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

AVAILABLE:	SUITE B-4: 427 SF 2ND FLOOR: 2,737-6,074 SF 3RD FLOOR: 4,099 SF DIVISIBLE TO APPROXIMATELY 1,987 SF (AVAILABLE 4/25) SUITE 310: 1,299 SF (AVAILABLE 7/1/25)
PARKING RATIO:	4:1,000 SF
OCCUPANCY:	IMMEDIATE
RENTAL RATE:	NEGOTIABLE

GOOGLE **STREET VIEW**

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

INTERIOR PHOTOS: **SHARED CONFERENCE ROOM FACILITIES**

Suite B-4
427 RSF
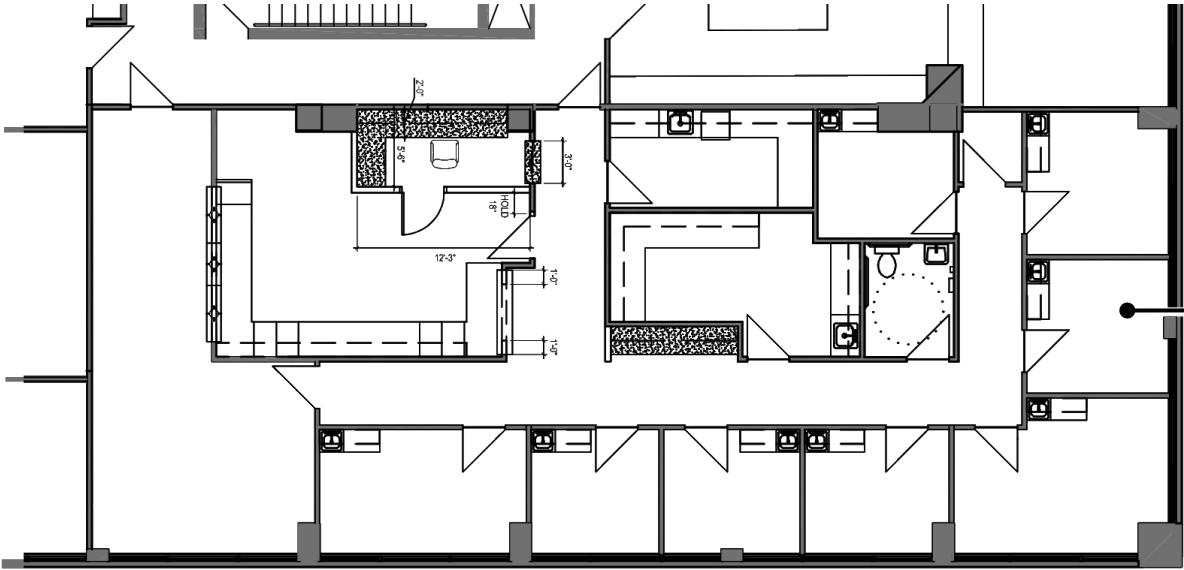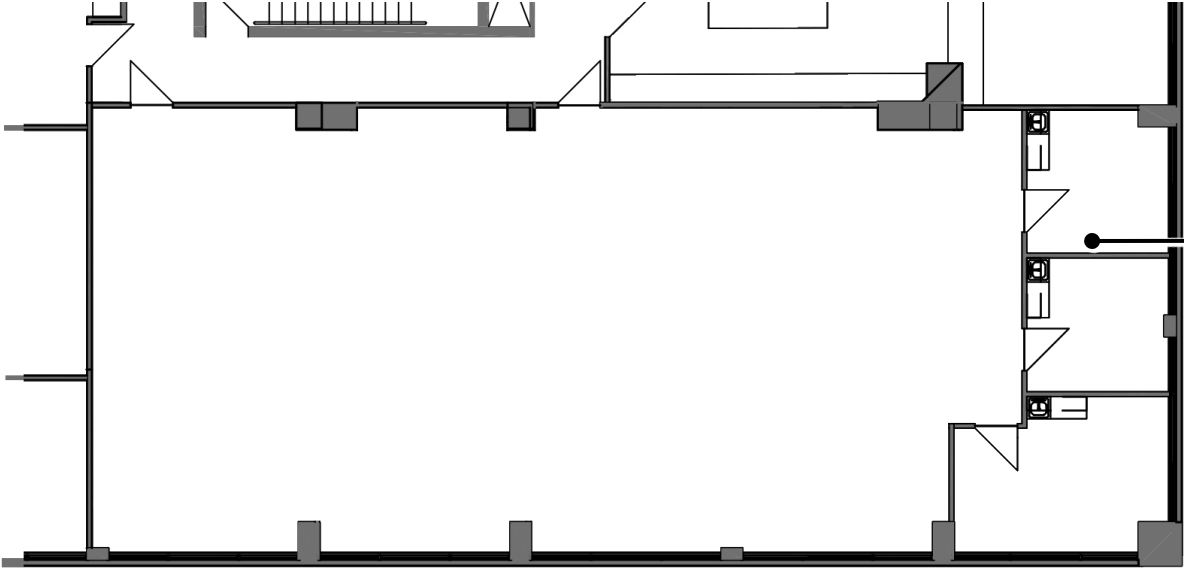
Elevator
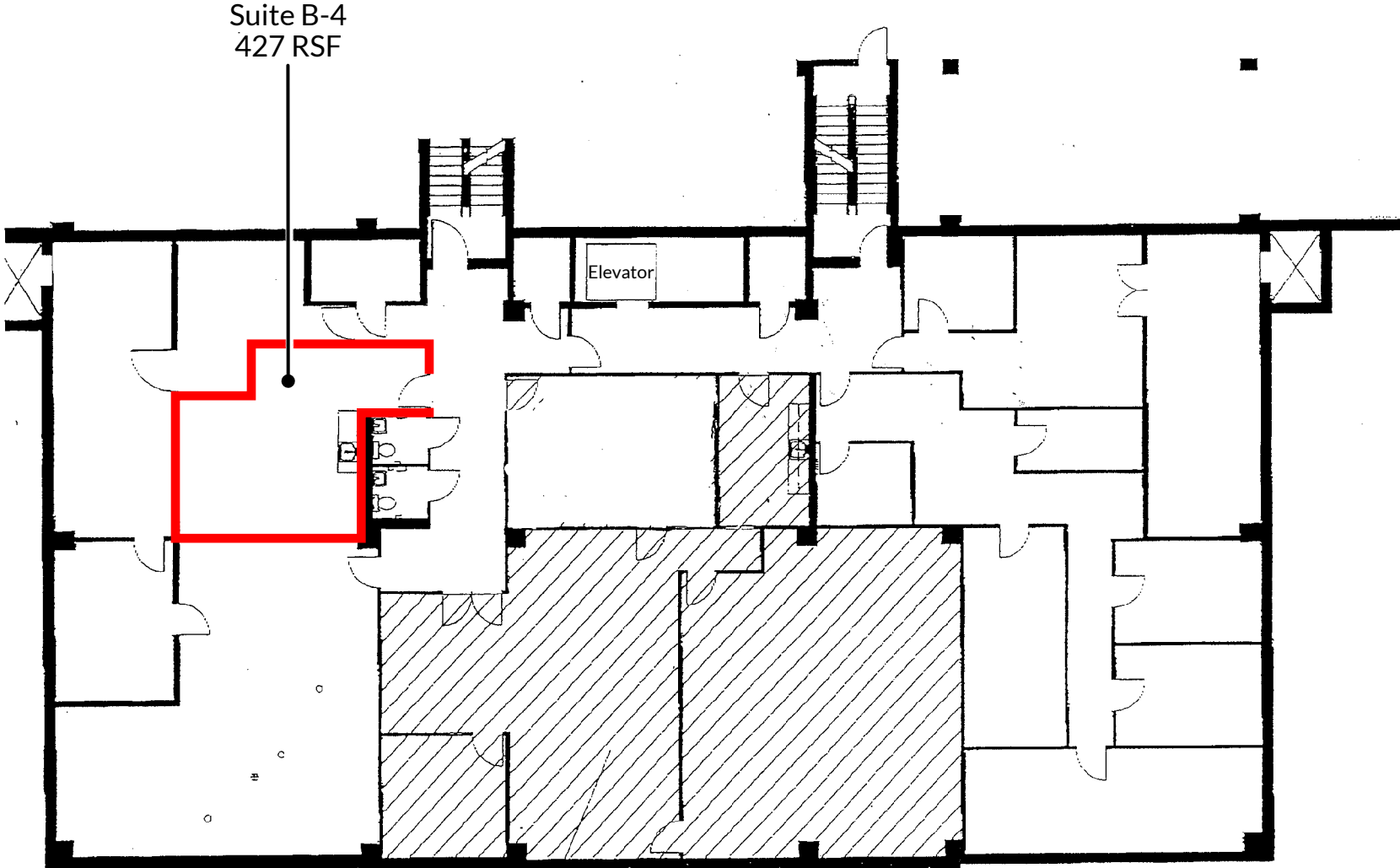
FLOOR PLAN: **2ND FLOOR**

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

AS IS

CONCEPT

14'-0"	14'-5"	9'-8"	9'-8"	9'-8"	10'-3"	10'-10"	9'-1"
OFFICE 01	OFFICE 02	OFFICE 03	OFFICE 04	OFFICE 05	OFFICE 06	OFFICE 07	OFFICE 08

15'-1"

5'-0"

18'-10"

STORAGE

CONF. ROOM

RECEPTION

STOR.

PANTRY

REF

13'-0"

BREAK ROOM

18'-10"

COATS

5'-7"

SERVER

9'-0"

9'-0"

15'-7"
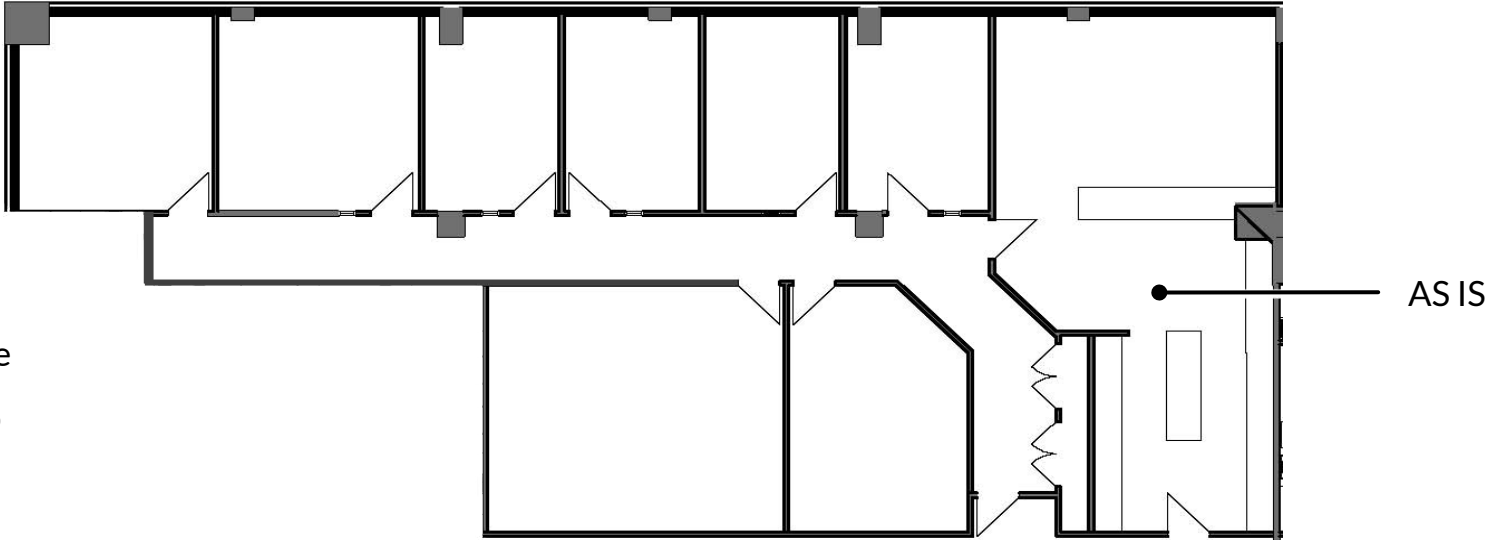
FLOOR PLAN: 2ND FLOOR

6,074 SF
Contiguous
Available

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

COPY

LEGAL
OFFICE

RECEPTION

BREAK ROOM

BREAK ROOM

CONFERENCE

RECEPTION

COPY
CENTER

STORAGE

SERVER

OFFICE

OFFICE

OFFICE

OFFICE

LARGE CONFERENCE

OFFICE

LAYOUT
AREA

WKST

OFFICE

OFFICE

CONF. RM

OFFICE

OFFICE

OFFICE

OFFICE

FLOOR PLAN: **3RD FLOOR**

Suites can be combined to 4,099 sf

Suite 330A
2,112 RSF

Suite 330B
1,987 RSF

Suite 310: Can be available fully furnished
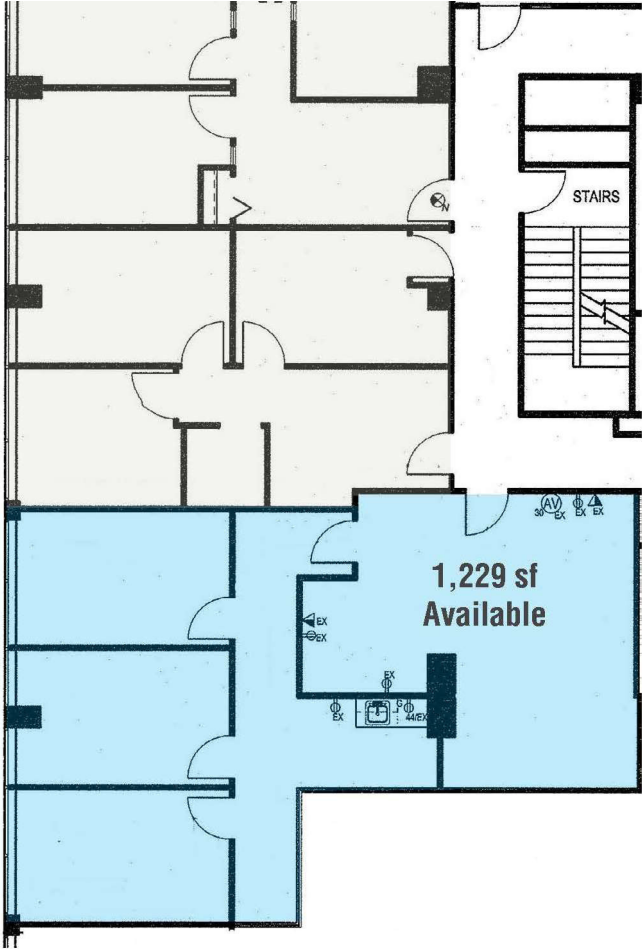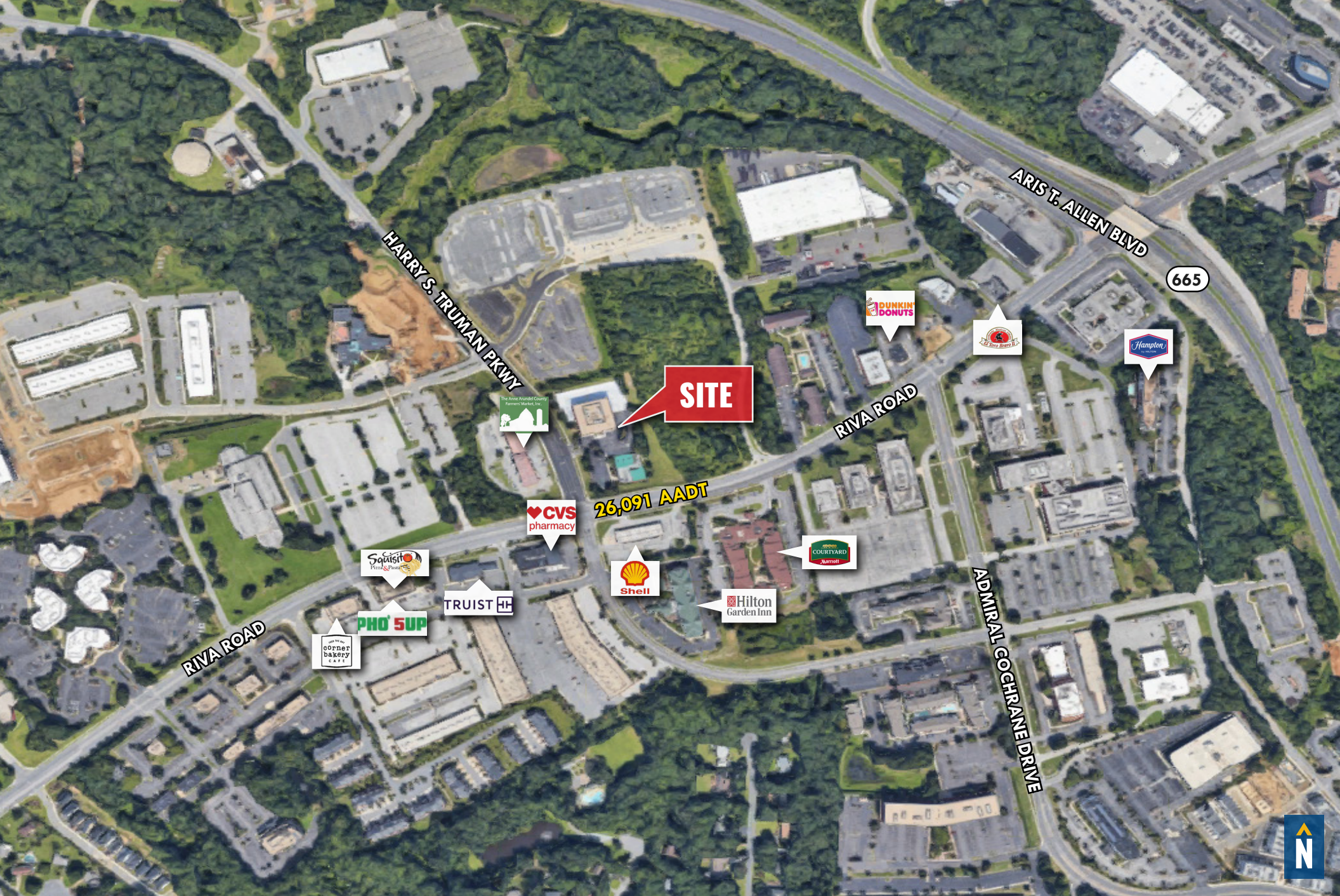
STAIRS

1,229 sf
Available

LOCAL **BIRDSEYE**

ARIS T. ALLEN BLVD

665

HARRY S. TRUMAN PKWY

DUNKIN' DONUTS

El Toro Bravo II

Hampton

The Anne Arundel County Farmers' Market, Inc.

SITE

RIVA ROAD

CVS pharmacy

26,091 AADT

Squisito Pizza & Pasta

TRUIST

Shell

COURTYARD Marriott

PHO' 5UP

Hilton Garden Inn

RIVA ROAD

corner bakery CAFE

ADMIRAL COCHRANE DRIVE

N

FOR MORE INFO
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OFFICES IN: **ANNAPOLIS**   **BALTIMORE**   **BEL AIR**   **COLUMBIA**   **LUTHERVILLE**

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