



2594 RIVA ROAD

ANNAPOLIS, MARYLAND 21401

FOR
LEASE



YOUR SIGN HERE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Great visibility, located at the signalized intersection of Riva Road and Harry S. Truman Pkwy
- Standalone building with excellent signage
- Upscale office environment with conference rooms, kitchen/break rooms, and open space
- Adjacent to Riva Road retail, restaurants, and amenities
- Easy access from Route 50 and I-97

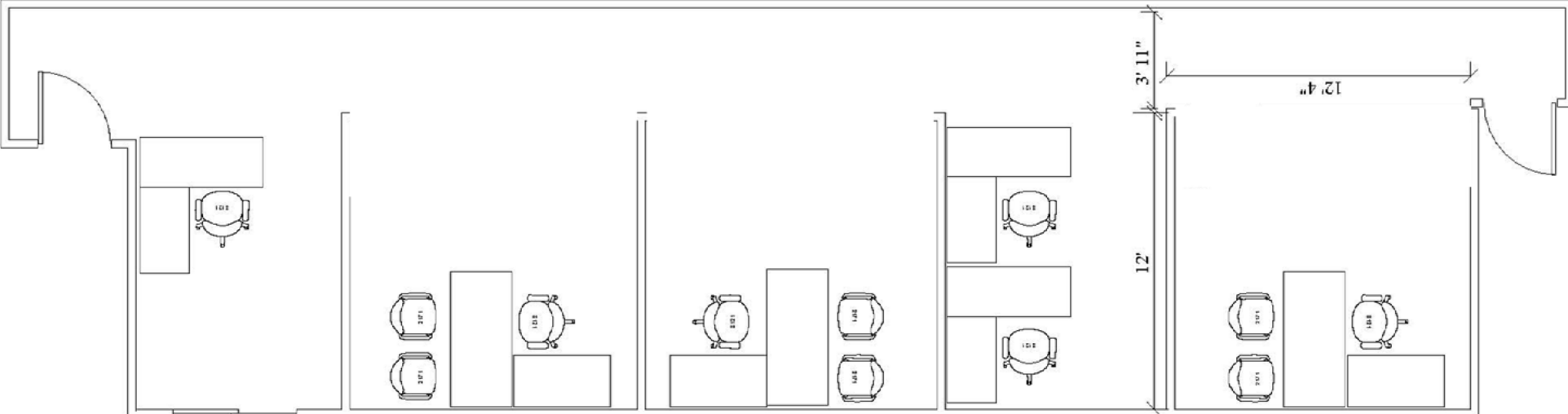
AVAILABLE:	UP TO 9,946 SF
ZONING:	C2 (COMMERCIAL OFFICE)
TRAFFIC COUNT:	26,091 AADT (RIVA ROAD)
RENTAL RATE:	\$29.50/PSF, FS



FLOOR PLAN: 1ST FLOOR



FLOOR PLAN: MEZZANINE



INTERIOR PHOTOS



LOCAL BIRDSEYE



HARRY S. TRUMAN PKWY

ARIS T. ALLEN BLVD

665

RIVA ROAD

SITE

26,091 AADT

CVS pharmacy

DUNKIN' DONUTS

Hampton Inn

The Home Depot Center

Solisist

COURTYARD

Shell

Hilton Garden Inn

TRUIST

ADMIRAL COCHRANE DRIVE

RIVA ROAD

PHO 5UP

corner bakery



FOR MORE INFO **CONTACT:**



BETHANY HOBBS

SENIOR REAL ESTATE ADVISOR

410.953.0359

BHOBBS@mackenziecommercial.com



HAYES MERKERT

SENIOR VICE PRESIDENT

443.798.9344

HMERKERT@mackenziecommercial.com



TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

410.974.9003

TFARRELL@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.