



Annapolis Corporate Park

Riva Road at Harry S. Truman Parkway
Annapolis, MD 21401



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
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OF THE YEAR
— 2018 —

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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
187 Harry S Truman Parkway	128,317 SF
189 Harry S Truman Parkway	50,400 SF

Multi-Story Office Specifications

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

Single-Story Office Buildings

183 Harry S Truman Parkway	28,900 SF
185 Harry S Truman Parkway	31,280 SF

Single-Story Office Specifications

LEED	Certified Gold
Suite Sizes	2,240 up to 31,280 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Zoning	C-2

For more information on Annapolis Corporate Park, visit: sjpi.com/annapoliscorporate





Annapolis Corporate Park | Site Plan



HARRY S TRUMAN PKWY

RVA ROAD

RESERVED WOODLANDS

BOARD OF EDUCATION

ANNE ARUNDEL COUNTY OFFICES

181 HARRY S. TRUMAN PKWY
63,668 SF



185 HARRY S. TRUMAN PKWY
31,280 SF

183 HARRY S. TRUMAN PKWY
28,900 SF

186 HARRY S. TRUMAN PKWY
100% LEASED

187 HARRY S. TRUMAN PARKWAY
100% LEASED

TRAIL ACCESS TO BROAD CREEK PARK



BROAD CREEK PARK TRAIL

Annapolis Corporate Park offers walking access to Broad Creek Park, which includes a well marked 3-mile looped trail with hills and a stream.





Distances to:

Annapolis, MD (Downtown)	5 miles
Annapolis Towne Centre	1.3 miles
Anne Arundel Medical Center	2.3 miles
Baltimore, MD (Downtown)	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
Washington, D.C. (Downtown)	31 miles
Westfield Annapolis Mall	1.8 miles

Contact Us

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