



RIVA RD. & WEST ST. AT TOWNE CENTRE

1906 Towne Centre Blvd.
Annapolis, MD 21401

- Two retail buildings and one 3-story office building with bottom level retail located off Route 50, Exit 23 with convenient surface lot parking
- Located at Annapolis Towne Centre, a vibrant center anchored by Whole Foods and Target combining more than 2,000,000 SF of lifestyle retail uses with 575 luxury residential units and 40,000 SF of Class A office space
- Easily accessible from I-97 and MD Route 50, both of which effectively extend the parameters of the trade area
- Services affluent, sophisticated customer base and health-and-fitness minded customer profile



ANTHROPOLOGIE
WILLIAMS SONOMA



POTTERY BARN
SMYTH
Jewellers SINCE 1847

RESTORATION
HARDWARE

J. ALEXANDER'S
RESTAURANT



MISSION BBQ
The American Way

CAVA
xfinity

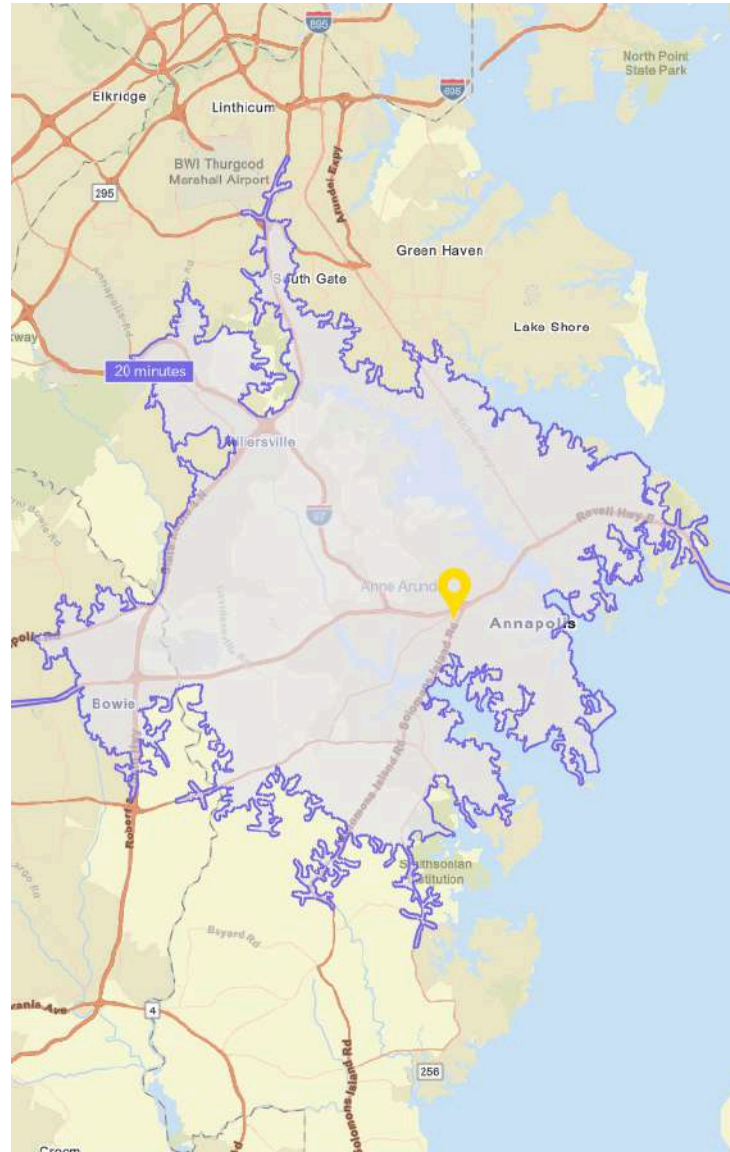


PROPERTY OVERVIEW

RIVA RD. & WEST ST.
AT TOWNE CENTRE

Daily Traffic Count

West Street 32,000 VPD
Riva Road 22,700 VPD



20 Minute Drivetime

106,178
Households

274,578
Population

\$172,507
Average HH
Income

301,703
Daytime
Population

MARKET MAP

RIVA RD. & WEST ST.
AT TOWNE CENTRE



AVAILABILITY

RIVA RD. & WEST ST.
AT TOWNE CENTRE



Future Availability

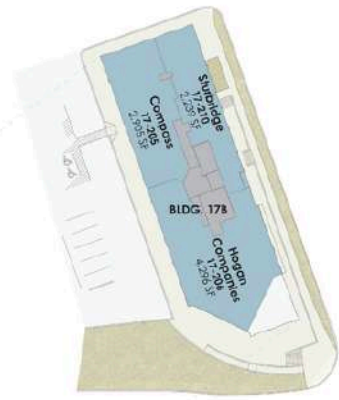
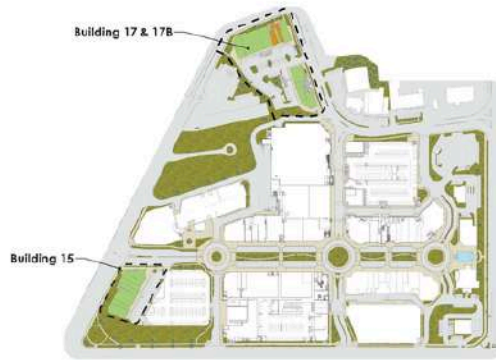
Unit	Space Available
Space 20	3,205 SF
Space 30	1,560 SF
Space 103	3,177 SF
Space 104	2,500 SF

AVAILABILITY

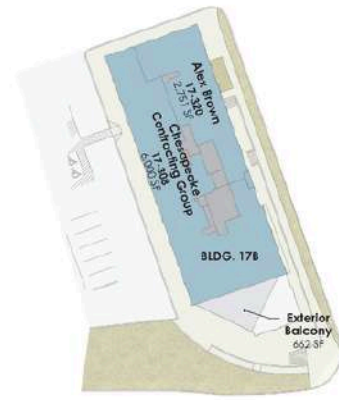
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BLDG. 17 & 17B
LEASE PLAN GROUND FLOOR
Scale: 1" = 30"
BLDG. 17 TOTAL GLA: 22,737 SF
BLDG. 17B TOTAL GLA: 9,547 SF



LEASE PLAN LEVEL 2
Scale: 1" = 30"
TOTAL OFFICE GLA: 16,817 SF



LEASE PLAN LEVEL 3
Scale: 1" = 30"



BLDG. 15
LEASE PLAN GROUND FLOOR
Scale: 1" = 30"
BLDG 15 TOTAL GLA: 19,908 SF