

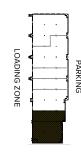
ANNAPOLIS TECHNOLOGY PARK

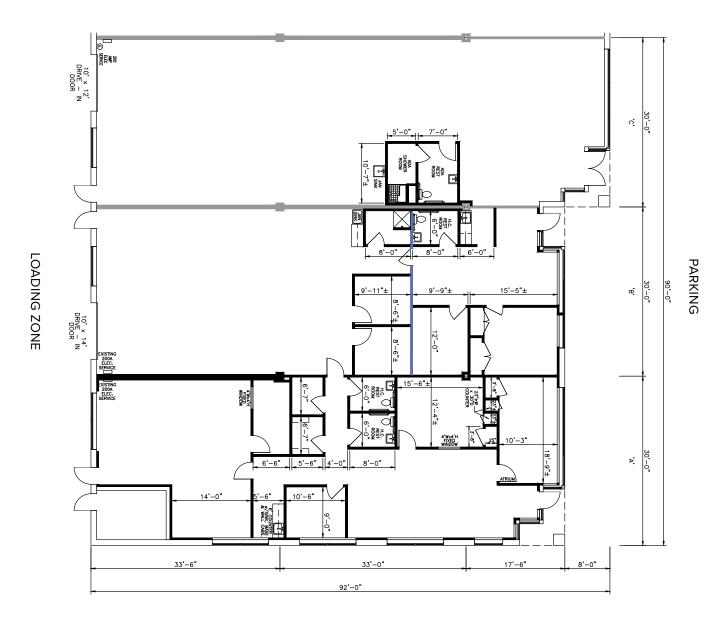
304 Harry S. Truman Parkway | Annapolis, MD 21401 Suites A-C

TOTAL SF AVAILABLE:

7,800 SF

KEY PLAN NOT TO SCALE





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 straightforward, 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:



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

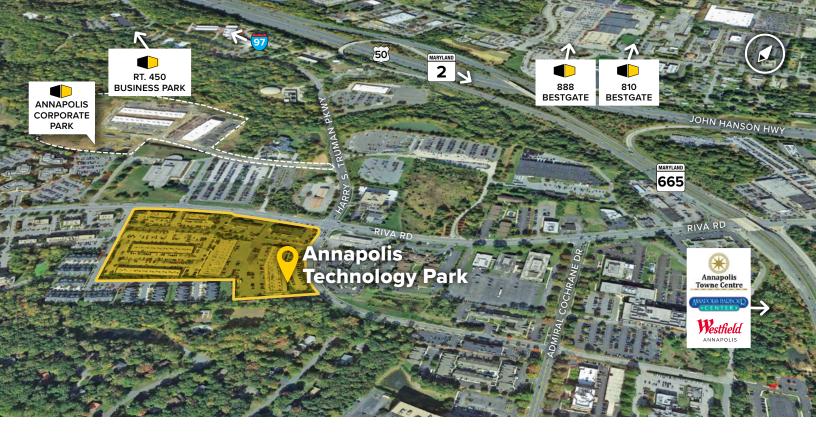
Suite Sizes	2,520 up to 40,208 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W1



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-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.

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

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