

# BEACON SQUARE MIXED USE

ANNAPOLIS, MARYLAND



CLIENT  
**AVALON BAY**  
**SJC VENTURES**

STORIES: 1, 2 & 6  
UNITS: 508  
RETAIL: 86,297 SF

This mixed use project in Annapolis, Maryland replaces an underutilized suburban office location with a vibrant mixed use center with a total of 508 units of multifamily, a 40,440SF grocery anchor, 1 and 2 story in-line shops and restaurants totaling 38,000 SF and 5,880 SF of vertically integrated retail. The first multifamily building is composed of 5-story Type IIIA wood frame construction over a partial concrete podium wrapping an 8 level open precast parking deck and includes 335 units of multifamily, generous leasing and amenity space, a pool courtyard, passive landscaped courtyards, and street level retail. Another 6-story multifamily building is 5 stories of Type IIIA wood frame over a full concrete podium, housing 173 units with retail and lobby/amenity space at street level. Residents will enjoy easy access to the grocer as well as walkable shops and restaurants.

