

222  
Severn  
W&P Nautical  
Property Management

**WATERFRONT, CREATIVE & PROFESSIONAL WORK SPACE AVAILABLE FOR LEASE**  
**IN THE VIBRANT, HISTORICAL EASTPORT NEIGHBORHOOD**

**1,754 SF +/- PROFESSIONAL OFFICE  
WITH WATER VIEWS**



**222 SEVERN AVE / ANNAPOLIS, MD**

**ROSSO**  
**COMMERCIAL**  
real estate services

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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**



222 SEVERN AVE / ANNAPOLIS, MD

# BUILDING 4 SUITE E

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## PROPERTY DETAILS

<b>Type</b>	Office Space
<b>Zoning</b>	Office (Preference for Maritime)
<b>Size</b>	1,754 Rentable Square Feet
<b>HVAC</b>	Included in Base Rent
<b>Building Hours</b>	24 Hours, Private Entrance
<b>Internet Providers</b>	Verizon Fios and Comcast
<b>Parking</b>	Free Surface Parking; 4:1,000
<b>Public Transportation</b>	City of Annapolis Buses
<b>Amenities</b>	Waterfront Picnic Area, Walkable to Downtown, Water Taxi Stop, Award-Winning Dining

## SPACE DETAILS

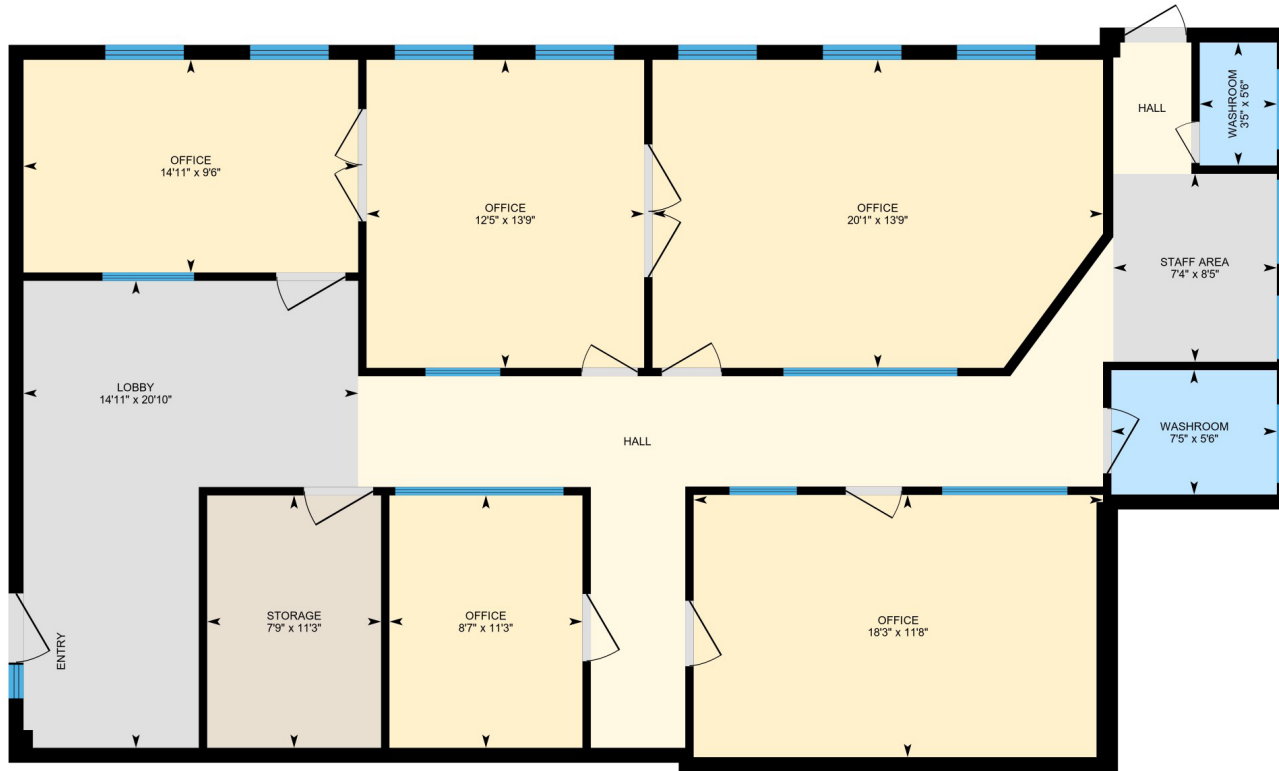
<b>Offices</b>	3-5 Offices; Majority with Water Views
<b>Conference Room</b>	1-2 Conference Rooms
<b>Lobby</b>	Receptionist Workstation
<b>Kitchenette</b>	Galley-Style
<b>Restrooms</b>	2 Private Restrooms
<b>Storage</b>	Separate Room for Files and IT
<b>Signage</b>	Exterior Building Signage on Two Facades

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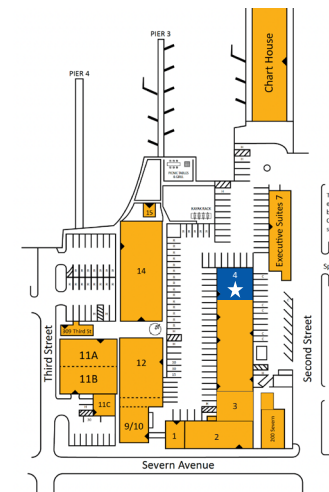
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» VIRTUAL TOUR 

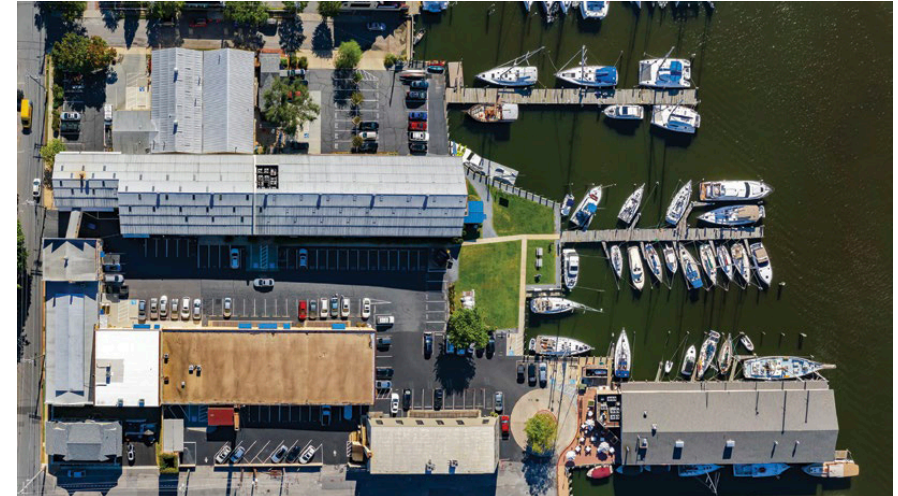
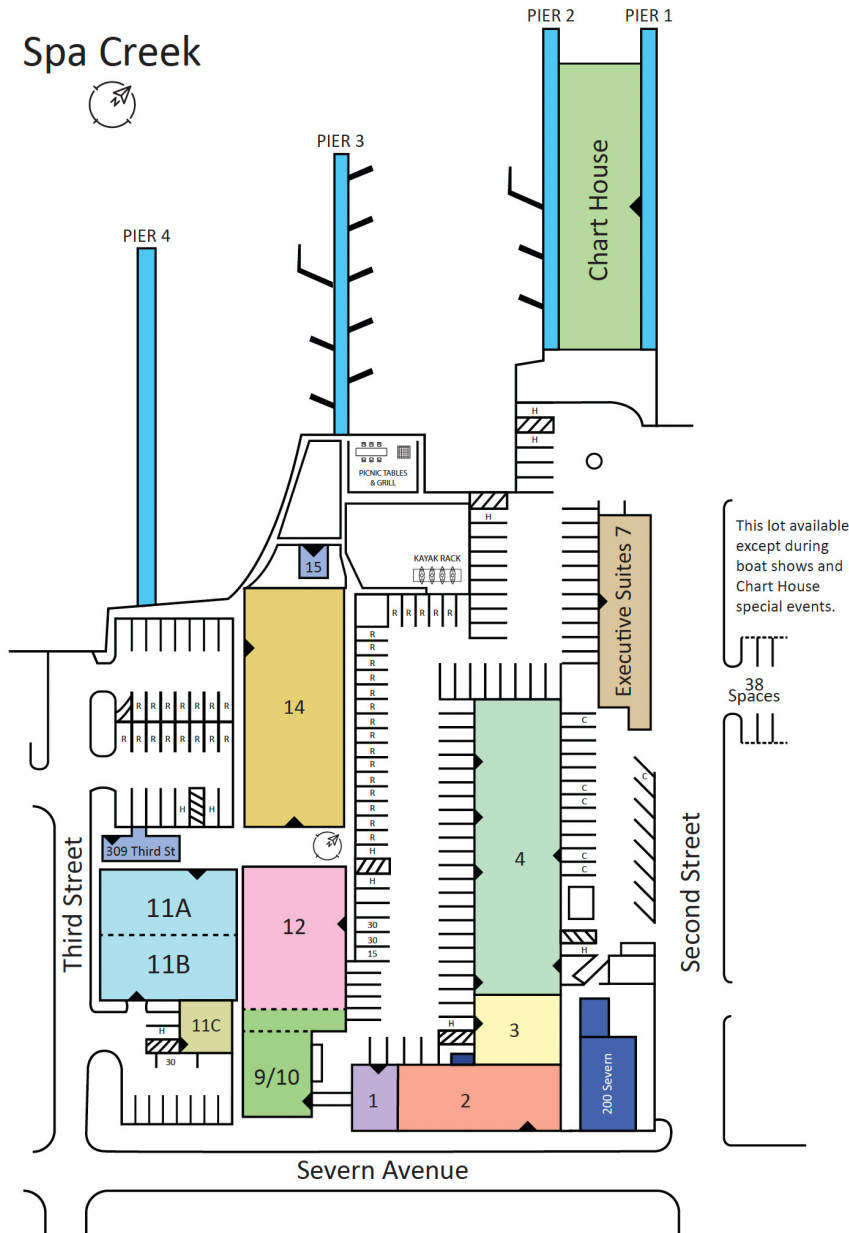


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# SITE PLAN



## 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



# PROPERTY HISTORY

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.



## ► THE EARLY DAYS

- 1750-1855: Oystermen, crabbers and fishermen live and work at 222 Severn and in Eastport spending their days in the far reaches of the Chesapeake Bay.
- 1855: The first official business is established here – The Annapolis Glass Company.
- 1904: The Chance Marine Construction takes over the property, building Chesapeake Bay workboats.
- 1914: At the start of WWI, Chance is commissioned to build 110' wooden submarine chasers
- 1937: The Annapolis Yacht Yard is founded, and they begin building exclusive luxury yachts.
- 1940: The AYY begins building 70 foot Vosper Torpedo Patrol Boats for the British Navy, and goes on to build a total of 28 for the War effort. The "Big Shed" building still standing today is constructed for this purpose.
- 1940: The famous "America" yacht – the first to win the "America's Cup" – is brought here for repair. However, she meets with tragedy on March 29, 1942 when an unusually heavy snowfall collapses the temporary storage structure and crushes the boat.
- 1943: The AYY builds another 100 PT boats for the Russian Navy.



**ADAPTIVE REUSE STRATEGIES  
HAVE BREATHED NEW LIFE INTO  
THE ORIGINAL STRUCTURES AND  
BUILDINGS.**

# PROPERTY HISTORY

## ▶ THE TRUMPY YEARS

- **1948:** The Trumpy family buys the property and establishes “John Trumpy & Sons, Inc.” They are known around the world for their exquisite hand-crafted yachts of mahogany and bronze. The most famous is “Sequoia” built for President John F. Kennedy.
- **1951:** MSB Minesweepers are built by John Trumpy & Sons, Inc. for the Korean War.
- **1962:** A huge fire threatens to destroy all of Eastport.
- **1973:** The last Trumpy yacht is made, and the yard is closed for good.



WITH A RICH HISTORY DEEPLY INTERTWINED WITH MARITIME ACTIVITIES, THE SITE HAS BEEN A CORNERSTONE OF THE LOCAL ECONOMY AND CULTURE.

## ▶ THE TEMPLETON YEARS

- **1974:** The Templeton family purchases a two-thirds share of the Trumpy property and begins to restore the old buildings for maritime fabrication, repair and office space.
- **1999:** 222 Severn included in the National Register of Historic Places for its role in shaping the maritime history of Annapolis.
- **2006:** The “Big Shed” is renovated into Class-A office space – keeping the integrity of its history – complete with the entire original shell, steel beams and three lobby history exhibits.







ANNAPOLIS HARBOR

PRIME SEAFOOD STEAK

SPA CREEK

THIRD STREET

SEVERN AVENUE

AREA OVERVIEW / VIEW TOWARDS DOWNTOWN ANNAPOLIS

- 1. State Capital
- 2. Main Street
- 3. Annapolis Waterfront Hotel
- 4. Choptank
- 5. Annapolis Market House
- 6. Annapolis City Dock
- 7. U.S. Naval Academy
- 8. Chart House Prime
- 9. Bread and Butter Kitchen
- 10. Annapolis Harbor Boat Yard

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4

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6



8



3



2



1



7

SPA CREEK

SEVERN AVENUE

AREA OVERVIEW / VIEW TOWARDS EASTPORT

- 1. Ruth's Chris Steak House
- 2. Lewnes' Steakhouse
- 3. Boatyard Bar & Grill
- 4. Blackwall Hitch
- 5. Mercedes-Benz of Annapolis
- 6. Carrol's Creek Cafe
- 7. O'Learys Seafood
- 8. Annapolis Yacht Club





# 222 Severn

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