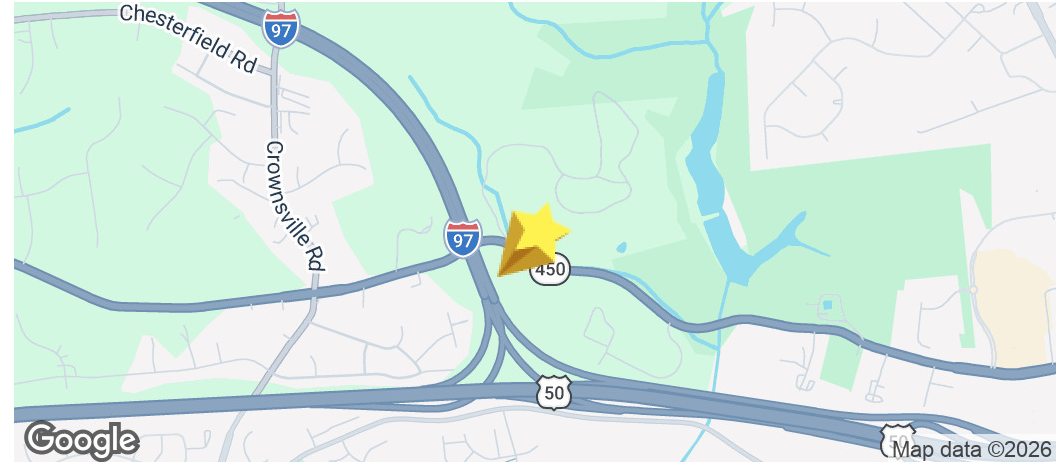


# FOR LEASE 2ND FLOOR OFFICE SUBLET

## 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

### PROPERTY OVERVIEW

Looking for professional office space without the overhead? This mezzanine sublet space with its 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.

Sublease Term: November 30, 2031

### PROPERTY HIGHLIGHTS

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

### Presented By:

**Scott Douglas**

Principal Broker  
301.655.8253  
sdouglas@douglascommercial.com

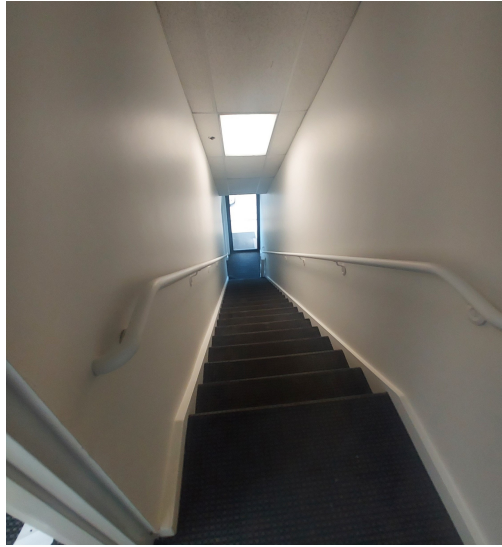
**DOUGLAS  
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

# FOR LEASE 2ND FLOOR OFFICE SUBLET

451 DEFENSE HIGHWAY

451 Defense Highway  
Annapolis, MD 21401



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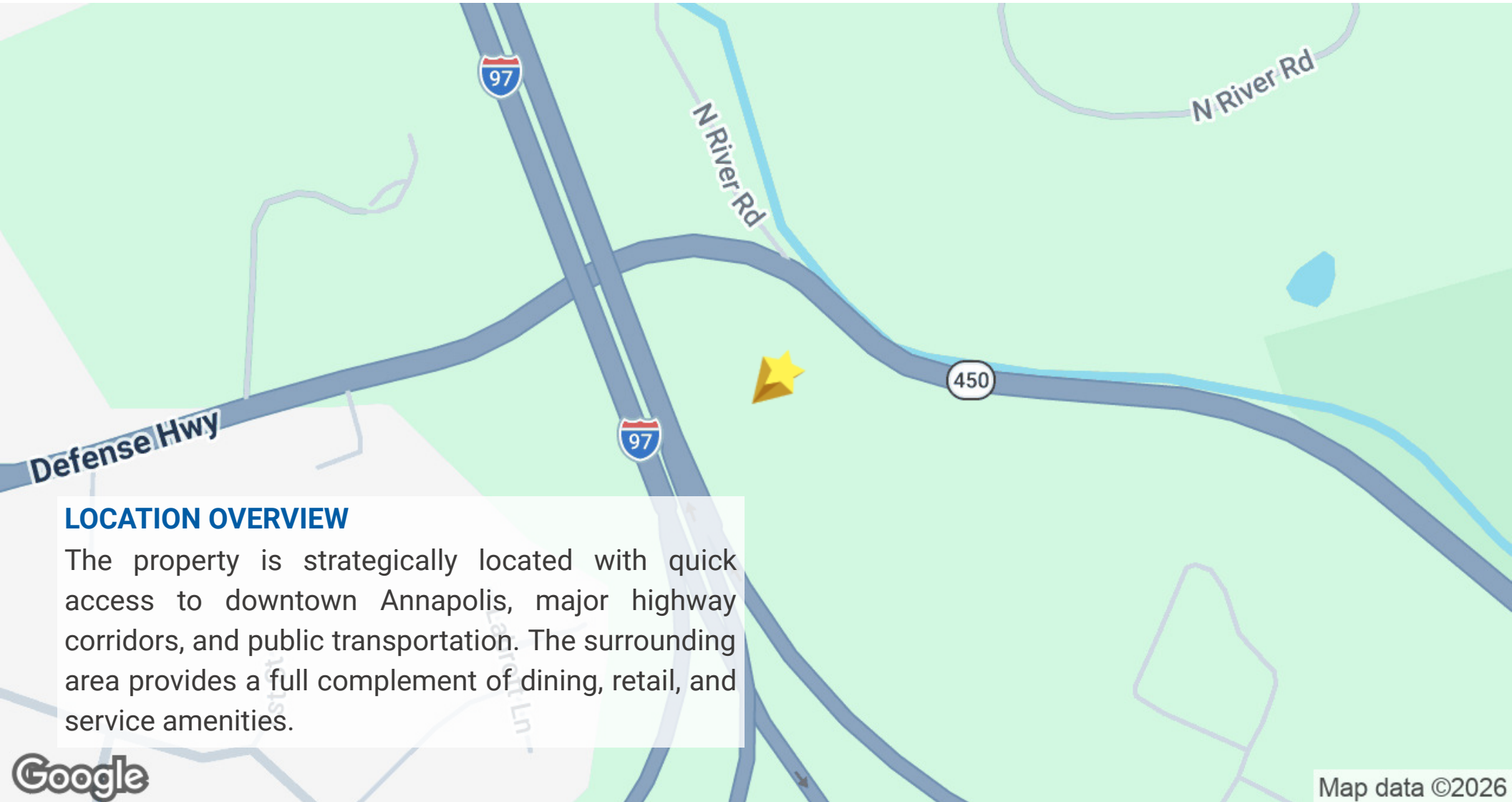
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*All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.*

# 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.

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Map data ©2026

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5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

# FOR LEASE DEMOGRAPHICS

## 451 DEFENSE HIGHWAY

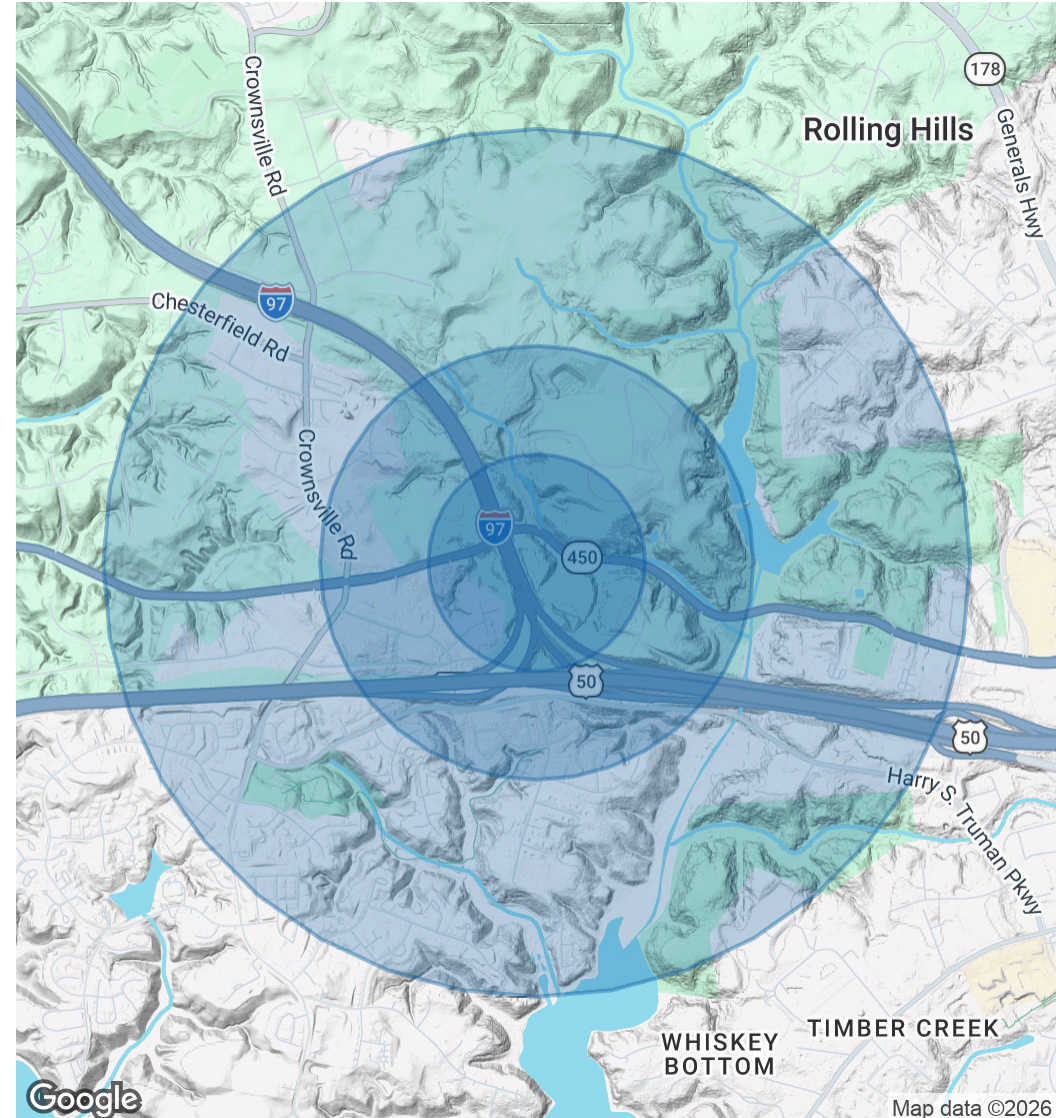
451 Defense Highway  
Annapolis, MD 21401

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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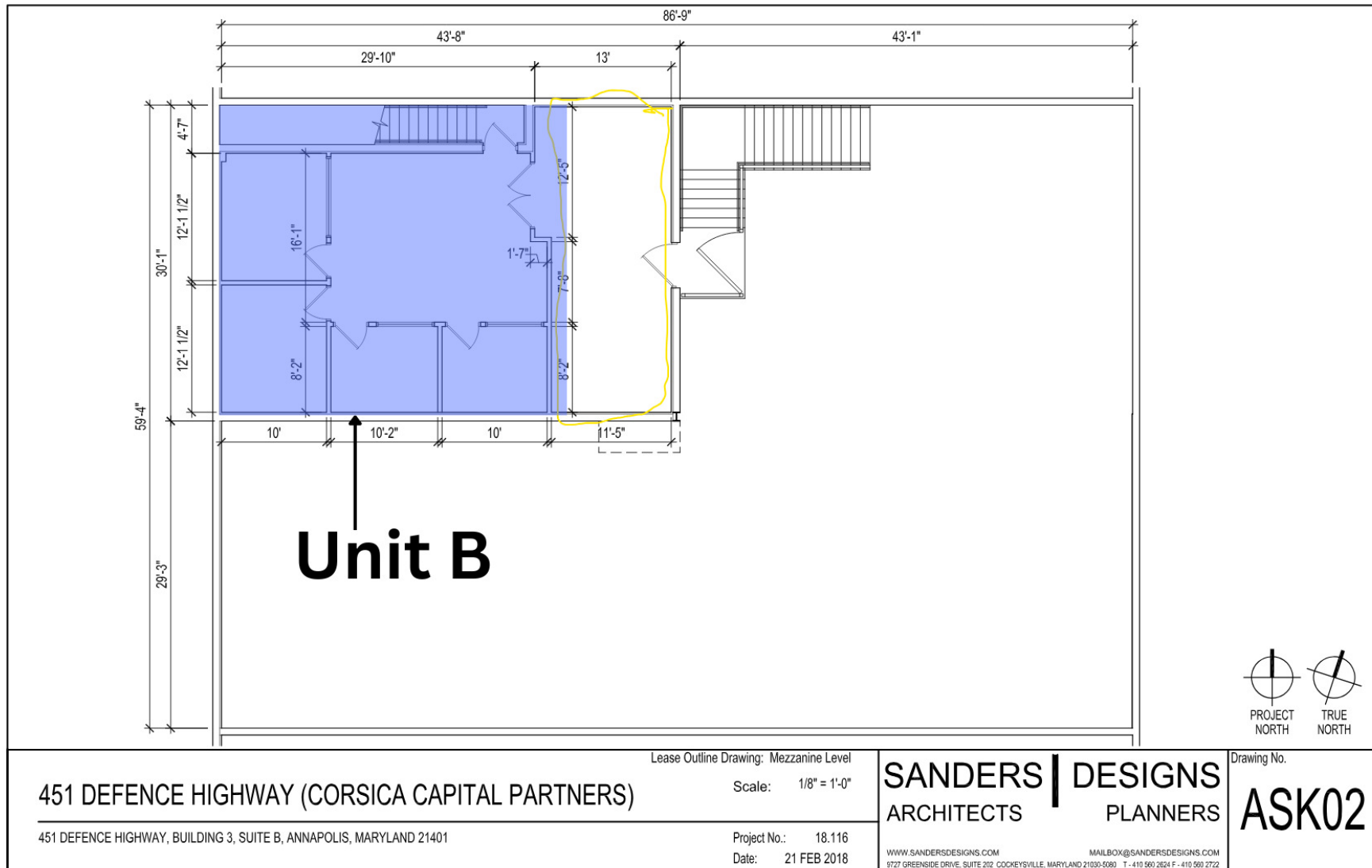
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# FOR LEASE FLOOR PLAN

## 451 DEFENSE HIGHWAY

451 Defense Highway  
Annapolis, MD 21401



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# FOR LEASE

## 2ND FLOOR OFFICE SUBLET

451 DEFENSE HIGHWAY

451 Defense Highway  
Annapolis, MD 21401



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