

# **Annapolis Corporate Park**

Riva Road at Harry S Truman Parkway Annapolis, MD 21401







### **About Annapolis Corporate Park**

Annapolis Corporate Park is located directly off Harry S Truman Parkway near the intersection of Riva Road, immediately south of MD Route 50.

The park is immediately adjacent to Anne Arundel County government offices, within a short walk of numerous amenities, including Subway, Squisito Pizza & Pasta, Corner Café, CVS, BB&T Bank, and more.

Annapolis Corporate Park is just five miles from downtown Annapolis, with quick connections to Baltimore, Columbia, and DC markets, as well as BWI Airport.

> For more information on Annapolis Corporate Park, visit: sjpi.com/annapoliscorporate





# Multi-Story Class 'A' Office

#### **Multi-Story Class 'A' Office Buildings**

187 Harry S Truman Pkwy 128,317 SF 181 Harry S Truman Pkwy 63,668 SF

#### **Multi-Story Office Specifications**

LEED	Gold   Core & shell
Suite Sizes	2,010 up to 128,317 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	4.5 spaces per 1,000 SF
HVAC	Gas, VAV + zone control
Zoning	C-2



## Single-Story Office

#### **Single-Story Office Buildings**

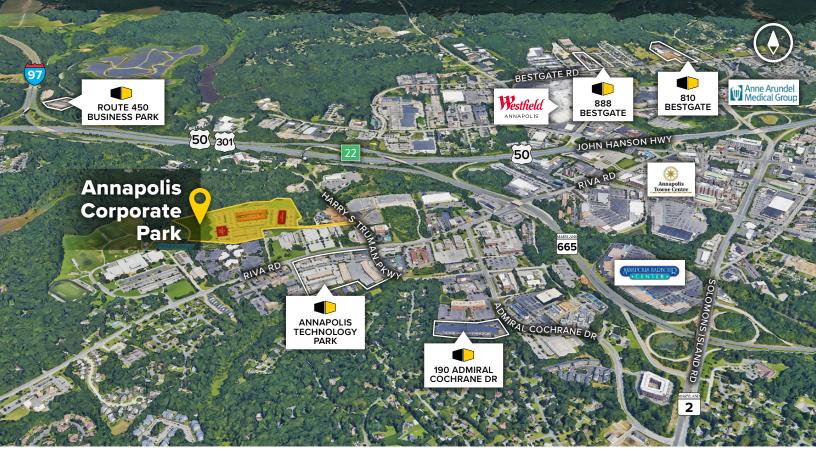
183 Harry S Truman Pkwy 28,900 SF 185 Harry S Truman Pkwy 31,280 SF

#### Single-Story Office Specifications

Single Story Office Specifications	
LEED	Gold   Core & shell
Suite Sizes	2,240 up to 31,280 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Zoning	C-2







#### Distances to:

Annapolis, MD (Downtown) ...... 5 miles Annapolis Towne Centre ...... 1.3 miles Anne Arundel Medical Center ...... 2.3 miles Baltimore, MD (Downtown) ...... 27 miles BWI Airport ...... 22 miles Interstate 95 ......23 miles Interstate 97 ...... 2.5 miles Interstate 495 (Capital Beltway) ...... 18 miles Interstate 695 (Baltimore Beltway) ........ 20 miles Washington, D.C. (Downtown) ...... 31 miles Westfield Annapolis Mall ...... 1.8 miles



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