



Annapolis Corporate Park

Riva Road at Harry S. Truman Parkway
Annapolis, MD 21401



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM | 410.788.0100

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, Truist 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.

Below, From Top to Bottom: Interior lobby of 181 Harry S. Truman Parkway; Courtyard amenity at Annapolis Corporate Park



Multi-Story Class 'A' Office Buildings

181 Harry S Truman Parkway	63,668 SF
----------------------------	-----------

187 Harry S Truman Parkway	128,317 SF
----------------------------	------------

189 Harry S Truman Parkway	50,400 SF
----------------------------	-----------

Multi-Story Office Specifications

LEED	Certified Gold
------	----------------

Suite Sizes	2,010 up to 128,317 SF
-------------	------------------------

Ceiling Height	10 ft. clear minimum
----------------	----------------------

Elevator	Yes
----------	-----

Parking	4.5 spaces per 1,000 SF
---------	-------------------------

HVAC	Gas, VAV + zone control
------	-------------------------

Zoning	C-2
--------	-----

Single-Story Office Buildings

183 Harry S Truman Parkway	28,900 SF
----------------------------	-----------

185 Harry S Truman Parkway	31,280 SF
----------------------------	-----------

Single-Story Office Specifications

LEED	Certified Gold
------	----------------

Suite Sizes	2,240 up to 31,280 SF
-------------	-----------------------

Ceiling Height	10 ft. clear minimum
----------------	----------------------

Parking	5 spaces per 1,000 SF
---------	-----------------------

Heat	Gas
------	-----

Roof	TPO
------	-----

Construction	Brick on block
--------------	----------------

Zoning	C-2
--------	-----

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





Annapolis Corporate Park | Site Plan



RESERVED
WOODLANDS

BROAD CREEK

TRAIL ACCESS TO
BROAD CREEK PARK

181 HARRY S. TRUMAN PKWY
63,668 SF



185 HARRY S. TRUMAN PKWY

31,280 SF

183 HARRY S. TRUMAN PKWY

28,900 SF

189 HARRY S. TRUMAN
PARKWAY

100% LEASED

187 HARRY S. TRUMAN
PARKWAY

100% LEASED

BOARD OF
EDUCATION

ANNE
ARUNDEL COUNTY
OFFICES

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.





Distances to:

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

Contact Us

For additional information or to schedule a tour, contact:

Michael Tait

Leasing Representative

mtait@sjpi.com | 443.464.1315

Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM



Scan with your mobile device to take a virtual tour, download floor plans and more!

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/25