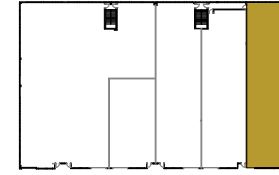




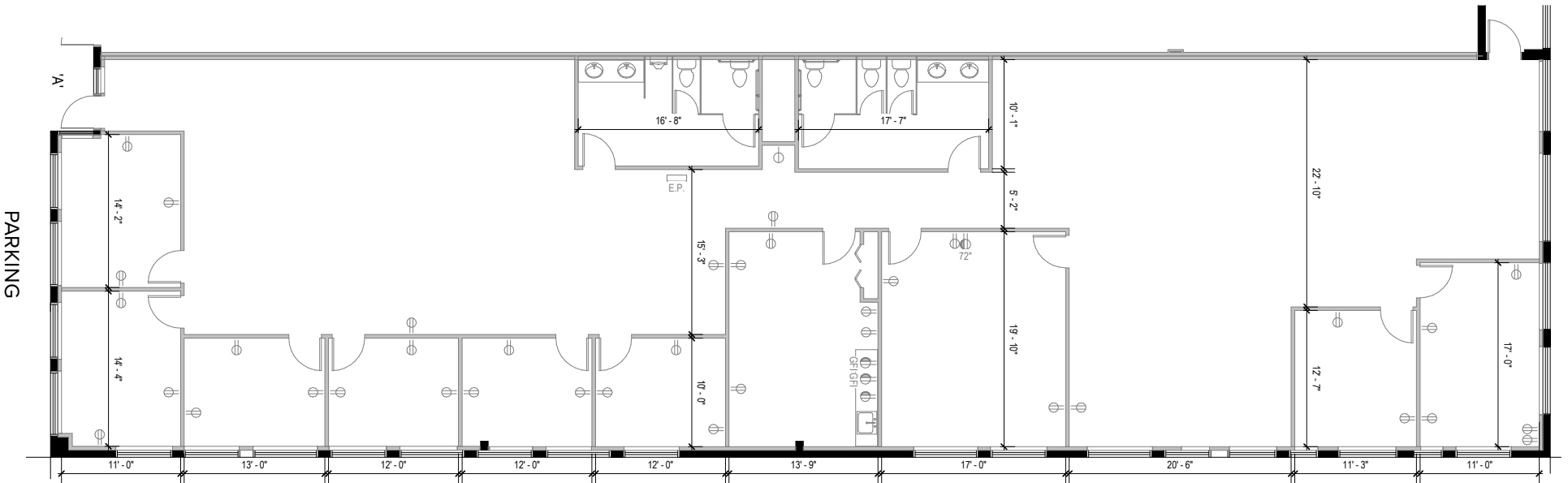
**Total SF Available:**  
5,127 SF

100% office space

**KEY PLAN**  
NOT TO SCALE



*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



## About Bestgate Commerce Park

Bestgate Commerce Park is a 7.25-acre business community situated off Bestgate Road in Annapolis. The property includes (2) two-story flex buildings totaling over 103,300 square feet of space. Both buildings are equipped with drive-in doors for easy loading capabilities.

Strategically positioned near downtown Annapolis, the business community is located within a short distance to new and established retail amenities including Annapolis Mall, The Shoppes at Riva, Beacon Square and more.

Directly adjacent is St. John Properties' 888 Bestgate Road, a Class 'A' office building featuring The Big Bean Coffee House on the first floor as well as a two-story parking garage with electric vehicle charging stations.

### Two-Story Flex Buildings

|                            |           |
|----------------------------|-----------|
| 2001–2003 Commerce Park Dr | 52,127 SF |
| 2009–2011 Commerce Park Dr | 51,225 SF |

### Two-Story Flex Specifications

|                            |                     |
|----------------------------|---------------------|
| Suite Sizes                | Up to 31,144 SF     |
| Ceiling Height             |                     |
| Warehouse                  | 18 ft. clear        |
| Office                     | 8–12 ft. clear      |
| Loading                    | Drive-in loading    |
| Construction               | Brick on block      |
| Parking                    |                     |
| 2001–2003 Commerce Park Dr | 2.3 spaces/1,000 SF |
| 2009–2011 Commerce Park Dr | 2.6 spaces/1,000 SF |
| Zoning                     | W1                  |

### Traffic Counts

Bestgate Rd at Commerce Park Dr: 24,000 vehicles/day

### Demographics

|                       | 3 Miles   | 5 Miles   | 7 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 47,237    | 115,963   | 184,940   |
| Avg. Household Income | \$200,398 | \$195,571 | \$206,640 |

For more information on Bestgate Commerce Park, visit: [sjpi.com/bestgatecommerce](http://sjpi.com/bestgatecommerce)





#### Distances to:

|                                          |            |
|------------------------------------------|------------|
| Annapolis Mall .....                     | 0.2 miles  |
| MD 50/301 .....                          | 1.3 miles  |
| Annapolis Town Center .....              | 1.4 miles  |
| Annapolis, MD (Downtown) .....           | 3.4 miles  |
| Interstate 97 .....                      | 3.8 miles  |
| BWI Airport .....                        | 19.5 miles |
| Interstate 695 (Baltimore Beltway) ..... | 21 miles   |
| Baltimore, MD (Downtown) .....           | 26 miles   |
| Washington, D.C. (Downtown) .....        | 30 miles   |

## Contact Us

#### Michael Tait

Leasing Representative

MTait@sjpi.com | 443.464.1315

#### Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM



Scan with your mobile device to take a virtual tour, download floor plans and more!

#### About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 09/26