

# FOR LEASE

1730 WEST ST, ANNAPOLIS, MD 21401



1730 WEST  
THE GATE BUILDING

|                                |  |
|--------------------------------|--|
| Hairclub                       | Elevate Life   |
| Kurbut Mountain<br>Acupuncture | Chiropractic - Physical Therapy<br>Acupuncture - Massage Therapy |
| Century 21<br>Real Estate      | Children's Regional<br>Specialty Care                            |
| CREA Hair Studio               |  |



Medical Office

**Laurie Murphy-Zuiderhof**

443.756.5102

Laurie@hyattcommercial.com

**Treva Ghattas**

301.991.6334

treva@hyattcommercial.com

**Justin Mullen**

410.260.6546

jmullen@hyattcommercial.com

# HIGHLIGHTS

- Class 'A' medical office space available
- LEED certified building with unique curb appeal
- Join co-tenants Childrens National Specialty Care, Elevate Life Integrative Health, Kunlun Mountain Acupuncture & others
- Substantial surface parking in rear of the building
- Quick access to Luminis Health Anne Arundel Medical Ctr, Downtown Annapolis, Rt. 50 and I-97



# OFFERING

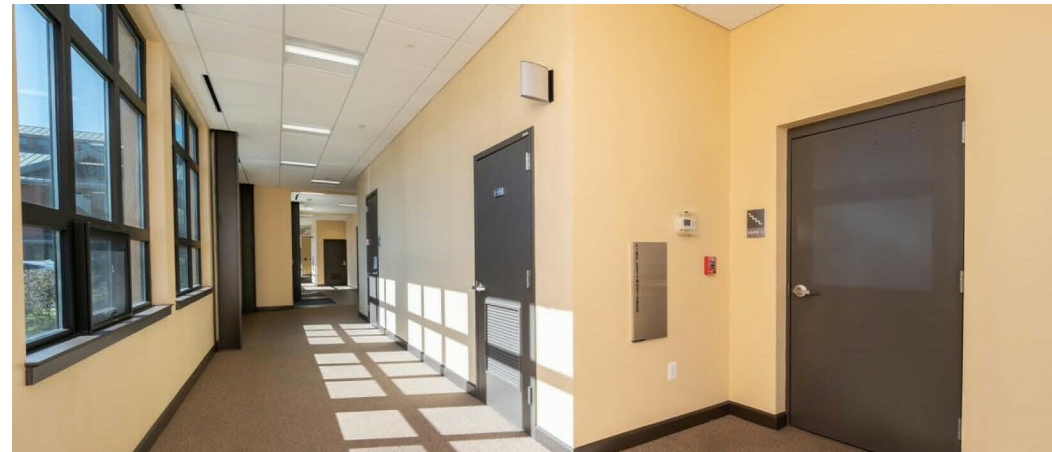
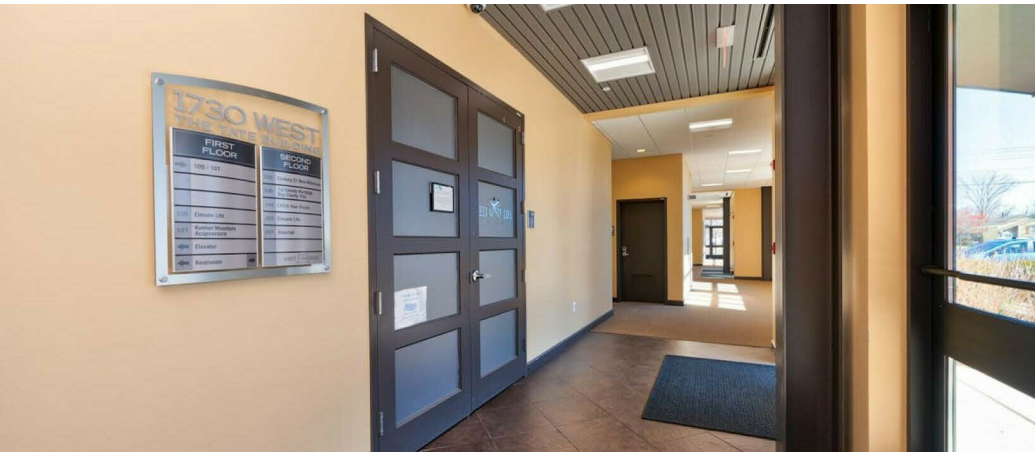


# FOR LEASE

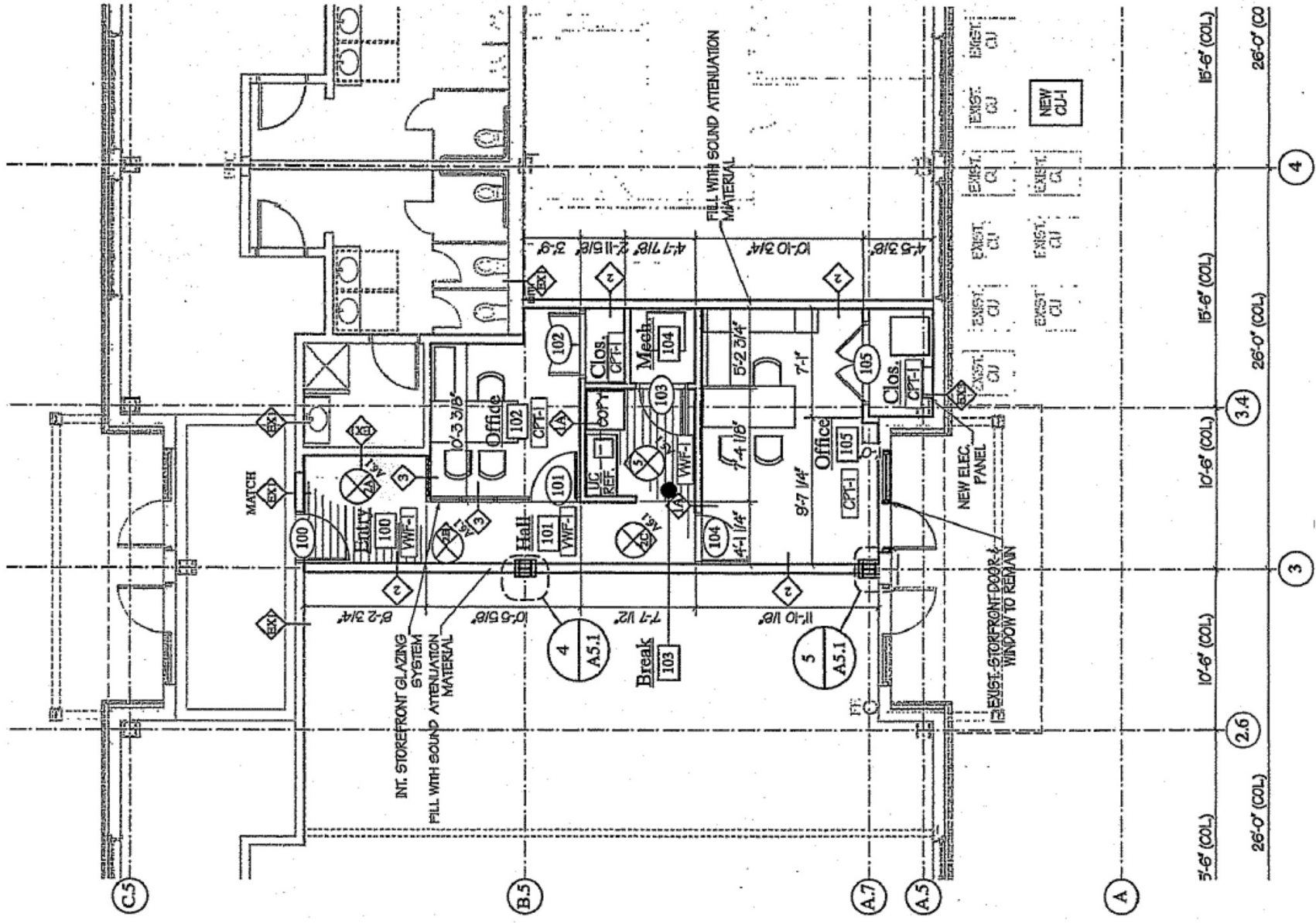
## MEDICAL OFFICE SPACE

Lease Rate \$34.50 SF/yr  
-----  
Lease Type Modified Gross  
-----

| SPACES    | SPACE SIZE |
|-----------|------------|
| Suite 106 | 753 SF     |
| Suite 107 | 2,117 SF   |
| Suite 207 | 3,373 SF   |

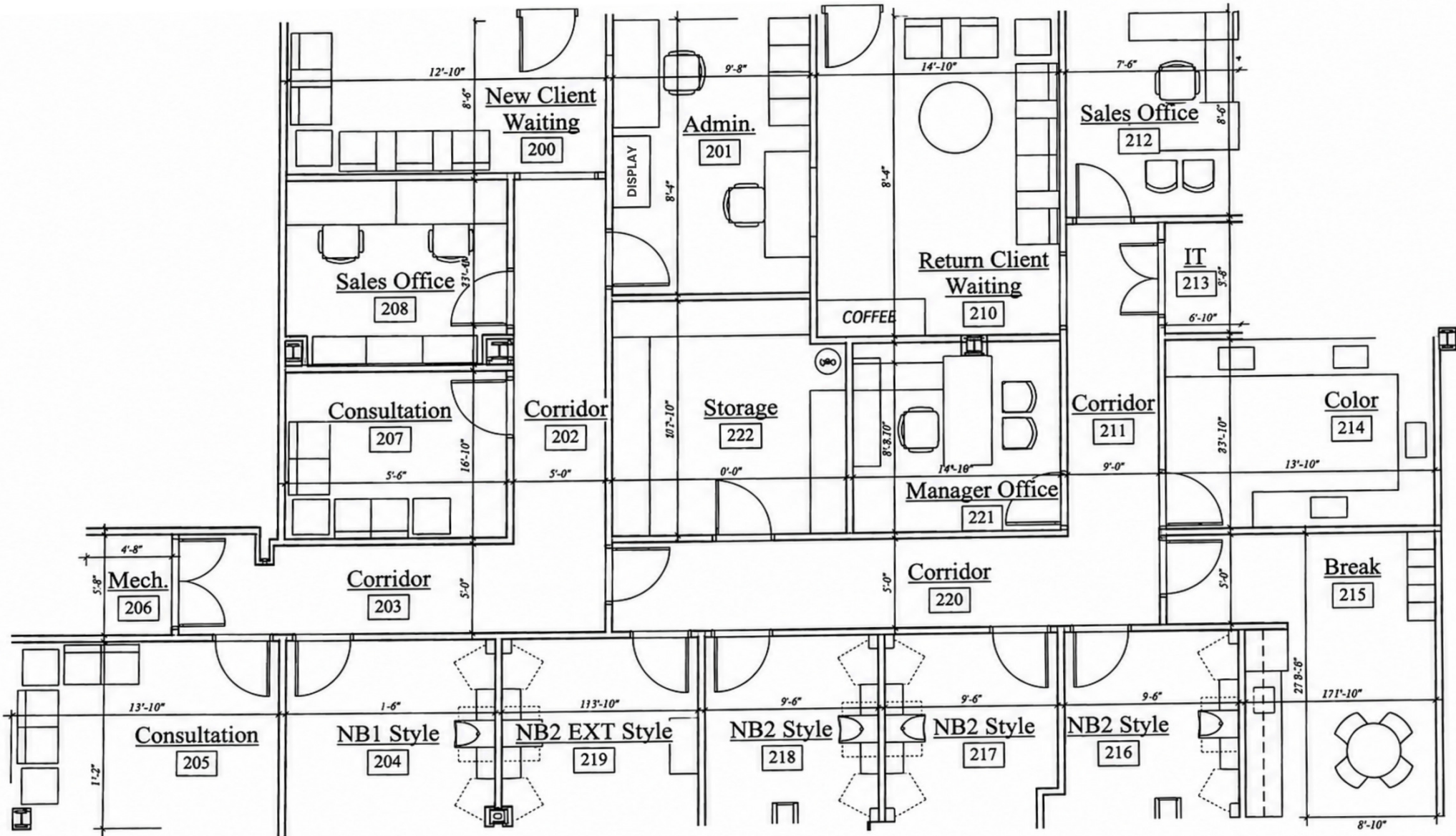


# SUITE 106 FLOOR PLAN





# SUITE 207 FLOOR PLAN



# RETAILER MAP



Navy Stadium

Downtown Annapolis

Chesapeake Bay

**SUBJECT**



Anne Arundel Medical Hospital



US-ROUTE 50

WEST STREET

RIVAR ROAD





## CONTACT

### HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401



### Laurie Murphy-Zuiderhof

443.756.5102

Laurie@hyattcommercial.com

### Treva Ghattas

301.991.6334

treva@hyattcommercial.com

### Justin Mullen

410.260.6546

jmullen@hyattcommercial.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 contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.