



# 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](http://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

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







# Annapolis Corporate Park

HARRY S TRUMAN PKWY

RESERVED  
WOODLANDS

BROAD CREEK

TRAIL ACCESS TO  
BROAD CREEK  
STATE PARK



## BROAD CREEK PARK TRAIL

Annapolis Corporate Park offers walking access to Broad Creek Park, which includes a well marked 3-mile looped trail with hills and a stream.

181 HARRY S TRUMAN PKWY  
63,668 SF

185 HARRY S TRUMAN PKWY  
31,280 SF

183 HARRY S TRUMAN PKWY  
28,900 SF

187 HARRY S TRUMAN  
PARKWAY  
128,317 SF

BOARD OF  
EDUCATION

ANNE  
ARUNDEL  
COUNTY  
OFFICES







#### 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



2560 Lord Baltimore Drive  
Baltimore, MD 21244

410.788.0100 | SJPI.COM

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

**Stephanie Caronna**

*Leasing Representative*

410.369.1235 | scaronna@sjpi.com

**Sean Doordan**

*Senior VP, Leasing & Acquisitions*

410.369.1211 | sdoordan@sjpi.com



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