ST. JOHN PROPERTIES

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Bestgate Commerce Park

2001 Commerce Park Drive | Annapolis, MD 21401

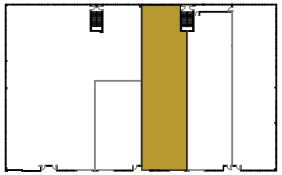
Suite C

WHAT IS FLEX?

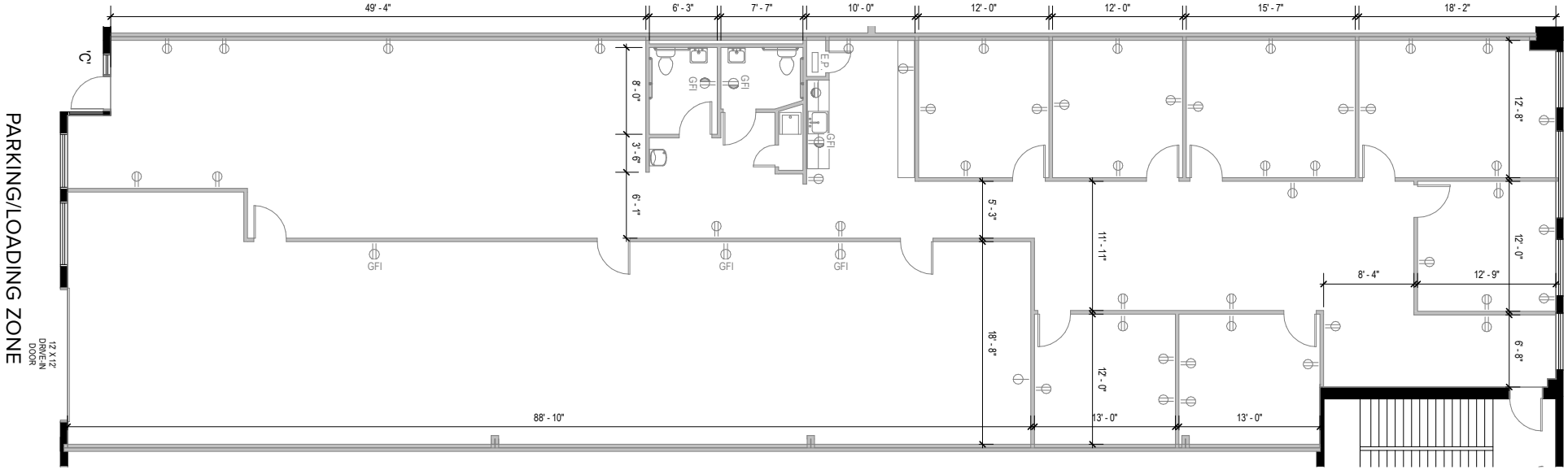
Total SF Available:
5,218 SF

3,345 sq. ft. office, 1,873 sq. ft. warehouse with 12'x12' drive-in loading door (1)

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**

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

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

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NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

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**

USGBC MEMBER

MARYLAND CREDA COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

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