



## Annapolis Corporate Park

**181 Harry S Truman Parkway | Annapolis, MD 21401**

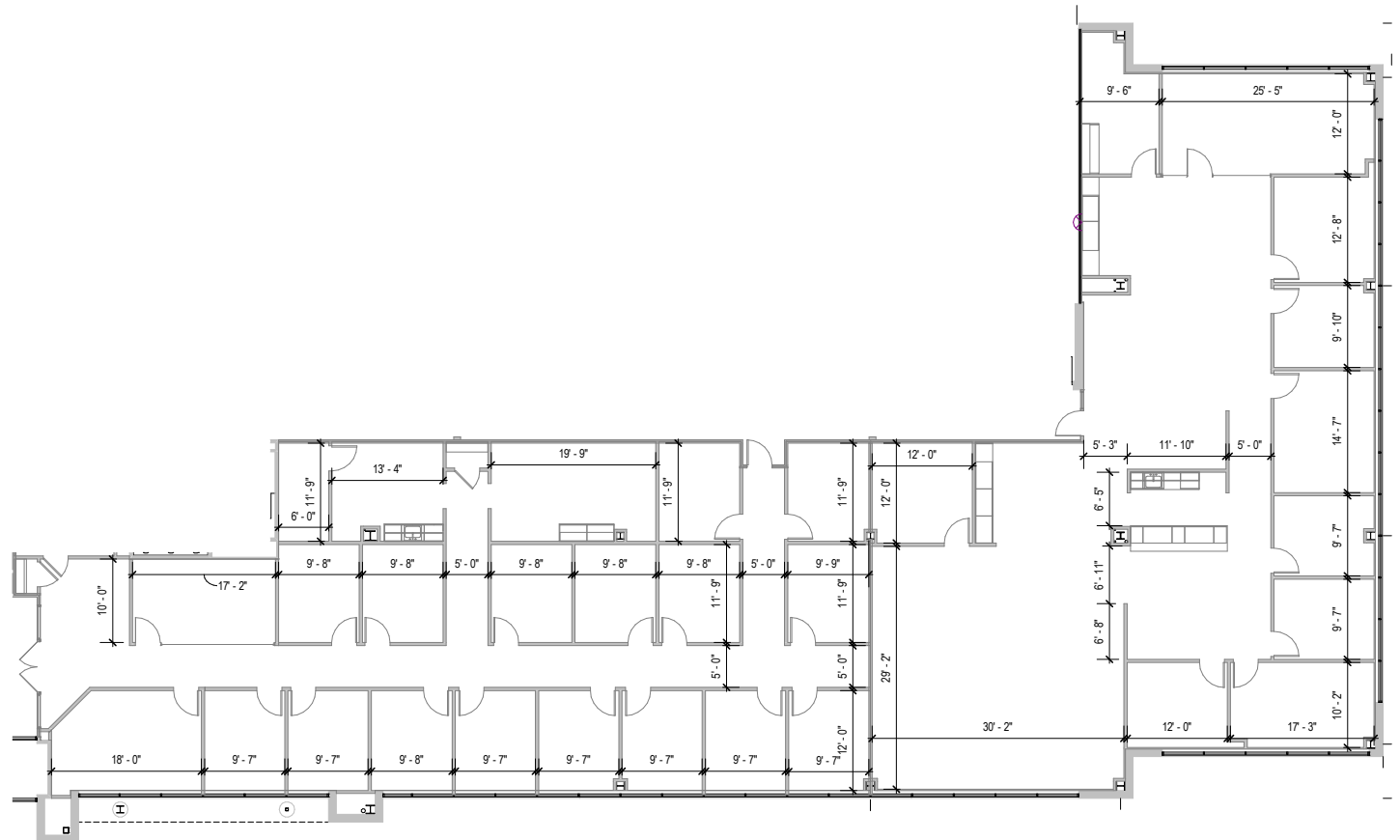
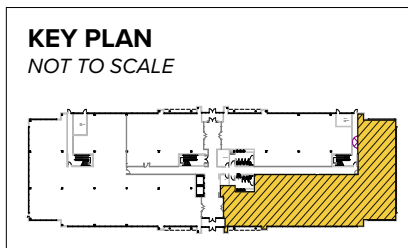
## Suites 175 & 195



**Total SF Available:**

9,023 SF

*Heavily built out office with  
upgraded finishes and  
prominent off-lobby entrance*



**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 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
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187 Harry S Truman Parkway	128,317 SF
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189 Harry S Truman Parkway	50,400 SF
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### Multi-Story Office Specifications

LEED	Certified Gold
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Suite Sizes	2,010 up to 128,317 SF
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Ceiling Height	10 ft. clear minimum
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Elevator	Yes
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Parking	4.5 spaces per 1,000 SF
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HVAC	Gas, VAV + zone control
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Zoning	C-2
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### Single-Story Office Buildings

183 Harry S Truman Parkway	28,900 SF
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185 Harry S Truman Parkway	31,280 SF
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### Single-Story Office Specifications

LEED	Certified Gold
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Suite Sizes	2,240 up to 31,280 SF
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Ceiling Height	10 ft. clear minimum
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Parking	5 spaces per 1,000 SF
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Heat	Gas
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Roof	TPO
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Construction	Brick on block
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Zoning	C-2
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For more information on Annapolis Corporate Park, visit: [sjpi.com/annapoliscorporate](https://sjpi.com/annapoliscorporate)







#### 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:

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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 multifamily space nationwide.

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