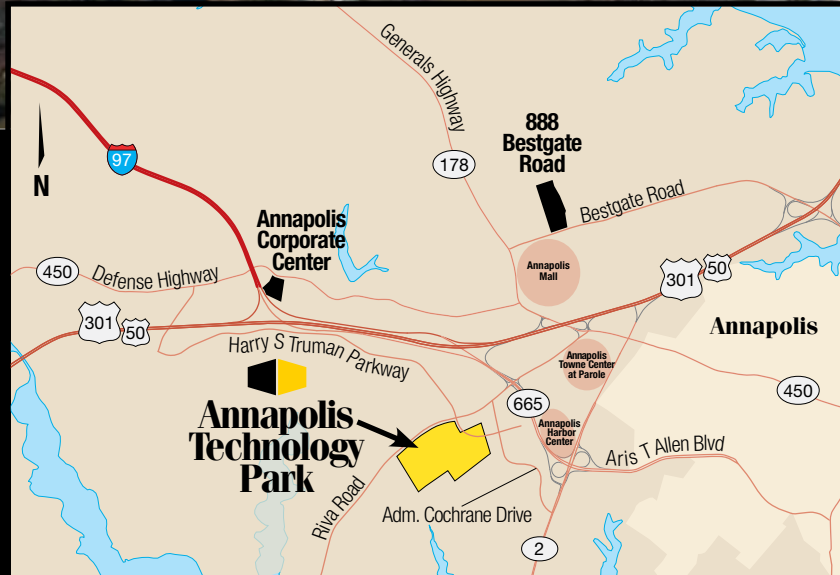


# Annapolis Technology Park

Annapolis, MD



## All About Annapolis Technology Park

Annapolis Technology Park is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, MD and founded in 1971. The 29-acre mixed-use community is located at the intersection of Riva Road and Harry S Truman Parkway, just immediately south of MD Route 50. Other St. John Properties' projects located within close proximity of the Park include Annapolis Corporate Center and 888 Bestgate Road.

The unified architecture of St. John Properties' six buildings, comprising approximately 130,000 square feet of office, flex and retail space, provides Annapolis Technology Park a campus-like business environment.

Tenant sizes from 1,800 square feet to 40,200 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/office buildings feature 30 foot wide spaces combined with 16 foot high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

St. John Properties features an in-house and fully-staffed property management division to ensure that the building continually operates at peak performance and looks as good "20 years from now, as the day you first moved in."



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## Distances to:

Annapolis (Downtown) .....3.5 miles  
Baltimore (Downtown) .....25 miles  
BWI Airport .....15 miles  
I-695 (Baltimore Beltway) .....20 miles  
I-95 .....17 miles  
I-97 .....2 miles  
I-495 (Capital Beltway) .....17 miles  
Washington, D.C. (Downtown).... 27 miles





# Annapolis Technology Park

## Office

Building Address	Sq. Ft.
2629 Riva Road	24,000
2635 Riva Road	18,000

### Office Building Specifications

Ceiling Height	9'6" clear minimum
HVAC	Gas forced hot air
Office	Designed and Build to suit
Parking	5 spaces per 1,000 Sq. Ft.
Zoning	C-2 and W-1 (Parole Town Center)
Suite Sizes	1,800-2,400 Sq. Ft.
Zip Code	21401

## R&D/Flex

Building Address	Sq. Ft.
304 Harry S Truman Pkwy	34,560

## Flex/Retail

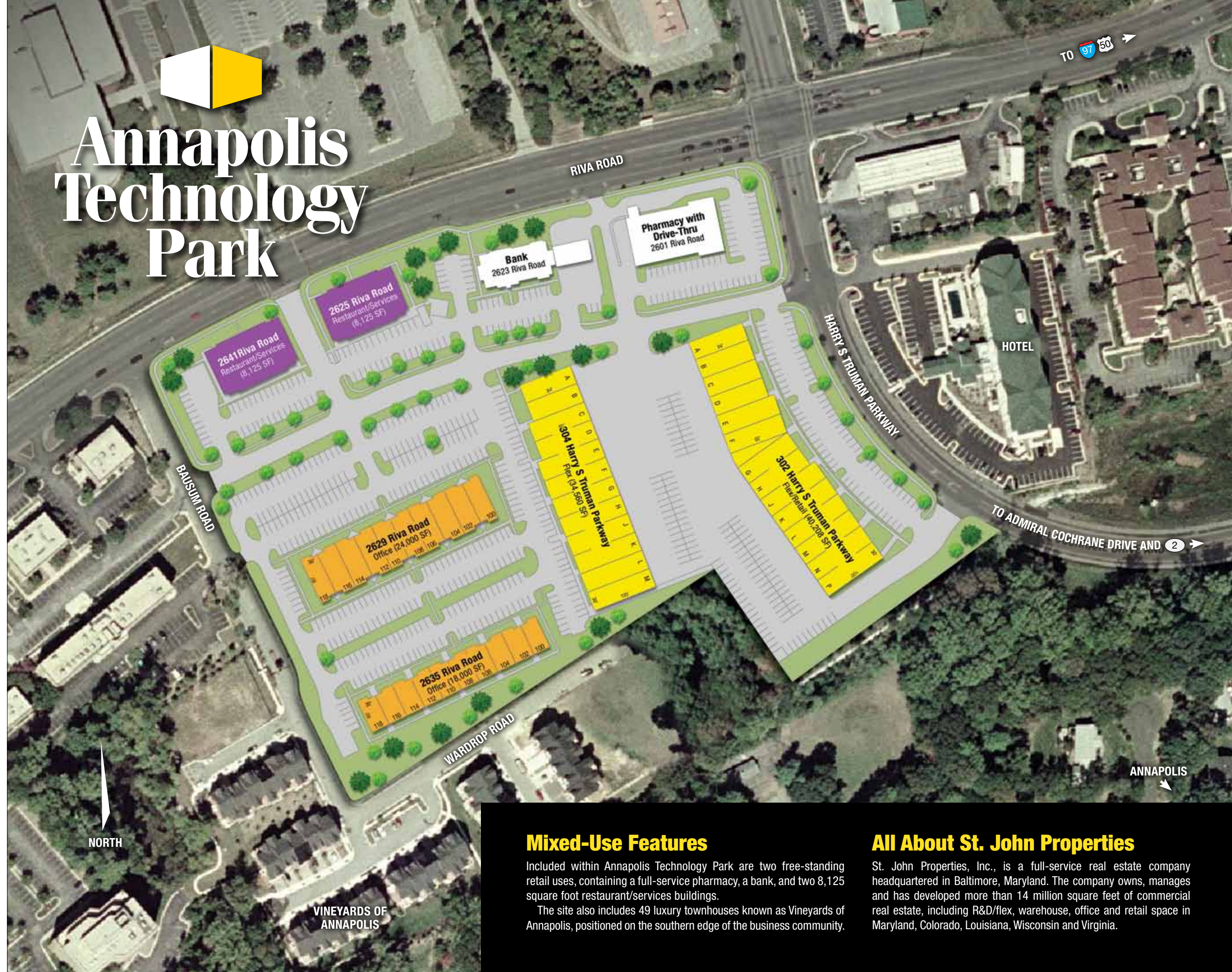
Building Address	Sq. Ft.
302 Harry S Truman Pkwy	40,208

### R&D/Flex Building Specifications

Ceiling Height	16' clear minimum
Loading	Dock or Drive-In
Suite Sizes	2,520-2,760-3,000 Sq. Ft.
Roof	EPDM Rubber
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water	Public
Sewer	Public
Zip Code	21401

## Retail

Building Address	Sq. Ft.
2625 Riva Road	8,125
2641 Riva Road	8,125



NORTH

VINEYARDS OF ANAPOLIS

## Mixed-Use Features

Included within Annapolis Technology Park are two free-standing retail uses, containing a full-service pharmacy, a bank, and two 8,125 square foot restaurant/services buildings.

The site also includes 49 luxury townhouses known as Vineyards of Annapolis, positioned on the southern edge of the business community.

## All About St. John Properties

St. John Properties, Inc., is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 14 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Wisconsin and Virginia.