



Annapolis Crossing

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 Crossing

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.

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, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

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

Nearby St. John Properties' business centers include Annapolis Corporate Park, Rt. 450 Business Park, 810 Bestgate Road, and 888 Bestgate Road.

For more information on Annapolis Crossing, visit: sjpi.com/annapoliscrossing

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
----------------	----------------------

Parking	4 spaces per 1,000 SF
---------	-----------------------

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

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

Loading	Dock or drive-in
---------	------------------

Zoning	W1
--------	----

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
----------------	-----------------------

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

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

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

Zoning	C2
--------	----

Retail Buildings

2625 Riva Road	8,125 SF
----------------	----------

2623 Riva Road	5,300 SF
----------------	----------

2641 Riva Road	8,125 SF
----------------	----------

CVS Pharmacy	10,125 SF
--------------	-----------





Annapolis Crossing | Site Plan



TO



ANNAPOLIS
TOWN CENTER

Westfield
ANNAPOLIS



TO



ANNAPOLIS CORPORATE PARK

CVS
pharmacy®

2601 Riva Road
10,125 SF

2623 Riva Road
5,300 SF

2625 Riva Road
8,125 SF

2641 Riva Road
8,125 SF

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

304 Harry S. Truman Pkwy
34,560 SF

Squisito
Pizzeria & Pasta

Educational Systems
Federal Credit Union

La Sierra
MEXICAN RESTAURANT

TECH NAILS **DRY CLEANERS**



SUBWAY

COMPASS
STONE & TILE STUDIO

FERGUSON
Bath, Kitchens & Lighting Gallery

SalonCentric
PROFESSIONAL BEAUTY PARTNERS

Don Chico's
SOLACE SALON & SPA

TW PERRY

my gym

OLD LINE
GOLF CLUB

THE VINEYARDS OF
ANNAPOLIS

33,071
VEHICLES/DAY





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 leasing 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 06/26