



Executive Suites / Office Space Available

181 Harry S. Truman Parkway Suite 200 | Annapolis, MD 21401

- » Class A+ Professional space, upscale environment
- » Flexible Sizes and Terms. Rent a single office, a group of offices + workstations, or a mix of all.
- » 200 +/- Sq. Ft. up to 5,000 Sq. Ft.
- » Shared Client Waiting Area, Conference Rooms, kitchenette, copy/work room, etc.
- » Full Service Rent includes all expenses, including electricity, wifi, internet + use of shared conference room
- » Furniture negotiable

About Annapolis Corporate Park

Annapolis Corporate Park is a 28-acre project with four planned buildings, comprising more than 250,000 square feet of LEED certified Class "A" office space with a campus-like business environment. Offices are designed to your requirements and feature 24-hour access. It 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, and is within a short walk of numerous amenities, such as Subway, CVS, BB&T Bank, Squisito Pizza & Pasta and more. Located across Riva Road from Annapolis Technology Park, Annapolis Corporate Park is just five miles from downtown Annapolis, with quick connections to Baltimore, Columbia, and DC markets, as well as BWI Airport.

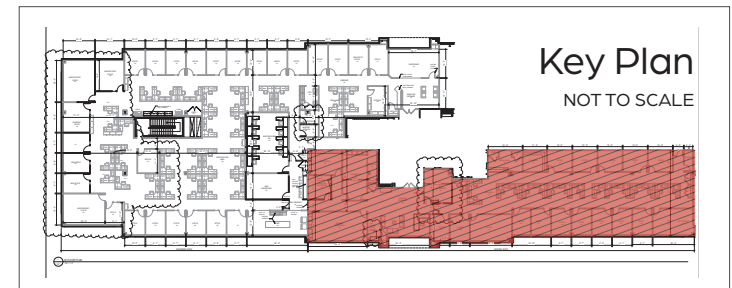


TOTAL SF AVAILABLE:
200 SF - 5,000 SF +/-



Key

- Shared Spaces
- Window Suite (\$875/month)
- Double Window (\$1350/month)
- Interior Offices (\$500/month)
- Workstations (\$350/month)



Class-A Executive Office Suites



Class-A
 Executive Office
 Suites



181 Harry S. Truman Parkway

Building Highlights:

SQUARE FOOTAGE	63,668 SF
LEED	Gold Core & Shell
CEILING HEIGHT	10 ft. Clear Minimum
ELEVATOR	Yes
PARKING	4.5 spaces per 1,000 SF
HVAC	Gas, VAV + zone control
ZONING	C-2



Flexible space options consisting of windowed offices, oversized windowed offices, internal offices, workstations and shared amenities.



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

Distances to:



Downtown Annapolis	5 miles
Annapolis Towne Center	1.3 miles
Anne Arundel Medical Center	2.3 miles
Downtown Baltimore	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

Contact Information:

Ryan Brant
rbrant@rossocre.com
C | 301.768.2710

John A. Rosso, SIOR
john@rossocre.com
C | 410.802.1909