



# 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**

SUITE 330: 2,492 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



GOOGLE STREET VIEW

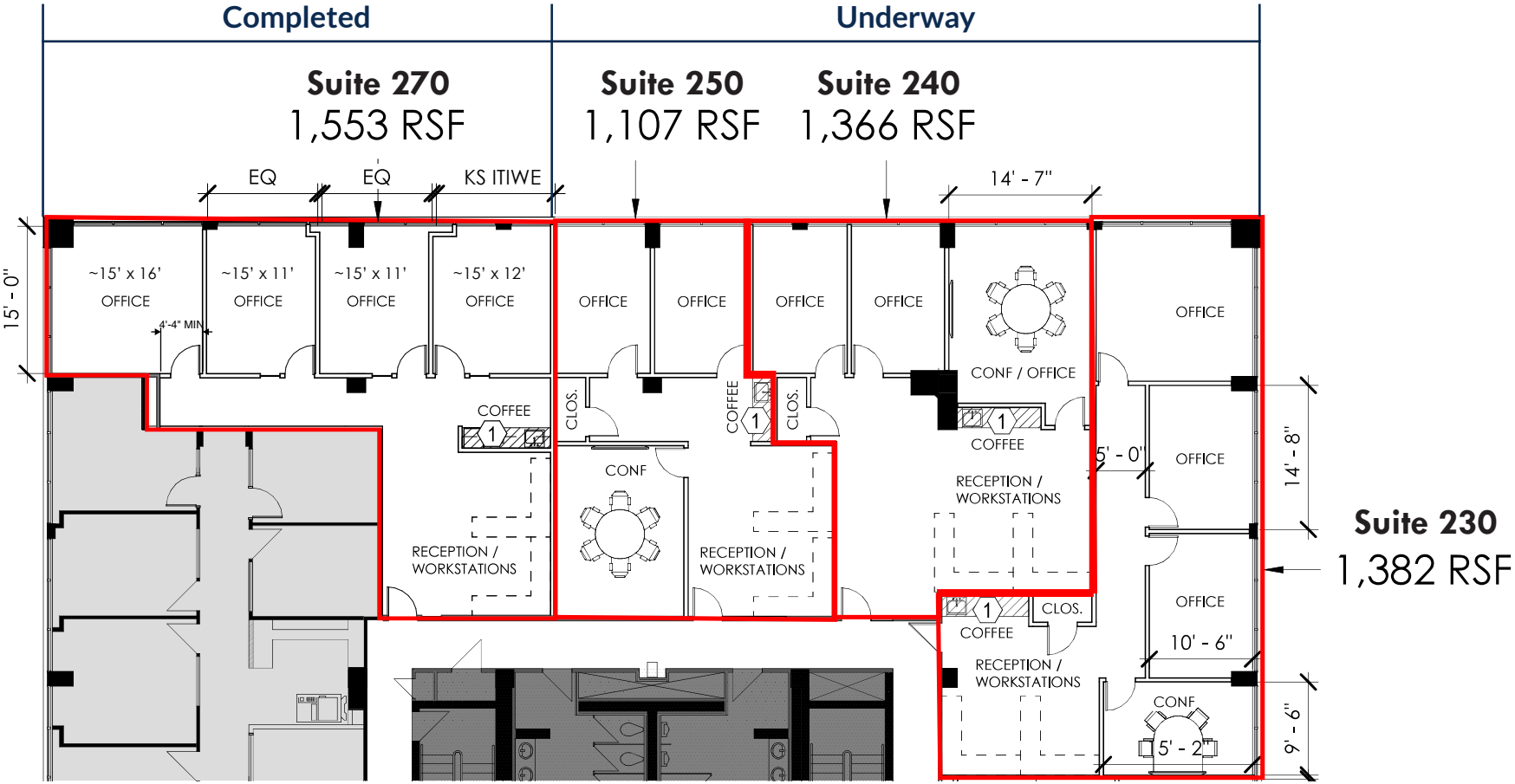
# INTERIOR PHOTOS: NEWLY RENOVATED LOBBY AND COMMON AREA



# INTERIOR PHOTOS: SHARED CONFERENCE ROOM FACILITIES

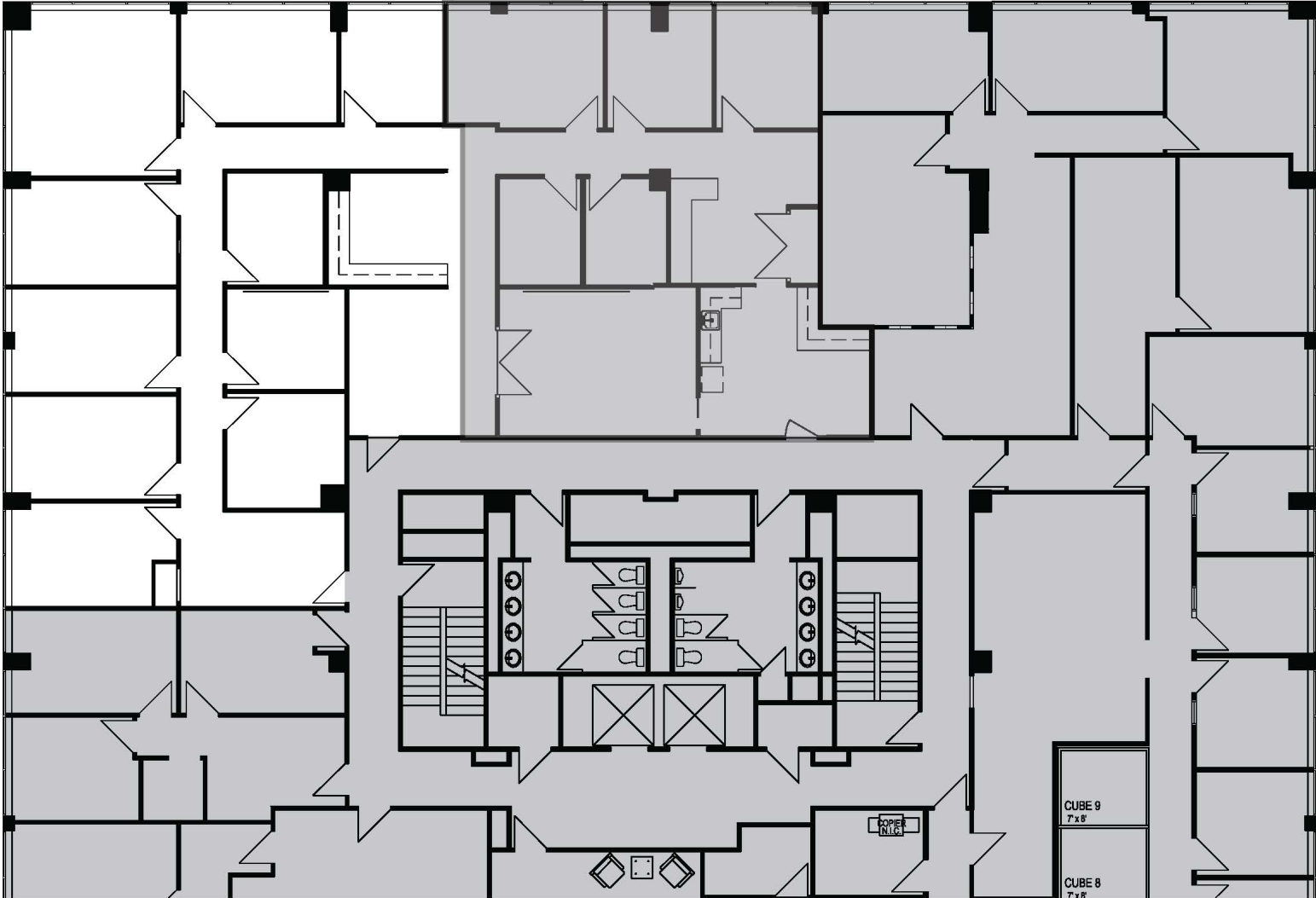


# FLOOR PLAN: SPEC SUITES



# FLOOR PLAN: 3RD FLOOR

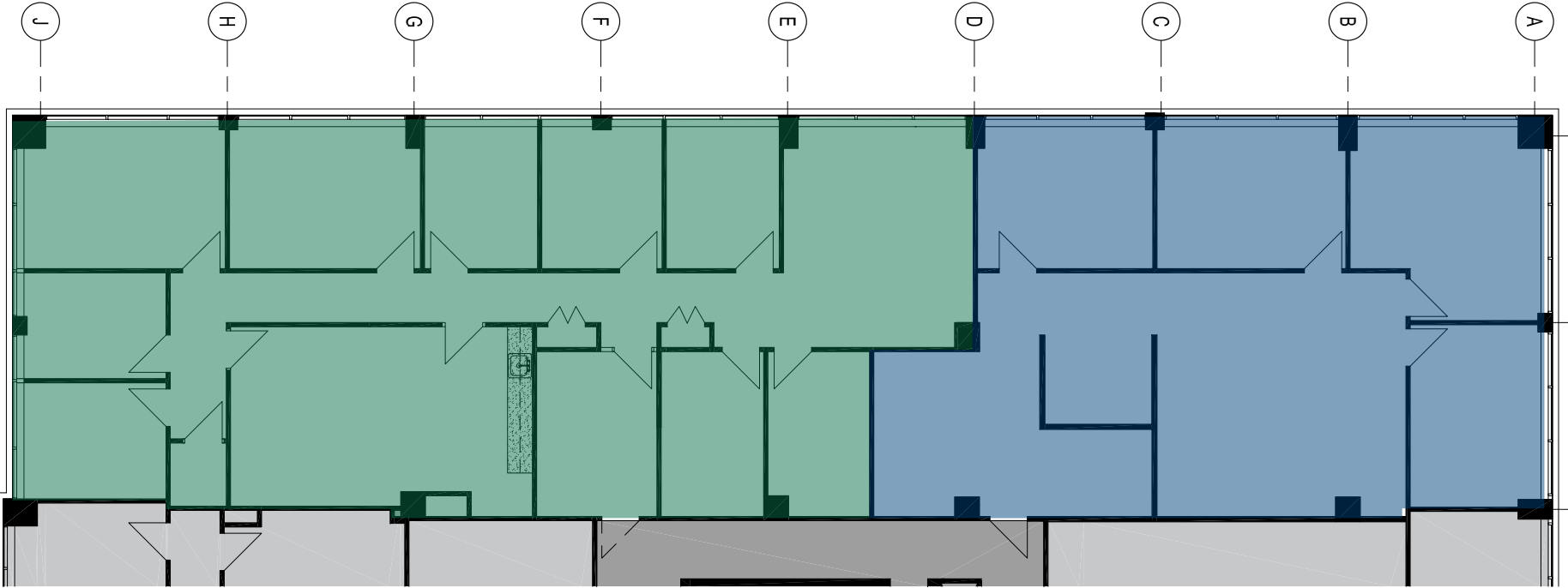
Suite 330  
2,492 RSF



# FLOOR PLAN: 4TH FLOOR

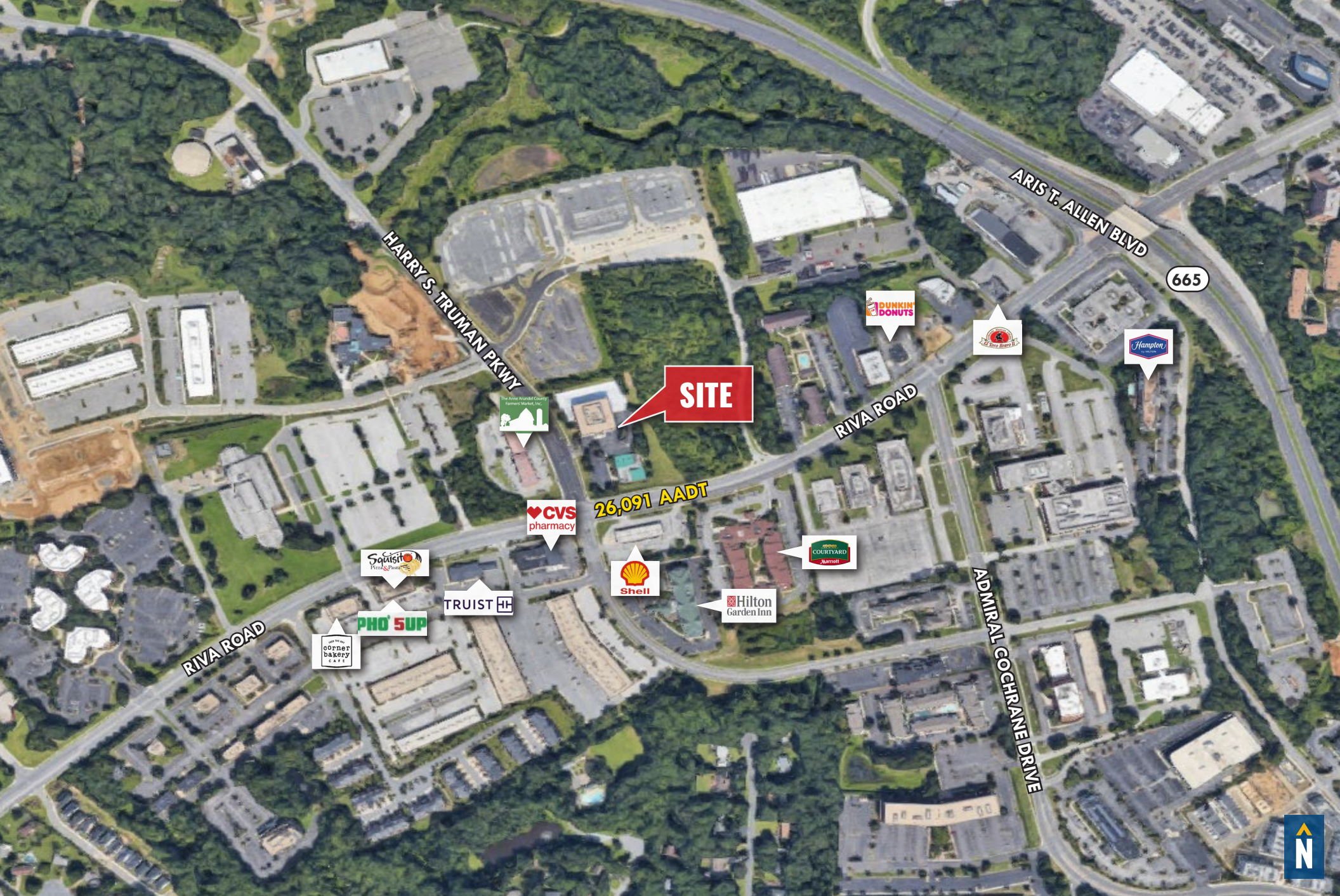
Suite 440  
2,650 SF

Suite 420  
1,775 SF



Suites can be combined to 4,425 sf

# LOCAL BIRDSEYE



**SITE**

26,091 AADT



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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