



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 Annapolis Technology Park

The 29-acre mixed-use community is located at the intersection of Riva Road and Harry S. Truman Parkway, just south of MD Route 50. Nearby St. John business centers include Annapolis Corporate Park, Rt. 450 Business Park, 810 Bestgate Road, and 888 Bestgate Road.

Tenant sizes from 1,500 square feet to 40,208 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex and 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.

Included within Annapolis Technology Park are two free-standing retail buildings, containing a full-service pharmacy, a bank, and two 8,125 square foot restaurant/services buildings. The Vineyards of Annapolis, a 49 luxury townhouse community, is positioned on the southern edge of the business park.

For more information on
Annapolis Technology Park, visit:
sjpi.com/annapolistech



RETAIL SPACE

RETAIL BUILDINGS

2625 Riva Road	8,125 SF
2641 Riva Road	8,125 SF
BB&T Bank	5,300 SF
CVS Pharmacy	10,125 SF



FLEX/R&D SPACE

FLEX/R&D BUILDINGS

302 Harry S. Truman Pkwy	40,208 SF
304 Harry S. Truman Pkwy	34,560 SF

FLEX/R&D SPECIFICATIONS

Suite Sizes	2,520 up to 40,208 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W1



SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

2629 Riva Road	24,000 SF
2635 Riva Road	18,000 SF

SINGLE-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,500 up to 24,000 SF
Ceiling Height	9.5 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber
Exterior Walls	Brick on block
Zoning	C2





Distances to:

Annapolis, MD (Downtown)	3.5 miles
Baltimore, MD (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
NASA/Ft. Meade	17 miles
Washington, D.C. (Downtown)	27 miles



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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 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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