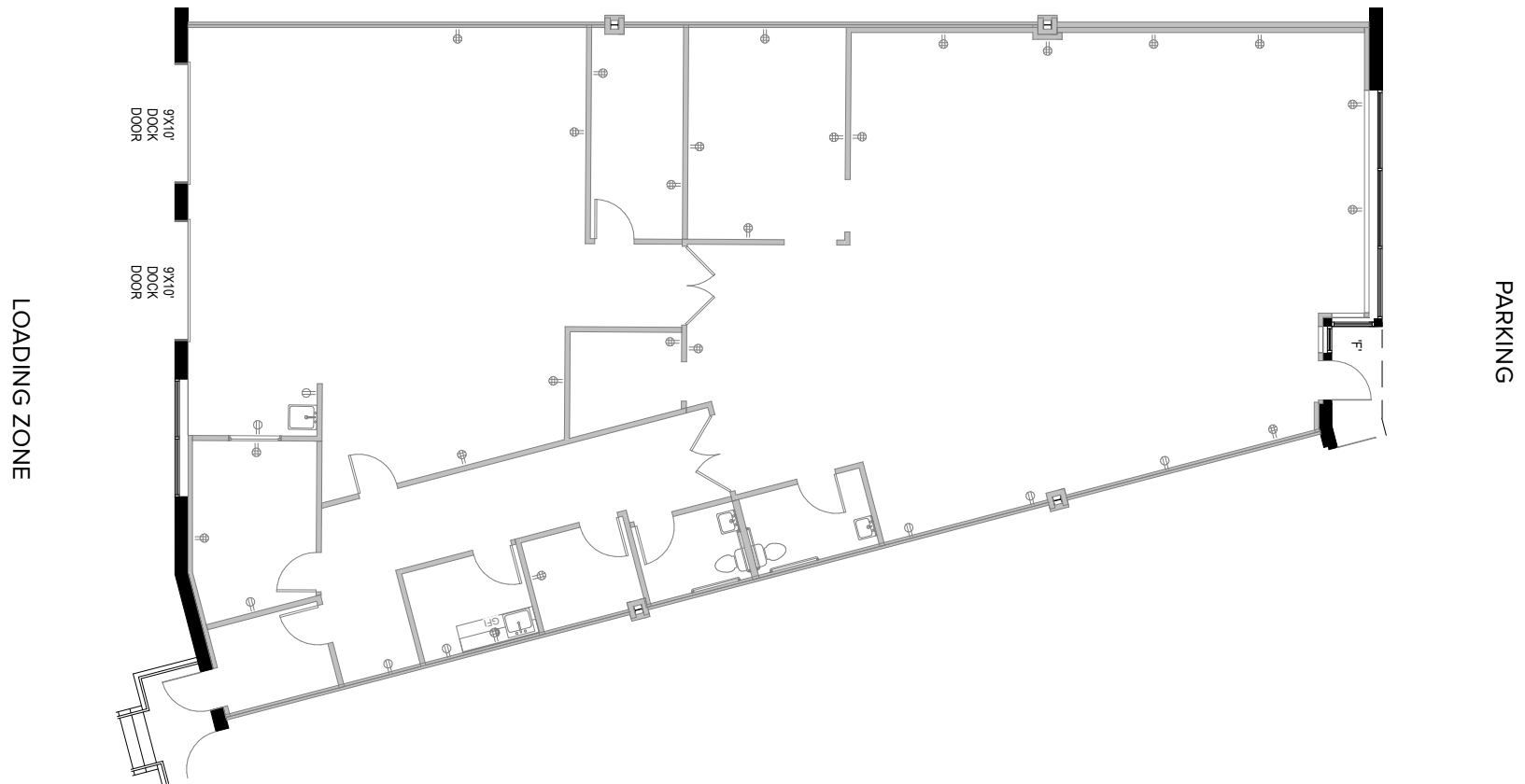
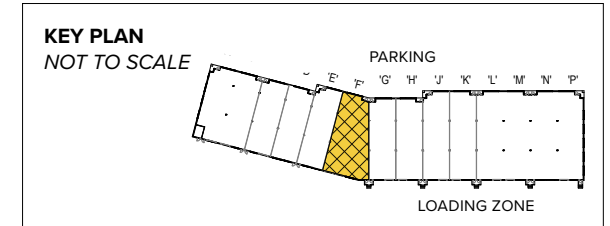




Total SF Available:
3,848 SF

*Showroom with warehouse in the rear and
9'x10' dock loading doors (2)*



About Annapolis Crossing

Annapolis Crossing is located just five miles from downtown Annapolis, with quick connections to Baltimore, Columbia, and Washington, D.C. markets, as well as BWI Airport. The 29-acre mixed-use community includes 133,000 sq. ft. of office, flex/R&D, and retail space, and includes on-site amenities such as Subway, CVS, In Grano Bistro Bakery and more.



2625 Riva Road

Pad	1,189 Acres	5,300 SF
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2625 Riva Road

Suites A–B	La Sierra Mexican Restaurant	2,794 SF
Suite C	ESFCU	1,315 SF
Suite D	PHO 5UP	1,315 SF
Suites E–F	Squisito Pizza & Pasta	2,701 SF

2641 Riva Road

Suite A	Corner Café	1,329 SF
Suite B	Subway	1,372 SF
Suite C	Riva Cleaners	1,315 SF
Suite D	Tech Nails	1,315 SF
Suite E	AVAILABLE	1,315 SF
Suite F	Spirit Shop of Annapolis	1,479 SF

302 Harry S. Truman Parkway

Suites A–B	Compass Stone & Tile Studio	5,040 SF
Suite C	Finme Flooring	2,520 SF
Suite D	SalonCentric	2,520 SF
Suite E	Old Line Golf Club	2,760 SF
Suite F	AVAILABLE	3,848 SF
Suite G	My Gym	2,760 SF
Suite H	In Grano Bistro & Bakery	2,760 SF
Suite J	Solace Salon & Spa	3,000 SF
Suite K	Don Chico's	3,000 SF
Suites L–P	Ferguson Home	12,000 SF

Flex/Retail Specifications

Suite Sizes	2,520 up to 40,208 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
HVAC	Gas
Construction	Brick on block
Loading	Dock or drive-in
Zoning	W1

Traffic Count (MDOT)

Riva Road at Bausum Road: 33,071 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,691	53,082	101,422
Avg. Household Income	\$224,023	\$183,264	\$192,840



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



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

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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.

Connect with us @stjohnprop



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