



# THE PARKWAY BUILDING

200 HARRY S. TRUMAN PARKWAY | ANNAPOLIS, MARYLAND 21401

FOR  
LEASE



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- High visibility along Riva Rd & Harry S. Truman Pkwy
- Close proximity to many County offices and agencies
- Adjacent to Riva Road retail, restaurants, & amenities
- Immediate access to Rt. 50, I-97 to D.C. and Baltimore
- Large conference and training room facilities available for tenants' use at no charge
- Free, on-site, covered deck and surface parking with EV charging station
- High end finishes, modern high efficiency HVAC, brand new elevators
- On site property management and engineering
- **Spec suites available and more coming soon\***

### AVAILABLE:

**\*2ND FLOOR: 1,107-5,318 SF**  
3RD FLOOR: 4,099 SF DIVISIBLE TO  
APPROXIMATELY 1,987 SF  
SUITE 420: 1,775 SF  
SUITE 440: 2,650 SF  
420 & 440 COMBINE TO 4,425

### PARKING RATIO:

4:1,000 SF

### OCCUPANCY:

IMMEDIATE TO 120 DAYS

### RENTAL RATE:

NEGOTIABLE





# INTERIOR PHOTOS: **NEWLY RENOVATED LOBBY AND COMMON AREA**



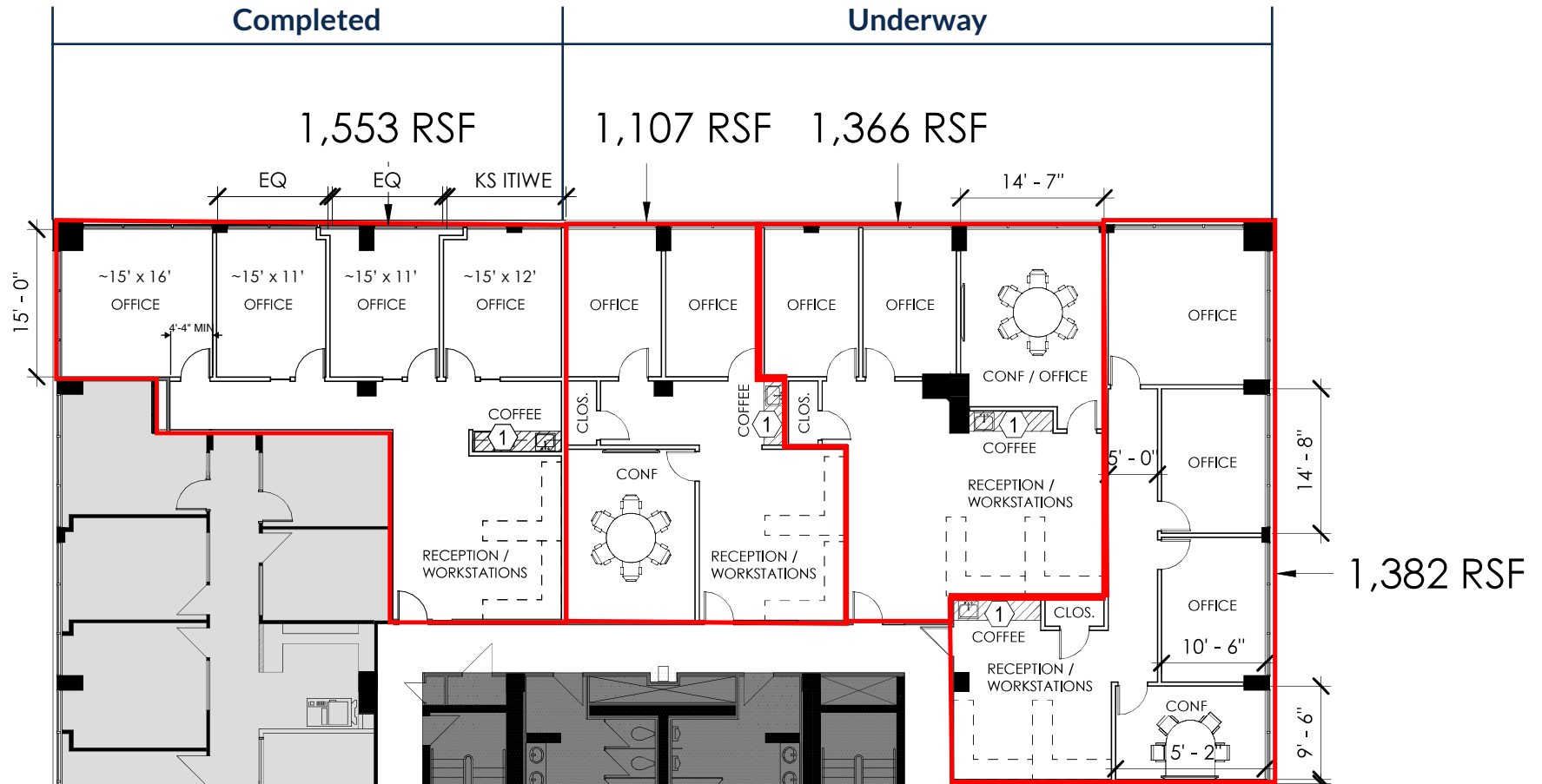


# INTERIOR PHOTOS: **SHARED CONFERENCE ROOM FACILITIES**





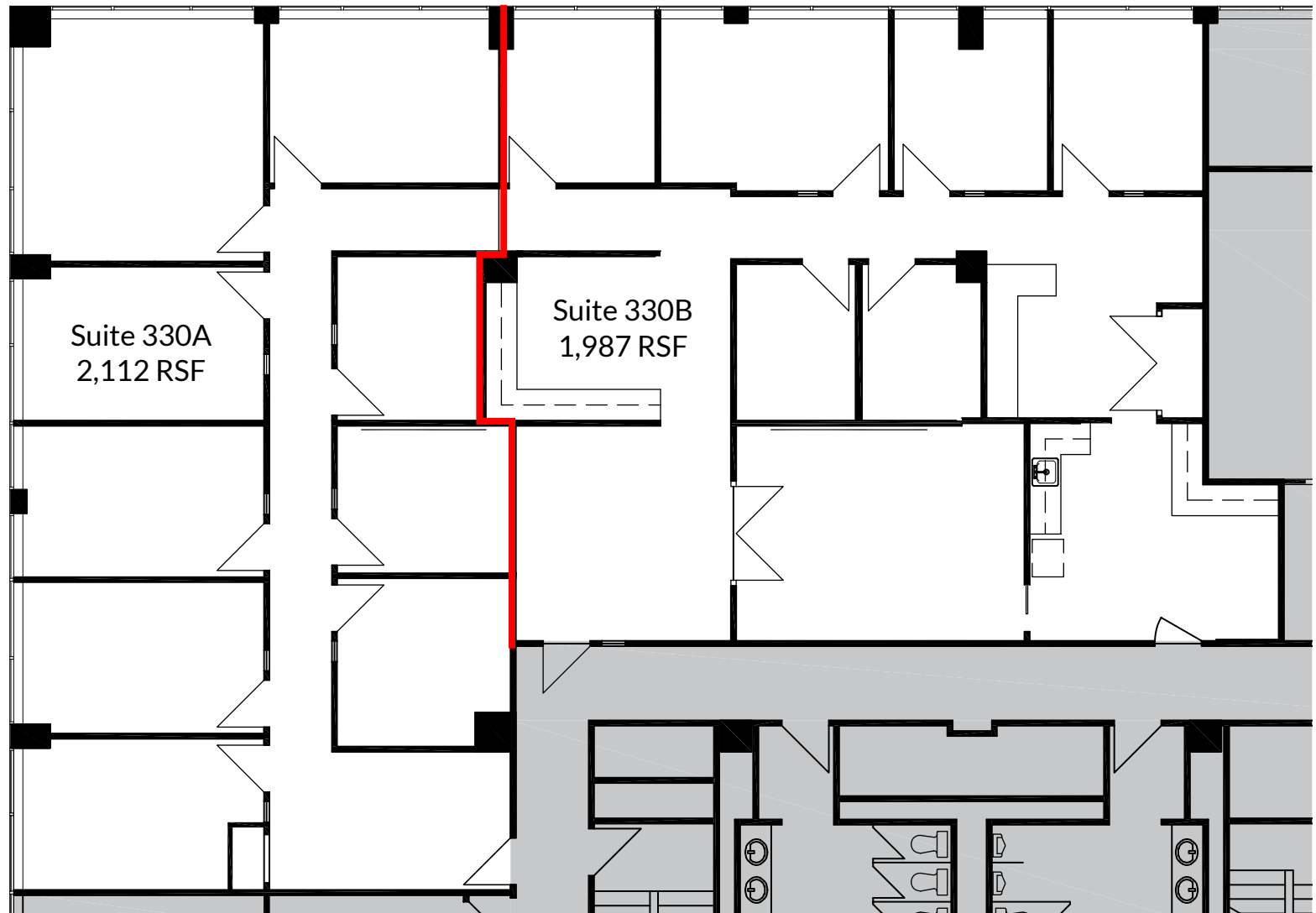
# FLOOR PLAN: SPEC SUITES





# FLOOR PLAN: 3RD FLOOR

Suites can be combined to 4,099 sf





# FLOOR PLAN: 4TH FLOOR

Suite 440  
2,650 SF

Suite 420  
1,775 SF



Suites can be combined to 4,425 sf



# LOCAL BIRDSEYE



HARRY S. TRUMAN PKWY

ARIS T. ALLEN BLVD

665

SITE

DUNKIN' DONUTS

CVS pharmacy

Hampton

CVS pharmacy

26,091 AADT

Shell

COURTYARD

TRUIST

Hilton Garden Inn

Safeway

PHO SUP

corner bakery

RIVA ROAD

ADMIRAL COCHRANE DRIVE





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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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