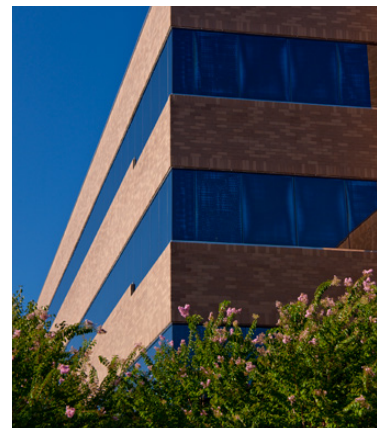




888 | BESTGATE

ANNAPOLIS, MD 21401



2560 LORD BALTIMORE DRIVE | BALTIMORE, MD | 410.788.0100 | SJPI.COM

Class 'A' Office Space in Amenity-Rich Annapolis



Project Overview

888 Bestgate is located directly off US 50 along the Bestgate Road business district, just minutes from downtown Annapolis. This prime location means the Class 'A' office building is surrounded by a variety of dining, retail and hospitality amenities.

A newly renovated modern interior, on-site café space and gym amenity (coming soon) give 888 Bestgate a headquarters-worthy appeal. The building is serviced by an on-site building engineer and dedicated property manager, who ensure the facilities are maintained to a high standard.

For more information on 888 Bestgate, visit:
sjpi.com/888bestgate

DEMOGRAPHICS



Daily Traffic Count
Along Bestgate Road
**25,000
VEHICLES**



Average Household
Income (3 Mile Radius)
**\$133,252
ANNUALLY**



Population Holding
College Degrees
60%



Population
(3 Mile Radius)
43,859

About St. John Properties

- Owns and manages more than 20 million square feet of commercial real estate including office, flex/ R&D, retail, warehouse and residential in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Utah, Virginia and Wisconsin.
 - Real estate investments valued at more than \$3.5+ billion.
 - Serving more than 2,200 satisfied clients.
 - Maintains full complement of in-house resources, including land development, property management, construction, space planning, tenant improvement, financial analysis, leasing, marketing and acquisition.
- Visit sjpi.com/company to learn more.**



About 888 Bestgate

888 Bestgate is a four-story, 129,940 square foot Class 'A' office building located at the intersection of Bestgate Road and Commerce Park Drive in Annapolis. The building is located within 4 miles of MD Route 50 and less than 3 miles from Interstate 97.

- Adjacent to Westfield Annapolis Mall
- 33,750 square foot floor plates offer flexibility in design and layout
- Dramatic brick and reflective glass exterior
- Newly renovated two-story lobby
- On-site property management staff
- State-of-the-art energy management system
- Free, generous parking adjacent to building and in two-story parking deck



Four-Story Class 'A' Office Building

888 Bestgate	129,940 SF
Suite Sizes	1,500 up to 129,940 SF
Offices	Built to suit
Elevator	Yes
Parking	4 spaces per 1,000 SF
Zoning	W-1



ABOVE: Interior lobby rendering



Café Space Available

888 Bestgate offers a 2,844 square foot café space located prominently on the first floor. Directly accessible from the main lobby with a dedicated exterior entrance, the café space will serve as an amenity to tenants of 888 Betsgate and the surrounding community. The café space features exterior building signage and outdoor patio seating.

Traffic Count (MDOT)

Bestgate Road at Research Drive: 25,000 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,509	43,859	115,646
Avg. Household Income	\$132,293	\$133,252	\$136,757



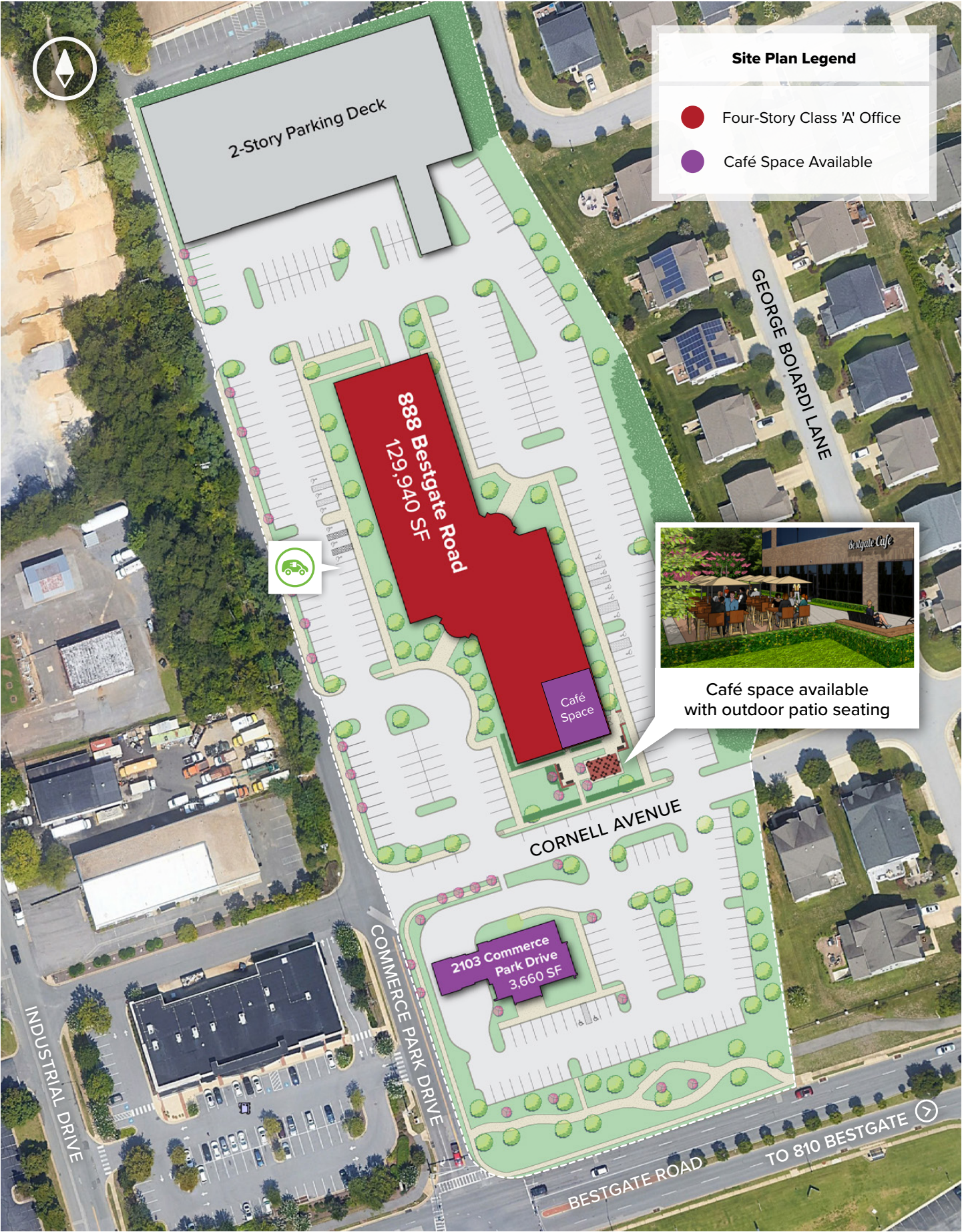
First Floor Café Space

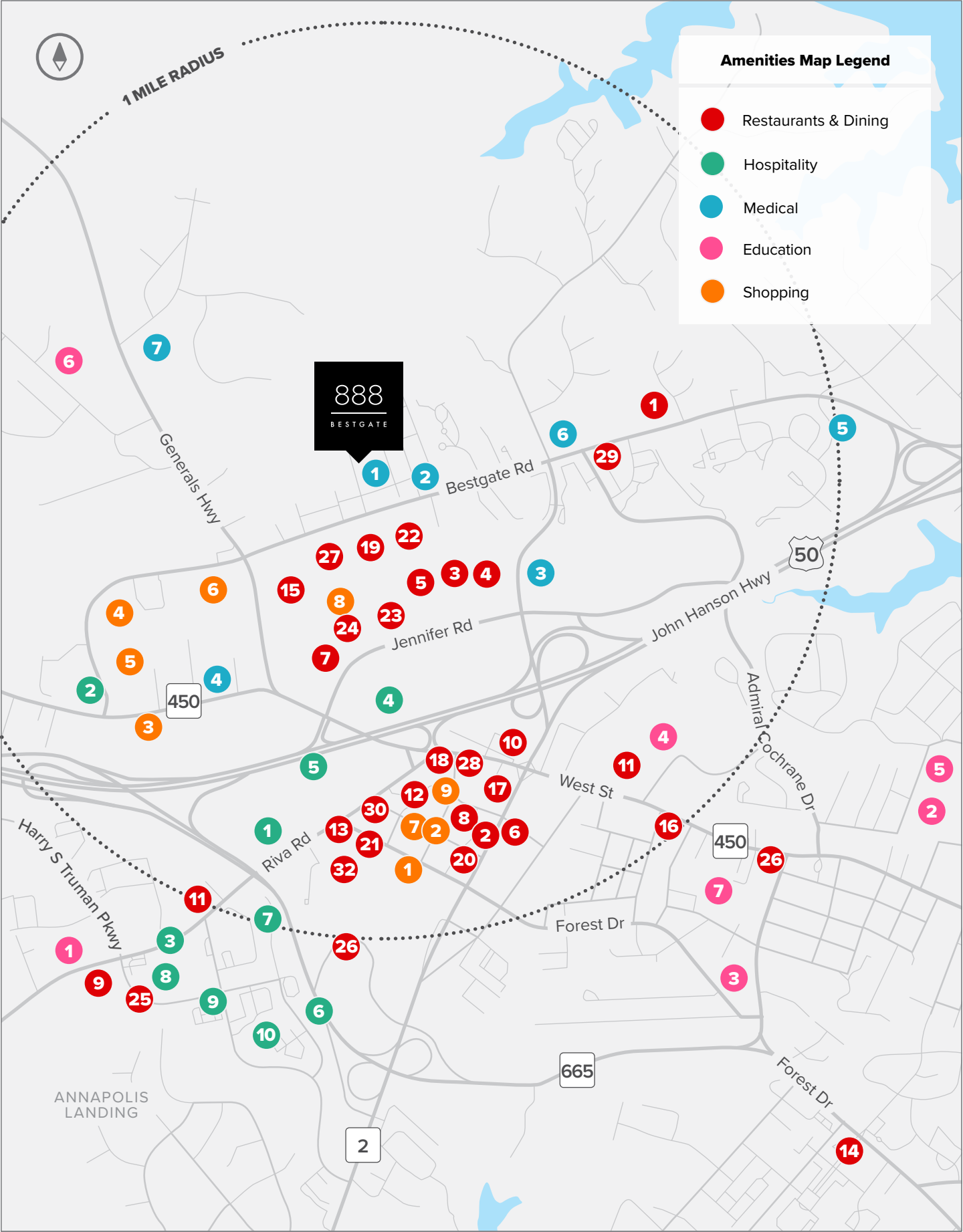
888 Bestgate	Suite 108
Suite Size	2,844 SF
Features	Building signage & patio seating
Point of Entry	Interior & exterior entry points
Parking	4 spaces per 1,000 SF



ABOVE: Café space exterior rendering







Amenities Abound

With an abundance of local amenities, 888 Bestgate's prime location offers tenants a wide variety of dining, shopping, and hospitality amenities within a one mile radius.



30+ Restaurants & Dining



9+ Shopping Destinations



10 Hotels & Hospitality

Restaurants & Dining

- 1 7-Eleven
- 2 Baltimore Coffee & Tea
- 3 The Brass Tap
- 4 California Pizza Kitchen
- 5 Cheesecake Factory
- 6 Chick-fil-A
- 7 Chipotle
- 8 Cooper Hawk's Winery and Restaurant
- 9 Corner Café
- 10 Double T Diner
- 11 Dunkin' Donuts
- 12 Gordon Biersch Brewery Restaurant
- 13 LEBTAV
- 14 Ledo's Pizza
- 15 Maggiano's Little Italy
- 16 McDonald's
- 17 The Melting Pot
- 18 Mission BBQ
- 19 Noodles & Company
- 20 P.F. Changs
- 21 Panera Bread
- 22 Potbelly Sandwich Works
- 23 Ramano's Maccaroni Grill

- 24 Red Robin Gourmet Burgers
- 25 Royal Karma
- 26 Starbucks
- 27 Stony River Legendary Steaks
- 28 Union Jack's
- 29 Wawa
- 30 Zoë's Kitcen

Hotels & Hospitality

- 1 Best Western Annapolis
- 2 Country Inn & Suites by Radisson
- 3 Courtyard by Marriott
- 4 Crown Plaza Hotel
- 5 DoubleTree by Hilton
- 6 Extended Stay America
- 7 Hampton Inn & Suites
- 8 Hilton Garden Inn Annapolis
- 9 Residence Inn by Marriott
- 10 Springhill Suites

Medical Services

- 1 Annapolis Medical Center
- 2 Anne Arundel Gastroenterology
- 3 Anne Arundel Medical Center
- 4 Chesapeake Medical Imaging

- 5 Chesapeake Surgical Associates
- 6 Chesapeake Veterinary Surgical Specialists
- 7 Greater Annapolis Veterinary Hospital

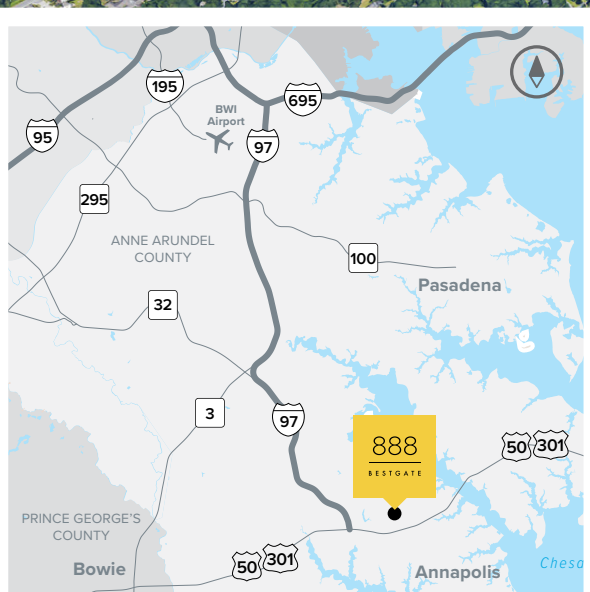
Education & Schools

- 1 Annapolis High School
- 2 Germantown Elementary School
- 3 The Maven Academy
- 4 Monarch Academy Annapolis
- 5 Phoenix Academy
- 6 Rolling Knolls Elementary School
- 7 Walter S. Mills-Parole Elementary School

Shopping Destinations

- 1 Annapolis Harbour Center
- 1 Annapolis Town Centre
- 2 Best Buy
- 3 Home Depot
- 4 PetSmart
- 5 Safeway
- 6 Sam's Club
- 7 Target
- 8 Westfield Annapolis Mall





Distances to:

Annapolis, MD (Downtown)	4.5 miles
Annapolis Towne Centre	1.2 miles
Baltimore, MD (Downtown)	27 miles
BWI Airport	20 miles
Interstate 97	1.5 miles
Interstate 695 (Baltimore Beltway)	20 miles
MD 50/301	1 mile
Washington, D.C. (Downtown)	29 miles
Westview Annapolis Mall	1 mile

**For additional leasing information
or to schedule a tour, contact:**

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