



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 Washington and Baltimore
- Large conference and training room facilities available for tenants' use
- Free on-site covered, deck and surface parking
- High end finishes, modern high efficiency HVAC, brand new elevators
- On site property management and engineering

AVAILABLE:

2ND FLOOR: 2,737-6,074 SF
3RD FLOOR: 4,099 SF DIVISIBLE TO
APPROXIMATELY 1,987 SF
(AVAILABLE 4/25)

PARKING RATIO:

4:1,000 SF

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

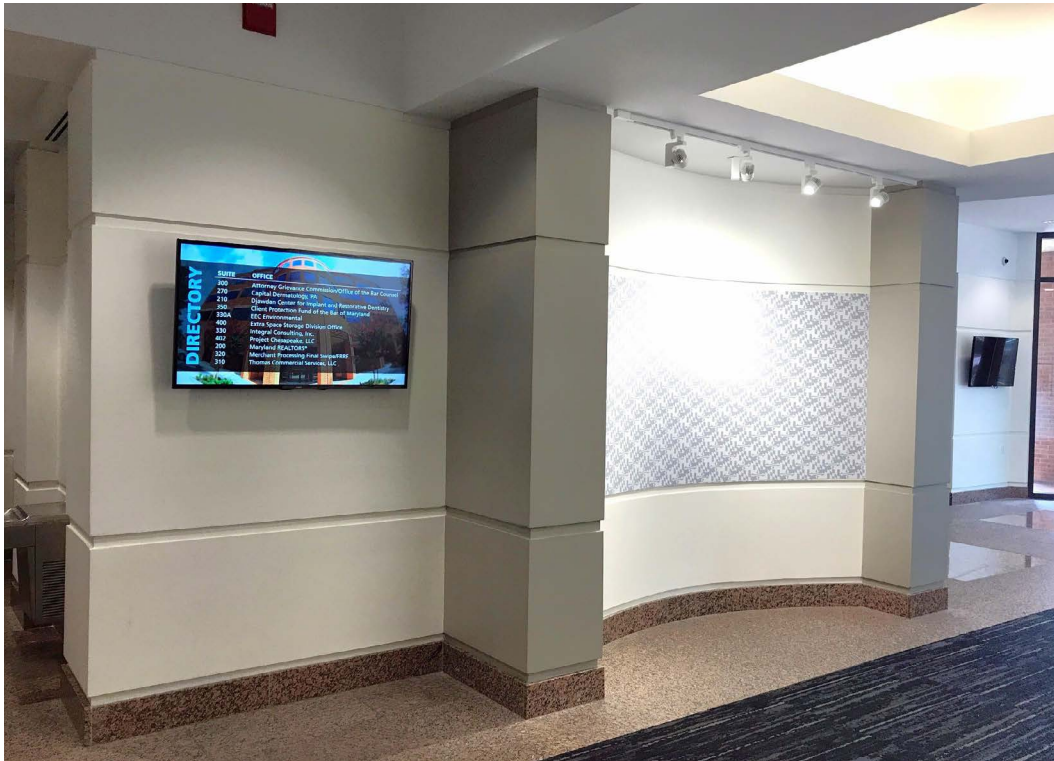
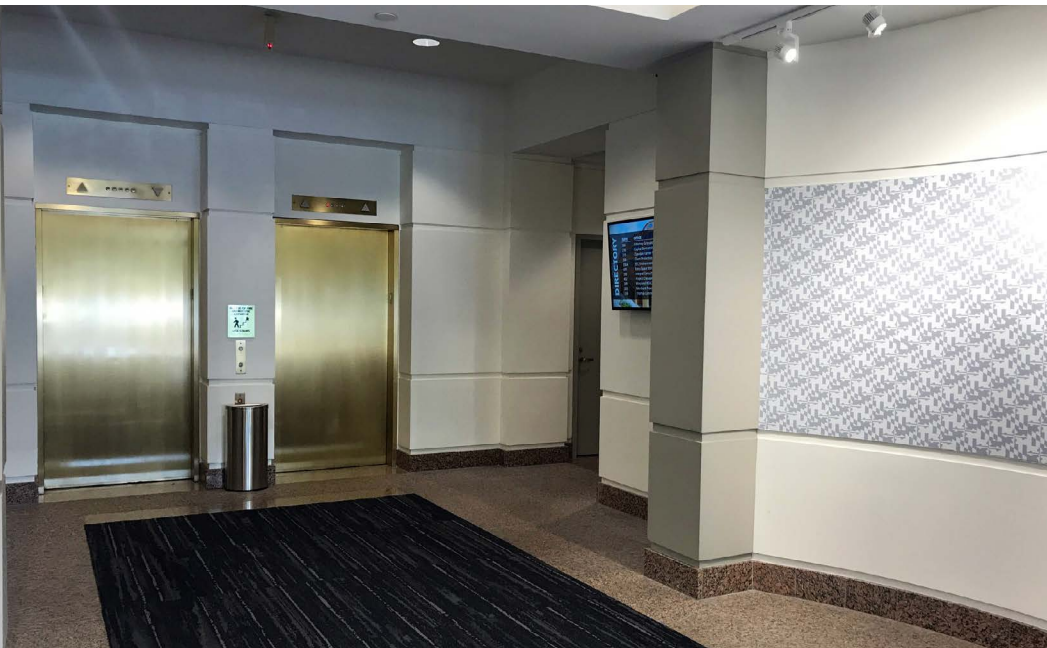
\$29.50 - 31.50 PSF,
FULL SERVICE



GOOGLE STREET VIEW



INTERIOR PHOTOS: NEWLY RENOVATED LOBBY AND COMMON AREA

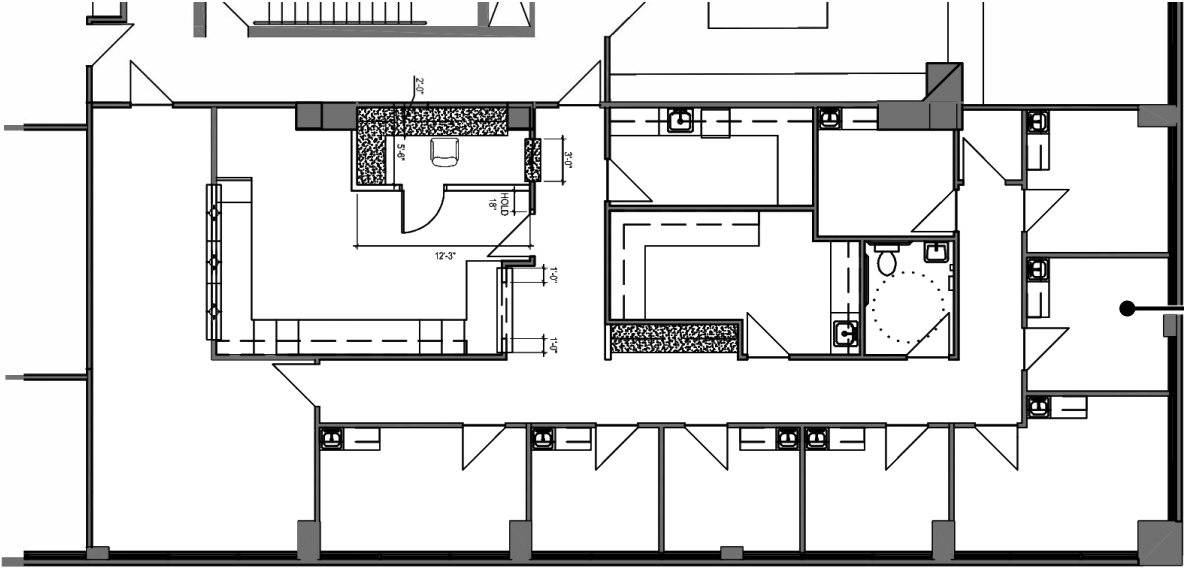


INTERIOR PHOTOS: SHARED CONFERENCE ROOM FACILITIES

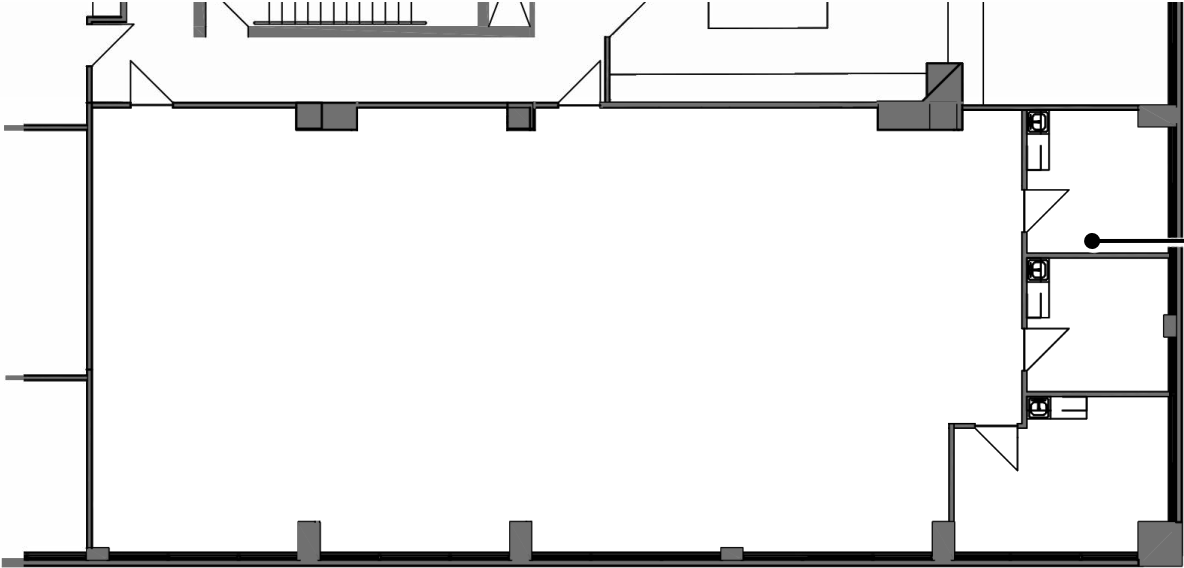


FLOOR PLAN: 2ND FLOOR

2,737 SF Available
Contiguous up to
6,074 sf



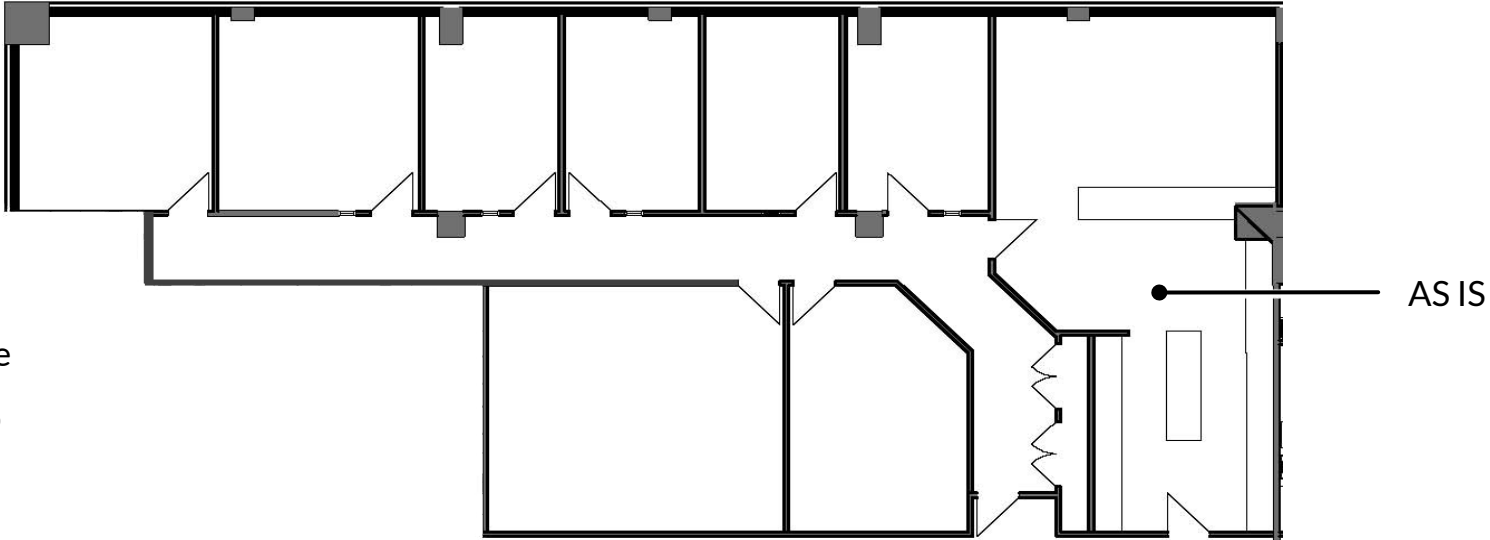
AS IS



CONCEPT

FLOOR PLAN: 2ND FLOOR

3,337 SF Available
Contiguous up to
6,074 sf



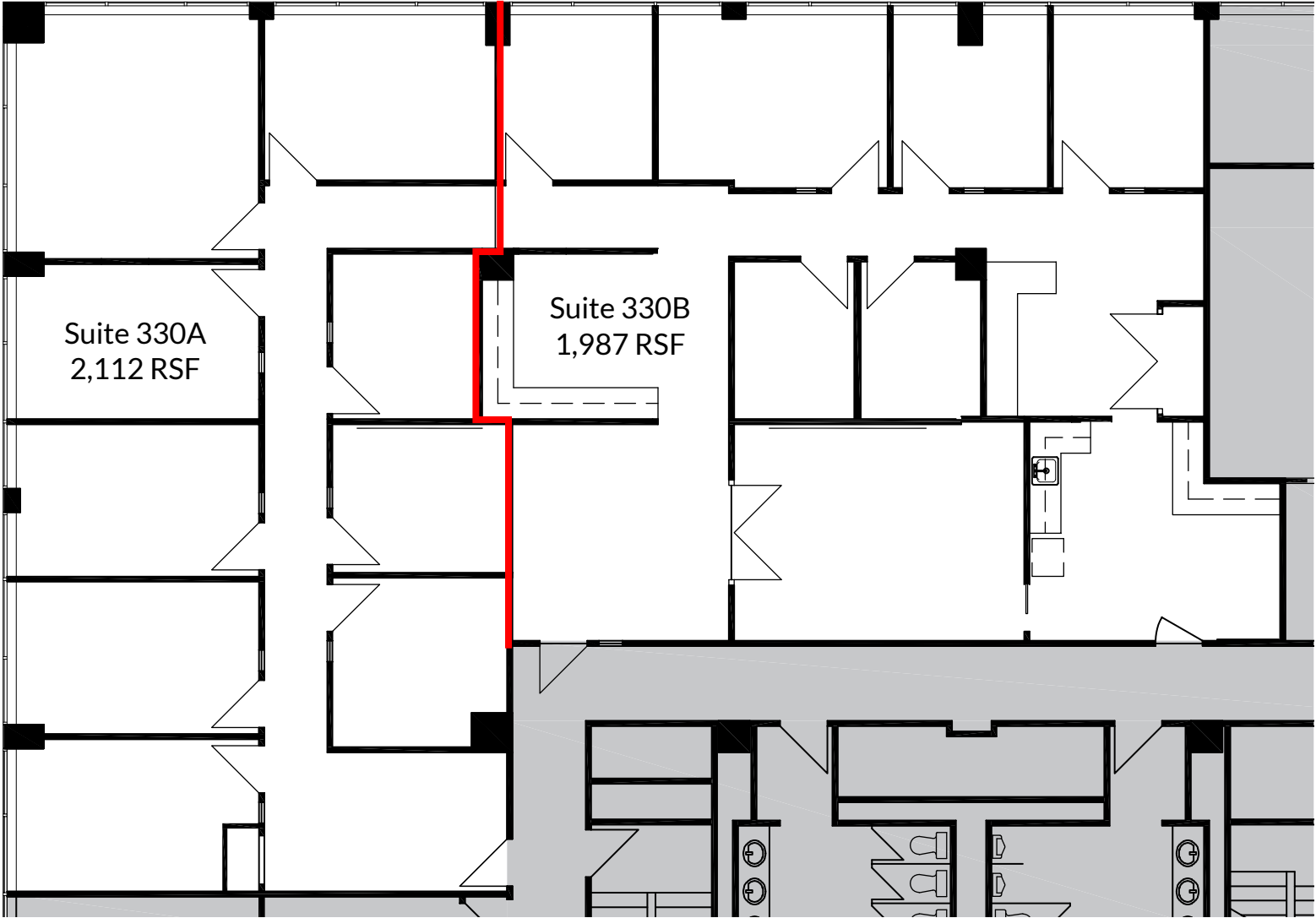
FLOOR PLAN: 2ND FLOOR

6,074 SF
Contiguous
Available



FLOOR PLAN: 3RD FLOOR

Suites can be combined to 4,099 sf



LOCAL BIRDSEYE



HARRY S. TRUMAN PKWY

ARIST T. ALLEN BLVD

665

SITE

26,091 AADT

RIVA ROAD

RIVA ROAD

ADMIRAL COCHRANE DRIVE

corner bakery

PHO' SUP

TRUIST HF

CVS pharmacy

Shell

Hilton Garden Inn

COURTYARD Marriott

DUNKIN' DONUTS

5

Hampton



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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