



WEST STREET VIEW



FRONT ENTRANCE



FRONT LOBBY



STUDIO/FRONT ROOM

## HIGHLIGHTS

- **Suite 101:** 1,873 SF available on first floor
- **Suite 201:** 996 SF available on the second floor
- **Lease Rate:** Negotiable
- **Zoning:** MX
- **Walk Score:** Very Walkable (85)
- Kitchenette
- Easy access to Route 50 & Downtown Annapolis
- The Livery is a historic building located within walking distance of all downtown amenities.
- Perfect for corporate headquarters in Annapolis or professional offices.

## NEARBY AMENITIES



**MICHAEL MORAN**

mmoran@klnb.com | 443-574-1402

9881 Broken Land Pkwy, #300  
Columbia, MD 21046

# 1ST FLOOR

## FOR SUBLEASE | THE LIVERY

209 WEST STREET, ANNAPOLIS, MD 21401 | ANNE ARUNDEL COUNTY



COLLABORATIVE AREA

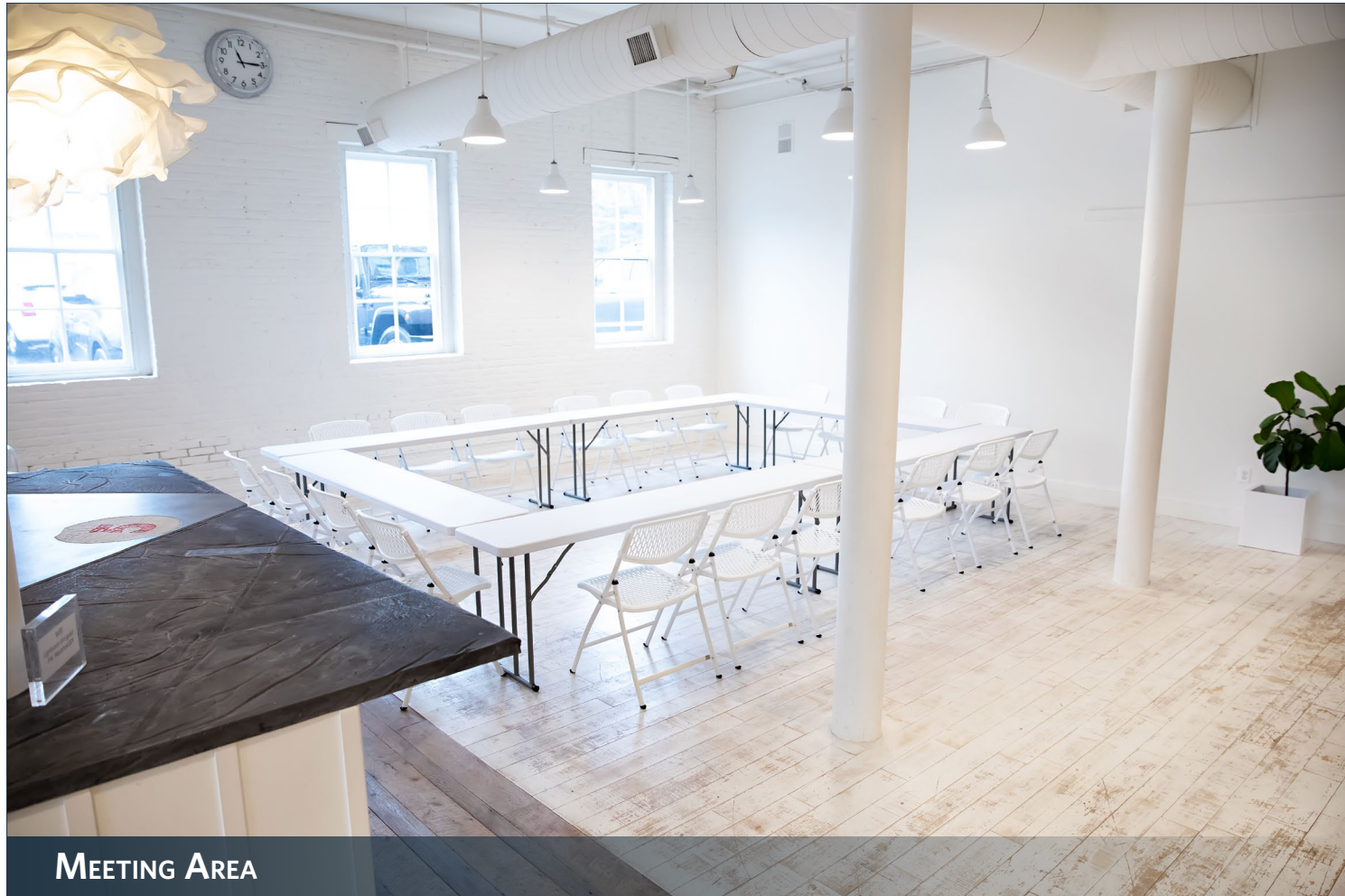


STORAGE

**MICHAEL MORAN**

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MEETING AREA

# 2ND FLOOR

## FOR SUBLEASE | THE LIVERY

209 WEST STREET, ANNAPOLIS, MD 21401 | ANNE ARUNDEL COUNTY



ENTRANCE AREA



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# 2ND FLOOR

## FOR SUBLEASE | THE LIVERY

209 WEST STREET, ANNAPOLIS, MD 21401 | ANNE ARUNDEL COUNTY



RECEPTION AREA



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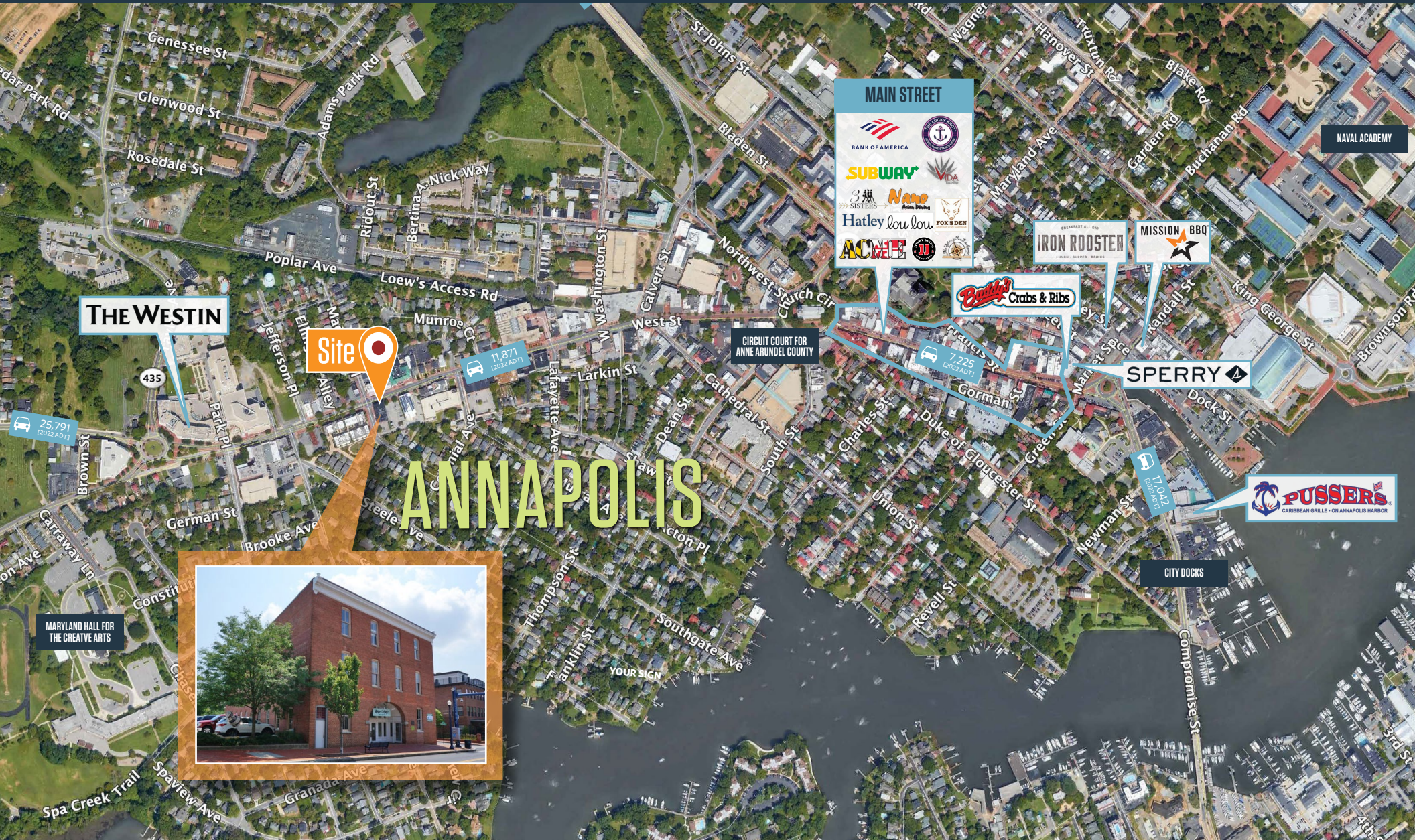
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# AERIAL VIEW

## FOR SUBLEASE | THE LIVERY

209 WEST STREET, ANNAPOLIS, MD 21401 | ANNE ARUNDEL COUNTY



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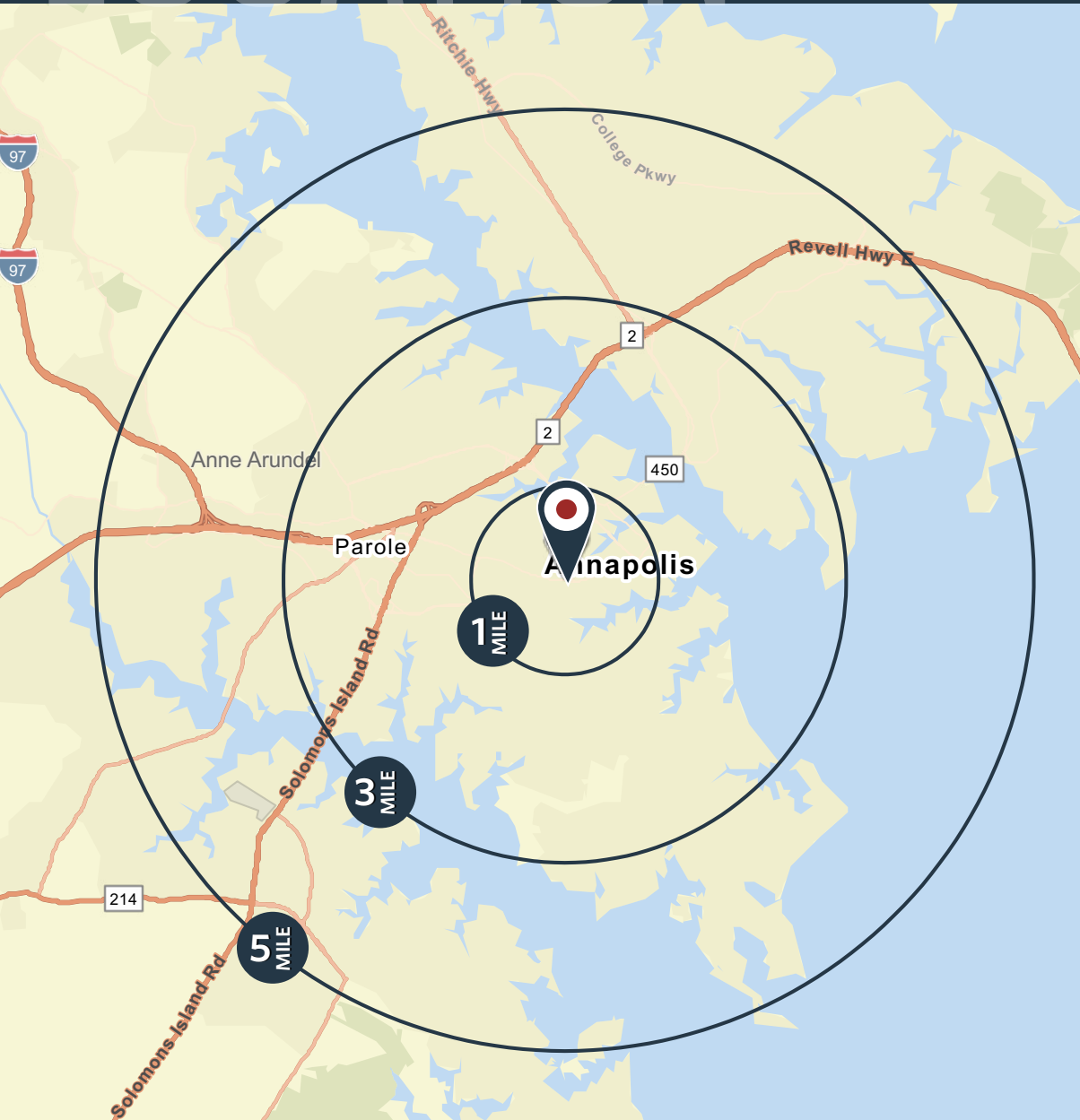
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Columbia, MD 21046



# LOCATION

## FOR SUBLEASE | THE LIVERY

209 WEST STREET, ANNAPOLIS, MD 21401 | ANNE ARUNDEL COUNTY



### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	15,239	59,821	111,106
MEDIAN AGE	41.2	40.6	43.3
MEDIAN HH INCOME	\$104,945	\$108,139	\$117,599
HOUSEHOLDS	6,734	25,291	45,467

### TRAFFIC COUNTS

WEST STREET.....	12,052 ADT
ROWE BOULEVARD.....	34,560 ADT
ROUTE 50 .....	138,462 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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