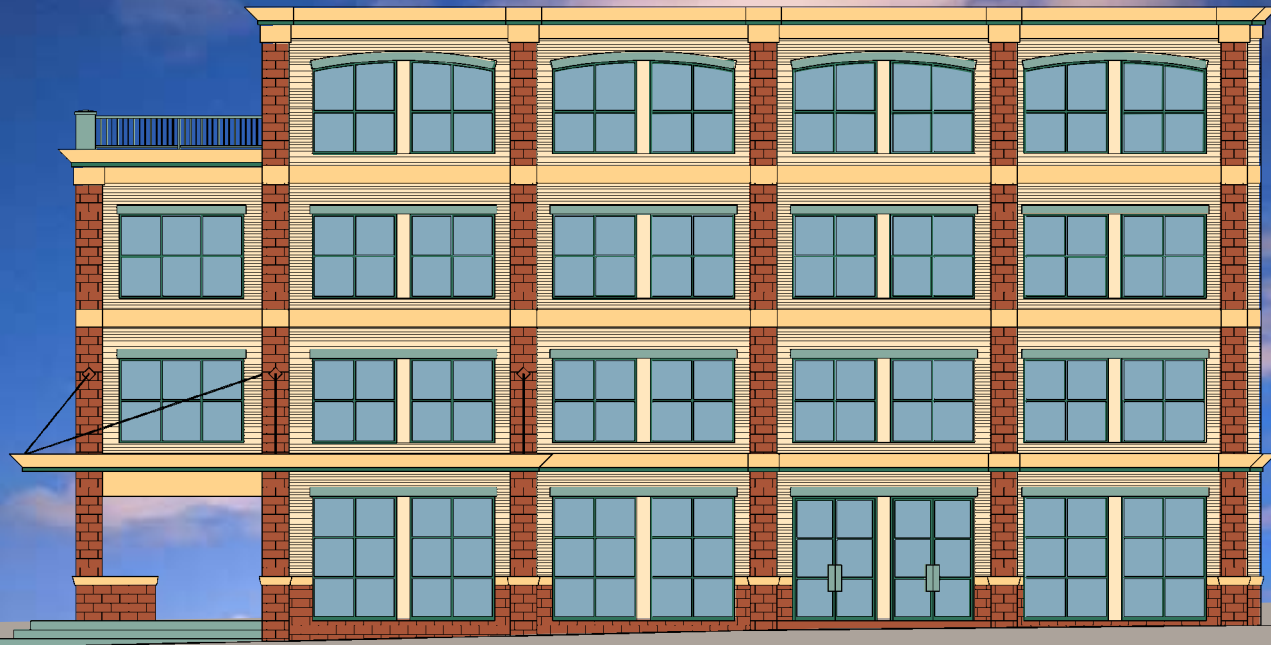


115 WEST STREET



115 West Street is the second new building in almost ten years to offer downtown Annapolis Class A office and retail space. This four story 22,000 square foot building is located on inner West Street, directly across from the award winning Annapolis Loews Hotel, and is in the heart of the West Street Revitalization District. This premiere location is close to Church Circle, the State House, the Historic District, and within an easy walk to the Annapolis Waterfront. Nearby access to Route 50 and Interstate I-97 is quick and convenient.

First Floor: Retail 1,050 sq. ft.

Second Floor: Office 6,500 sq. ft.

Third Floor: Office 6,500 sq. ft.

Fourth Floor: Office 5,400 sq. ft.

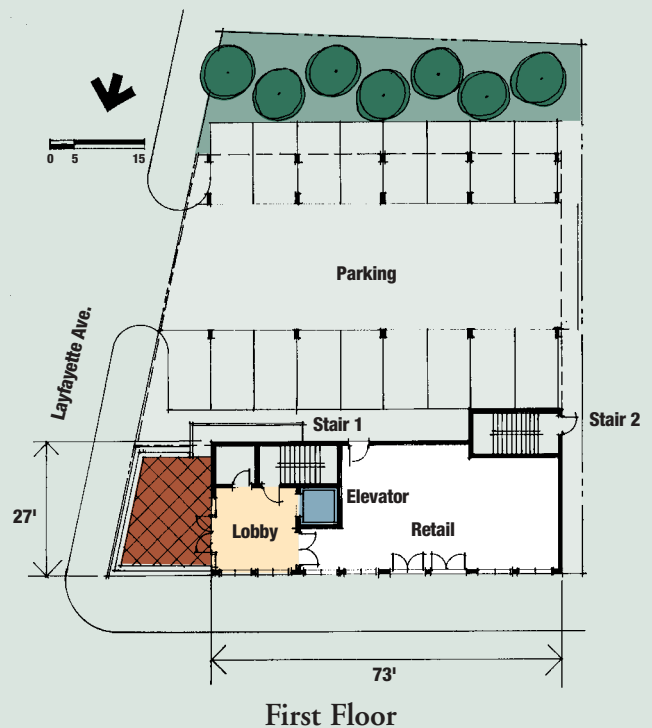
Parking: 16 covered spaces on site, additional parking nearby.

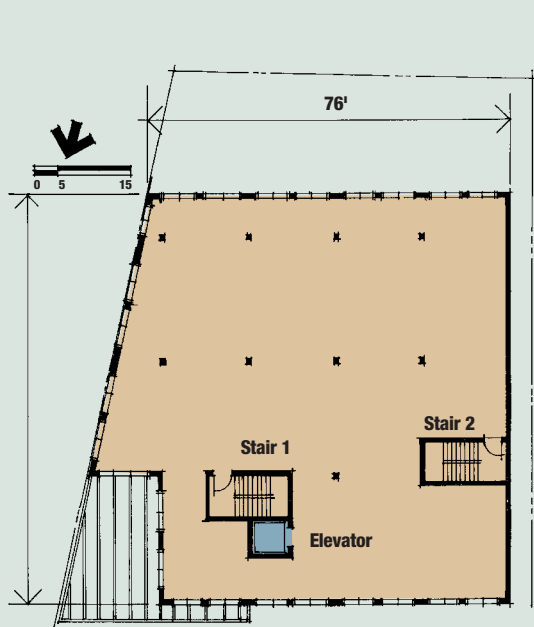
Delivery: Ready for occupancy now!

Leasing: Herrmann - Dunn Real Estate, Inc.
100 Cathedral Street, Suite 4
Annapolis, MD 21401
Phone 410-626-9750
Fax 410-626-9752

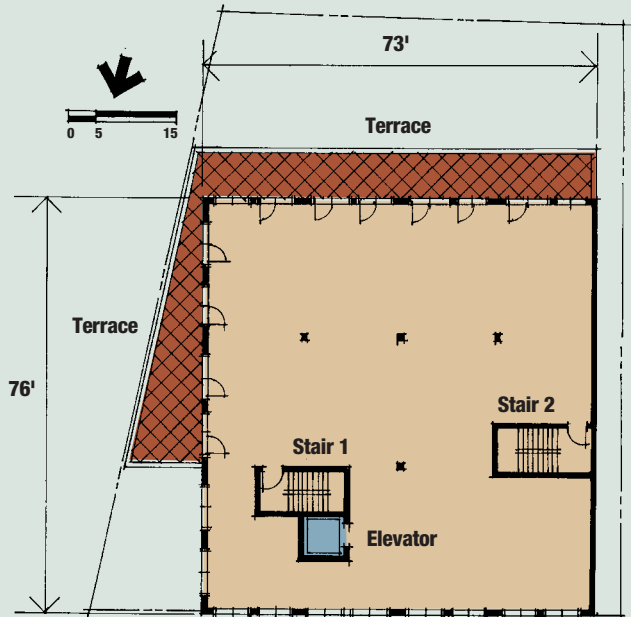
Architect: Reithlingshoefer-Smith & Associates

Features: The fourth floor features a magnificent view of the City of Annapolis and the Naval Academy, with some water view. This penthouse location features glass doors onto outside balcony patios.





Second/Third Floor
(Typical)



Fourth Floor

Located within one block of the City's proposed new parking garage, and in the heart of the West Street business district, 115 West Street offers excellent business and retail opportunities.



For leasing information contact T. Phillip Dunn, Herrmann Dunn Real Estate ♦ 410-626-9750