fun, dining, and dancing.

FLOOR PLAN



2,630 SF +/- Office -Retail Space

LOCATION OVERVIEW



- | | | | |
|-------------------------------|---|---|-------------------------------|
| 1. Maryland Hall | 7. The Resin Room | 13. Graduate by Hilton Annapolis | 19. Rams Head On Stage |
| 2. Westin Annapolis | 8. Sailor Oyster Bar | 14. Level A Small Plates Lounge | 20. Reynolds Tavern |
| 3. Seasalt | 9. Hilton Garden Inn | 15. Tsu | 21. The Maryland Inn |
| 4. Miss Shirley's Cafe | 10. Metropolitan Kitchen & Lounge | 16. Stan & Joe's Saloon | 22. Acqua Al 2 |
| 5. Reuben's Restaurant | 11. Lemongrass | 17. Picante Annapolis | 23. Vida Taco |
| 6. Leo Annapolis | 12. Curate Annapolis Cafe & Bakery | 18. Luna Blu Ristorante | 24. Parley Room |

208 WEST STREET

ANNAPOLIS, MARYLAND

Ryan Brassel SIOR
ryan@rossocre.com
C | 410.507.3144

John Rosso SIOR
john@rossocre.com
C | 410.802.1909



One Annapolis Street | Suite 101 | Annapolis, MD 21401 | www.RossoCRE.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.