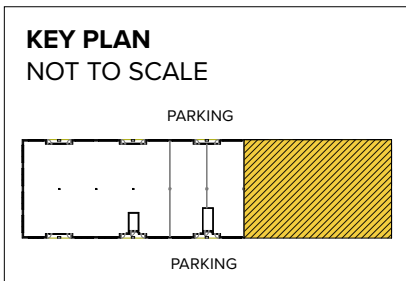


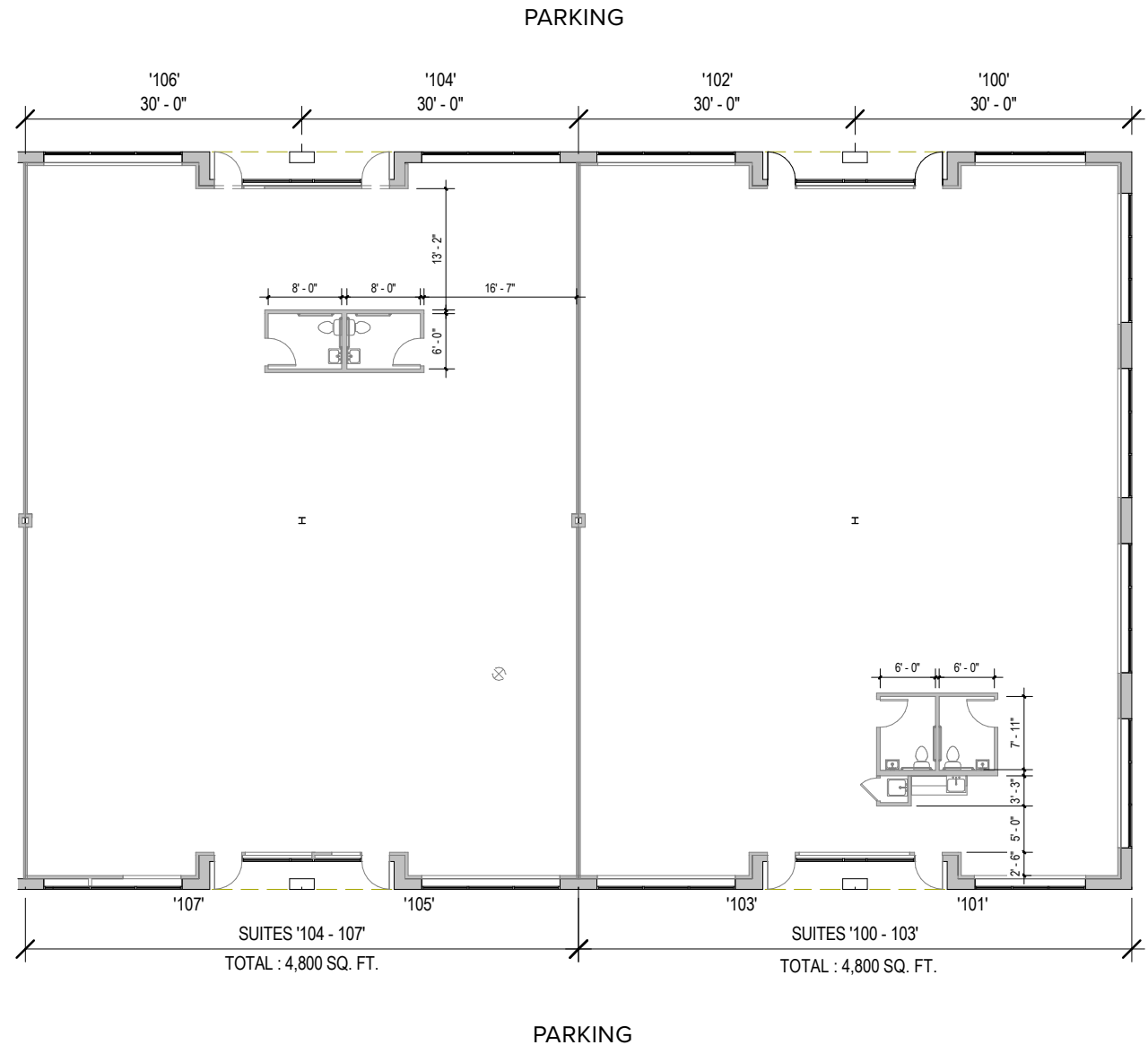


**TOTAL SF AVAILABLE:**  
9,600 SF

4,800 sq. ft. of shell space  
with restrooms and 4,800  
sq. ft. of medical office



*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



# 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 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
Roof	EPDM Rubber
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
Roof	EPDM Rubber
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



**Distances to:**

Annapolis, MD (Downtown) .....	3.5 miles
Baltimore, MD (Downtown) .....	25 miles
BWI Airport .....	15 miles
Interstate 695 (Baltimore Beltway) .....	20 miles
Interstate 95 .....	17 miles
Interstate 97 .....	2 miles
Interstate 495 (Capital Beltway) .....	17 miles
NASA/Fort Meade .....	17 miles
Washington, D.C. (Downtown) .....	27 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.

Connect with us @stjohnprop



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