

FOR LEASE

2568A RIVA RD ANNAPOLIS, MD 21401



**Newly Renovated
Office Building**

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DESCRIPTION

Strategically located on highly traveled Riva Road with close proximity to Annapolis Town Center, Festival at Riva Shopping Center and numerous other hotels, shops and office parks.

Newly renovated building includes a total revamp of the exterior, common areas, and HVAC / Electrical systems. Highlights include a fresh building exterior with increased signage opportunities for tenants, a modernized lobby, new common area restrooms, an updated elevator, and new finishes throughout.

HIGHLIGHTS

- 2nd floor space is in shell condition and ready to be designed per Tenant’s needs
- Abundant on-site parking
- Ideal for professional office and medical users
- Quick access to US Rt 50 and I 97

OFFERING



FOR LEASE OFFICE SPACE

Price \$27.50 SF/yr (MG)

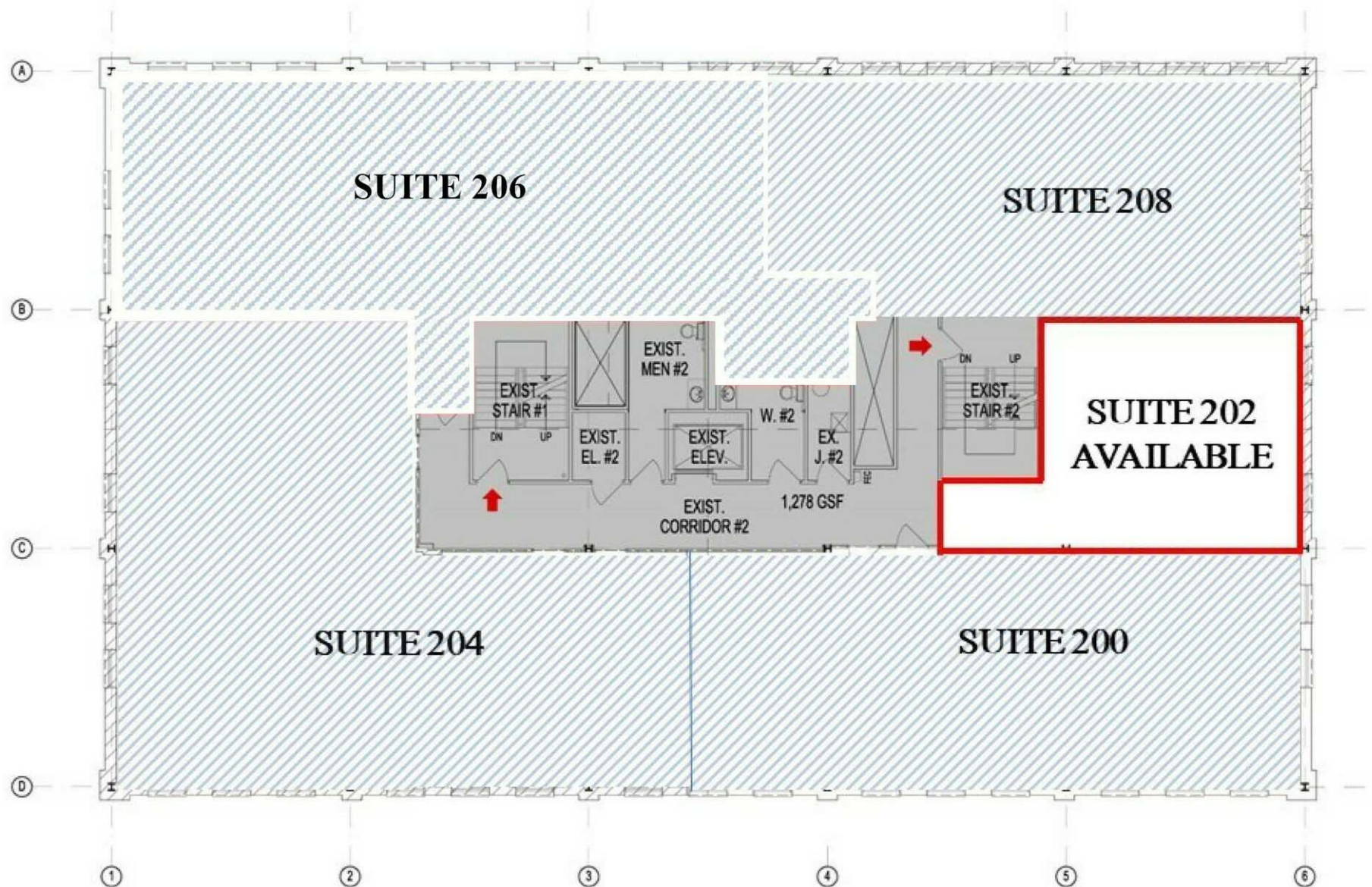
SPACES	SPACE SIZE
Suite 202	833 SF



RETAILER MAP



2ND FLOOR PLAN



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- A regional map of the Annapolis, Maryland area. The map is color-coded to show drive time zones from a central point: 5 minutes (darkest blue), 10 minutes (medium blue), and 15 minutes (lightest blue). Major roads are shown as grey lines with their respective shields (e.g., 32, 97, 3, 50, 214, 2). Water bodies like the Magothy River, Severn River, and South River are shown in light blue. Labels for locations include Crofton, Parole, Annapolis, Annapolis Neck, Edgewater, and Arundel on the Bay. A white box in the top right corner contains the title 'REGIONAL MAP' and two bullet points about drive times to Washington, DC and Baltimore. The bottom left corner has the AlphaMap logo and website information, and the bottom right corner has map data attribution.
- 5 Minute Drive
 - 10 Minute Drive
 - 15 Minute Drive

REGIONAL MAP

- 42 Minutes Drive to Washington, DC
- 36 Minutes Drive to Baltimore

Crofton

Parole

Annapolis

Annapolis Neck

Edgewater

South River

Arundel
on the Bay



CONTACT

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