

WEST COURT

YOUR SIGN HERE



# WEST COURT MEDICAL PLAZA

2448 HOLLY AVENUE, ANNAPOLIS, MD

LONG STANDING, HIGHLY VISIBLE  
MEDICAL BUILDING AVAILABLE **FOR LEASE**





# FOR LEASE

- Upscale professional medical space
- Convenient location, with easy access to TWO nearby Rte. 50 interchanges
- One block from nearby Annapolis Towne Centre at Parole & many other lunchtime/ dinner and retail amenities
- Competitively priced medical office - contact broker
- **Available spaces**
  - Second floor: Suite 202A - 1,290 SF, Suite 202B - 1,128 SF
  - Third floor: Suite A - 2,004 SF, Suite B - 1,253 SF
  - Fourth floor: 2,610 SF available
  - Lower level studio: available up to 2,139 SF
- Zoned TC (Town Center)
- Free covered + Surface parking
- **Upcoming building wide improvements:**
  - Modernizing the building façade/exterior
  - Giving the lobby and other common areas a fresh look
  - Lightly updating the common bathrooms
  - Freshening the parking lots
  - Repairing the drive way into the lower-level garage

# Renovated Exterior





FOURTH FLOOR RECEPTION AREA

FLOOR PLAN  
**SECOND FLOOR**

1,128 - 2,418 SF



**Suite 202A**  
1,290 SF

**Suite 202B**  
1,128 SF

FLOOR PLAN  
**THIRD FLOOR**

1,253 - 3,257 SF



**Suite A**  
2,004 SF

**Suite B**  
1,253 SF

FLOOR PLAN

# FOURTH FLOOR

2,610 SF

**Suite 402**

2,610 SF






**WEST COURT  
MEDICAL PLAZA**

**ANNAPOLIS PLAZA**

HomeGoods sprout  
**TRADER JOE'S** Marshalls  
 HOMESENSE JOANN

**ANNAPOLIS MALL**

Apple Crate&Barrel macy's  
 The Container Store MAGGIANO'S  
 noodles The Seecake Factory california PIZZA KITCHEN

Chick-fil-A LIDL  
**KOHL'S Office DEPOT**

**BEACON SQUARE**

COLD STONE eggspectation  
 AspenDental  
 Jersey Mike's FIREBIRDS Inspire  
 WOOD FIRED BRATISKA

**ANNAPOLIS TOWN CENTER**

CAVA WILLIAMS SONOMA WHOLE FOODS AT&T  
 P.F. CHANG'S J.ALEXANDER'S HOLDINGS, LLC  
 COOPER'S HAWK WINE & RESTAURANTS  
 ANTHROPOLOGIE TARGET TRUE FOOD KITCHEN

**ANNAPOLIS RESTAURANT PARK**

UNCLE JULIO'S MEXICAN THE LODGE WELLS FARGO  
 RED LOBSTER PUCKER TARGET Old Curry River

**FESTIVAL AT RIVA**

BUFFALO WILD WINGS Panera BREAD Giant  
 petco T.J. maxx Michaels  
 five BELOW PartyCity



BESTGATE ROAD

JENNIFER ROAD

WEST ST

SOLOMONS ISLAND ROAD

RIVA ROAD

FOREST DRIVE

GENERALS HIGHWAY

MEDICAL PARKWAY ROAD

ANNE ARUNDEL ANNE ARUNDEL MEDICAL CENTRE

# About Lily Oak

Lily Oak Inc. is committed to delivering exceptional medical office spaces tailored to the needs of today's healthcare providers. For over a decade, we have revitalized underutilized properties throughout Washington, D.C., Maryland, and Virginia, transforming them into modern, patient-centered environments where medical professionals can grow and succeed. Our properties are thoughtfully developed to enhance patient experience, support operational efficiency, and foster a positive, productive workplace for healthcare professionals. At Lily Oak we cultivate long-term relationships with tenants who seek more from their workspace.

## OUR PORTFOLIO





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## FOR MORE INFORMATION, CONTACT:

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