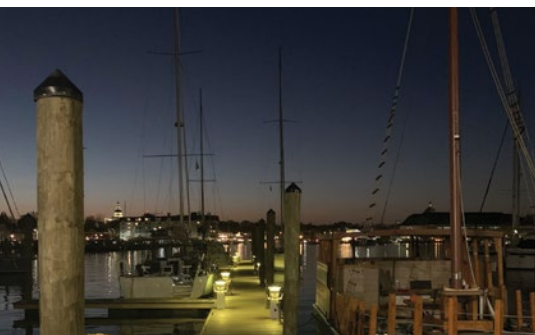


FOR LEASE IN EASTPORT

3,410 SF | OFFICE SPACE



222 Severn

W&P Nautical
Property Management

222 Severn Avenue
Annapolis, MD 21403

410.268.7700 • info@wpnautical.com

www.222Severn.com

222 Severn Ave · Building 2



BUILDING 2 PROPERTY DETAILS

Type	Office/Production Space
Zoning	Office or Retail (Preference for Maritime)
Size	3,410 Rentable Square Feet
Ceiling Height	8'7" – 12'6"
Renovations	2019
HVAC	Central Air Conditioning, Gas-Fired Heat
Building Hours	24 Hours, Private Entrance
Internet Providers	Verizon Fios and Comcast
Parking	Free Surface Parking; 4:1,000
Public Transportation	City of Annapolis Buses
Amenities	Waterfront Picnic Area, Walkable to Downtown, Water Taxi Stop, Award-Winning Dining

SPACE DETAILS

ADA	Fully Accessible
Offices	6 Offices
Common Space	7 Built-In Workstations & Space for 12 More
Lounge Area	8' Overhead Door Perfect for an Open-Air Creative Environment
Reception Area	Large Reception Space
Conference Room	2 Large Conference Rooms or Production Spaces
Restrooms	2 Private Restrooms
Kitchenette	With Eat-In Space
Signage	Exterior Building and Complex Entrance Signage

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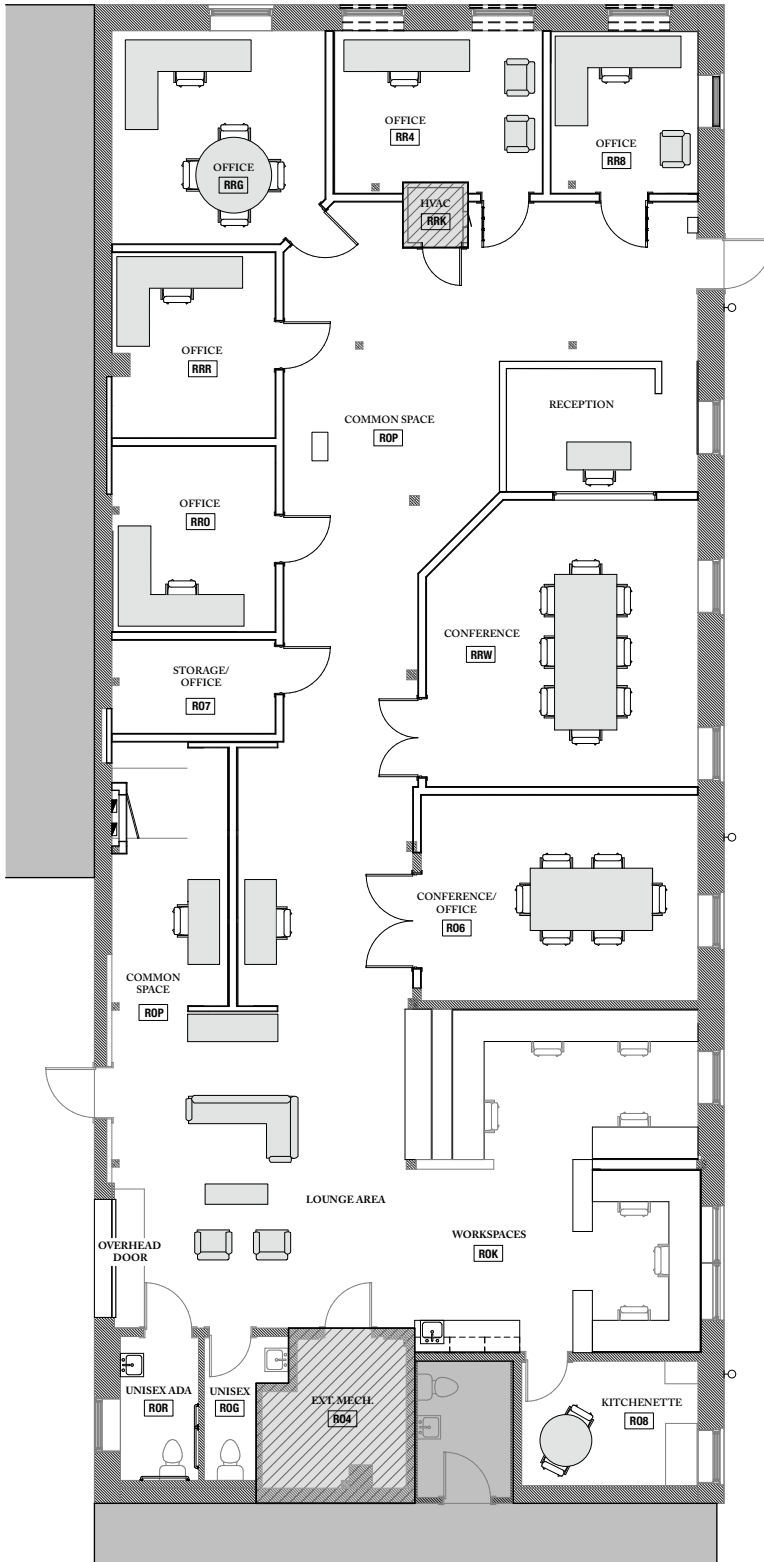
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Measurements are approximate. Features and offerings are subject to change without prior notice.
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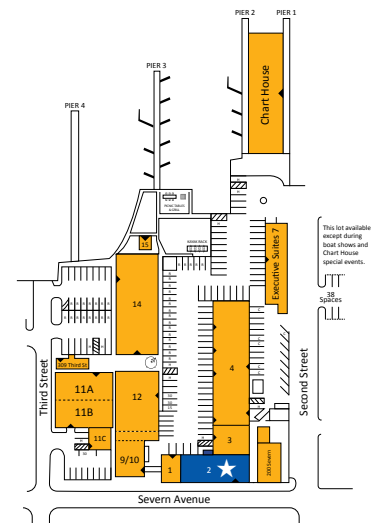
222 Severn Ave · Building 2



FLOOR PLAN

3,410 SF

- 6 Offices
- 2 Conference Rooms
- 7 Built-In Workstations
- Area for Lounge, Production, or 12 Additional Workstations



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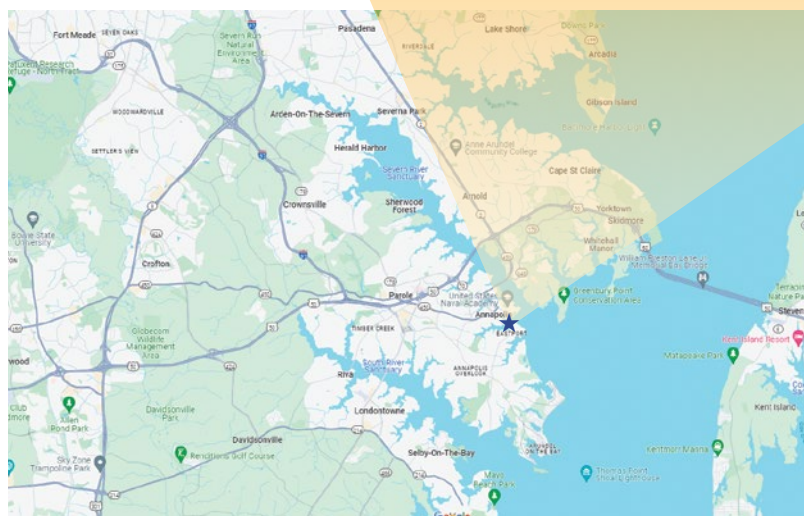
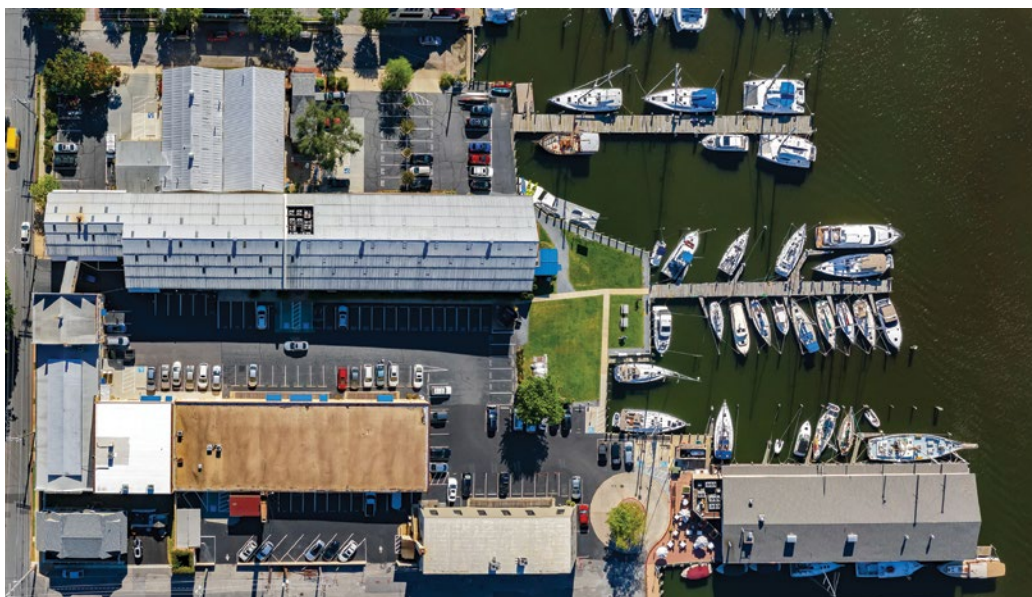
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222 Severn Ave · Annapolis, MD

THE HISTORIC COMPLEX LOCATED AT 222 SEVERN has played a pivotal role in the maritime industry for over a century, witnessing the evolution from fishing to marine construction to recreational boating. With a rich history deeply intertwined with maritime activities, the site has been a cornerstone of the local economy and culture.

Owners of the complex have adapted the property and its uses to meet changing times and needs. Rather than succumbing to obsolescence, adaptive reuse strategies have breathed new life into the original structures and buildings. This approach has preserved the historical significance of the site while providing practical and useful space for today's businesses to flourish. The complex remains a vibrant hub for a variety of enterprises.



COMPLEX HIGHLIGHTS

- Waterfront Offices and Executive Suites
- Marina and Boat Slips
- Ample Free Parking
- Overlooking Historic Downtown Annapolis and the U.S. Naval Academy
- Fabulous Restaurants, Pubs, and Coffee Shops
- Walkable to State House and Courthouse
- Water Taxi on Property
- On-Site Property Management & Maintenance
- Beautiful, Waterfront Picnic Area

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