



# Annapolis Technology Park

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



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

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# 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.

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 Technology Park 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 Technology Park, visit: [sjpi.com/annapolistech](http://sjpi.com/annapolistech)*



## 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

2641 Riva Road 8,125 SF

Truist Bank 5,300 SF

CVS Pharmacy 10,125 SF



# Annapolis Technology Park | Site Plan



TO



ANNAPOLIS TOWN CENTER



TO



ANNAPOLIS CORPORATE PARK



2601 Riva Road  
10,125 SF



2631 Riva Road  
5,300 SF



304 Harry S. Truman Pkwy  
34,560 SF



26235 Riva Road  
8,125 SF

2629 Riva Road  
24,000 SF

2635 Riva Road  
18,000 SF

2641 Riva Road  
8,125 SF



32,062 VEHICLES/DAY



THE VINEYARDS OF ANNAPOLIS



**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

# Contact Us

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**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 residential space nationwide.

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