



# 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:

SUITE B-4: 427 SF  
**\*2ND FLOOR: 1,553-5,318 SF**  
3RD FLOOR: 4,099 SF DIVISIBLE TO  
APPROXIMATELY 1,987 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**

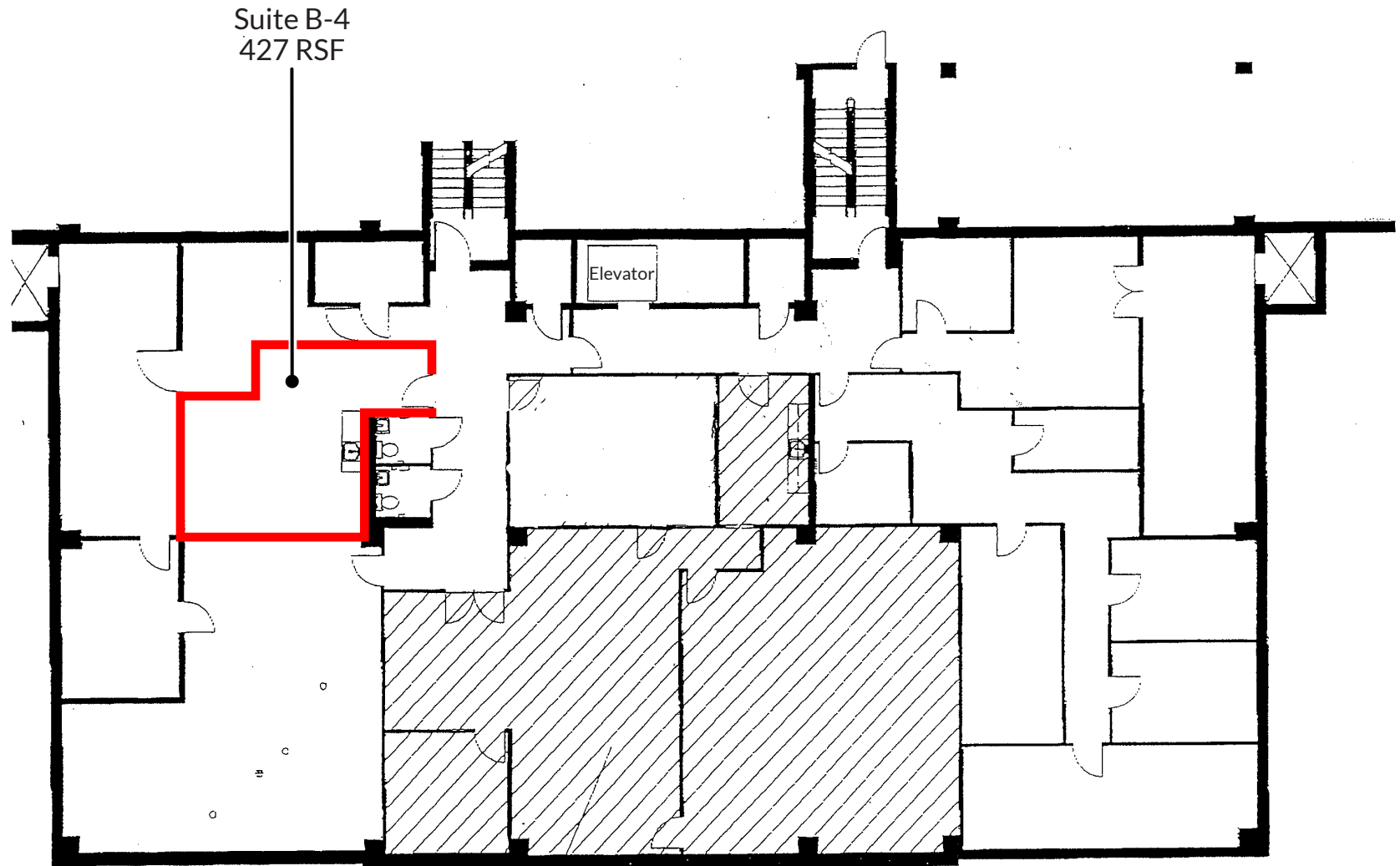




# INTERIOR PHOTOS: **SHARED CONFERENCE ROOM FACILITIES**

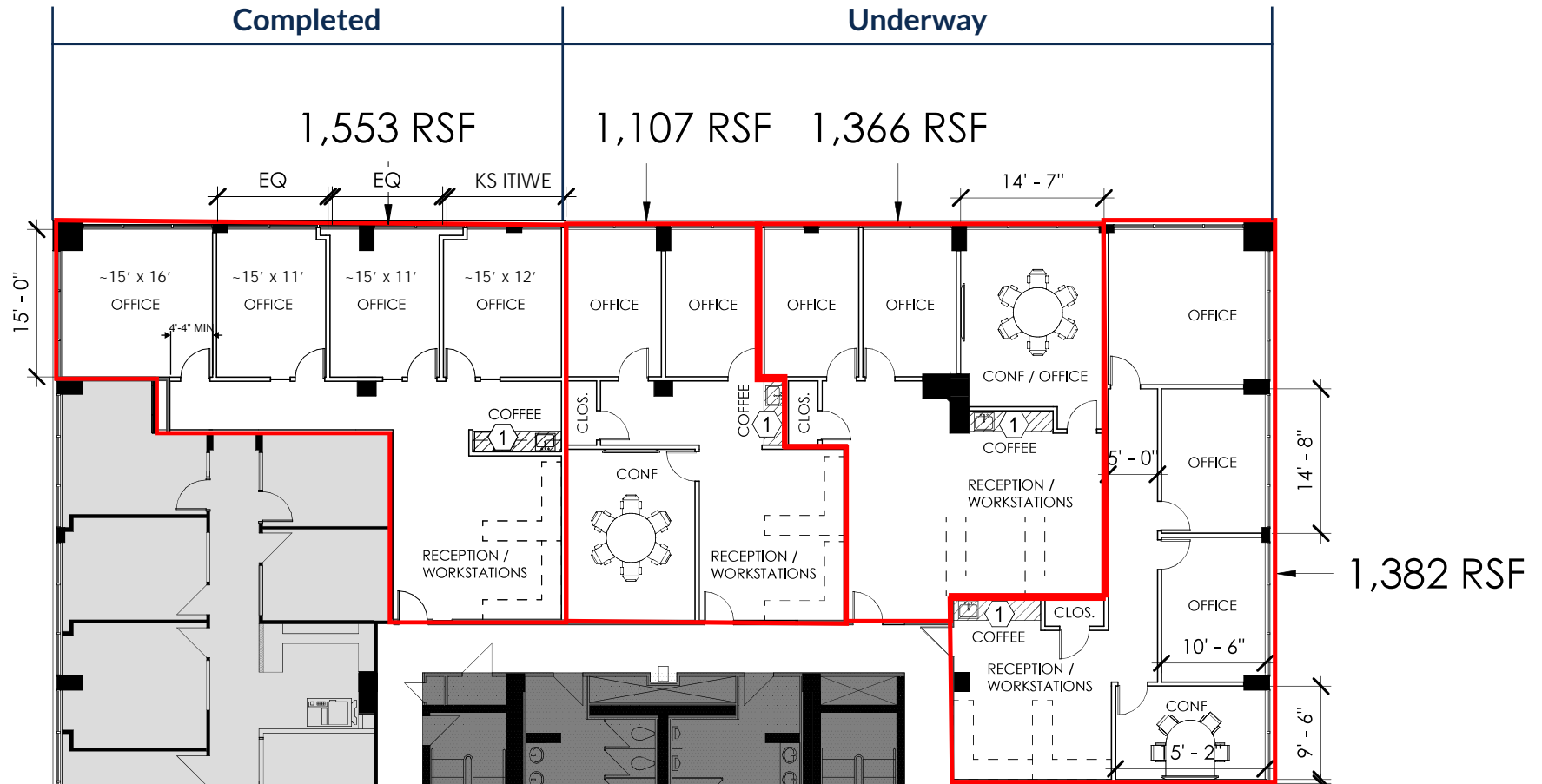


# FLOOR PLAN: **LOWER LEVEL - SUITE B-4**



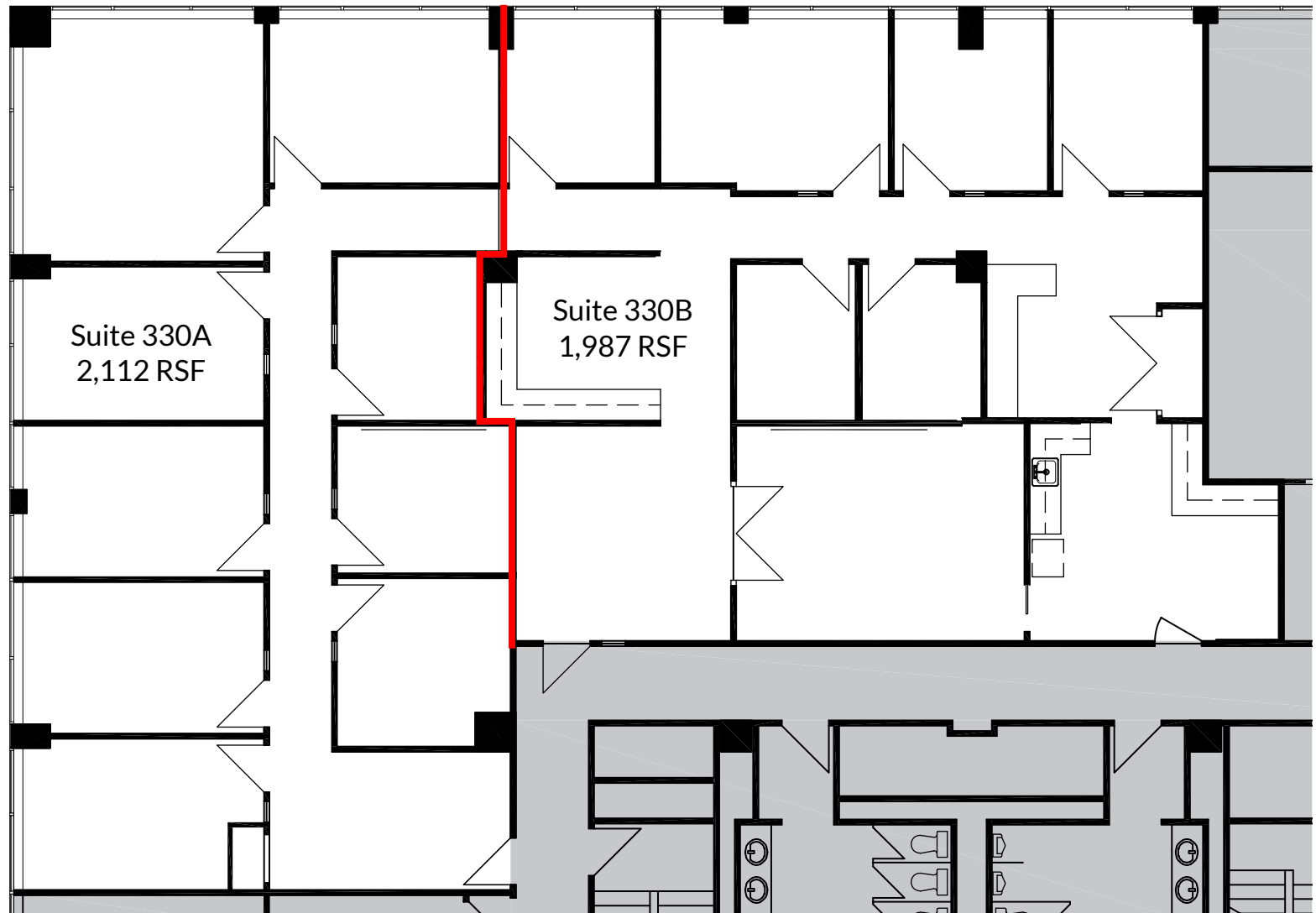


# FLOOR PLAN: SPEC SUITES



# FLOOR PLAN: 3RD FLOOR

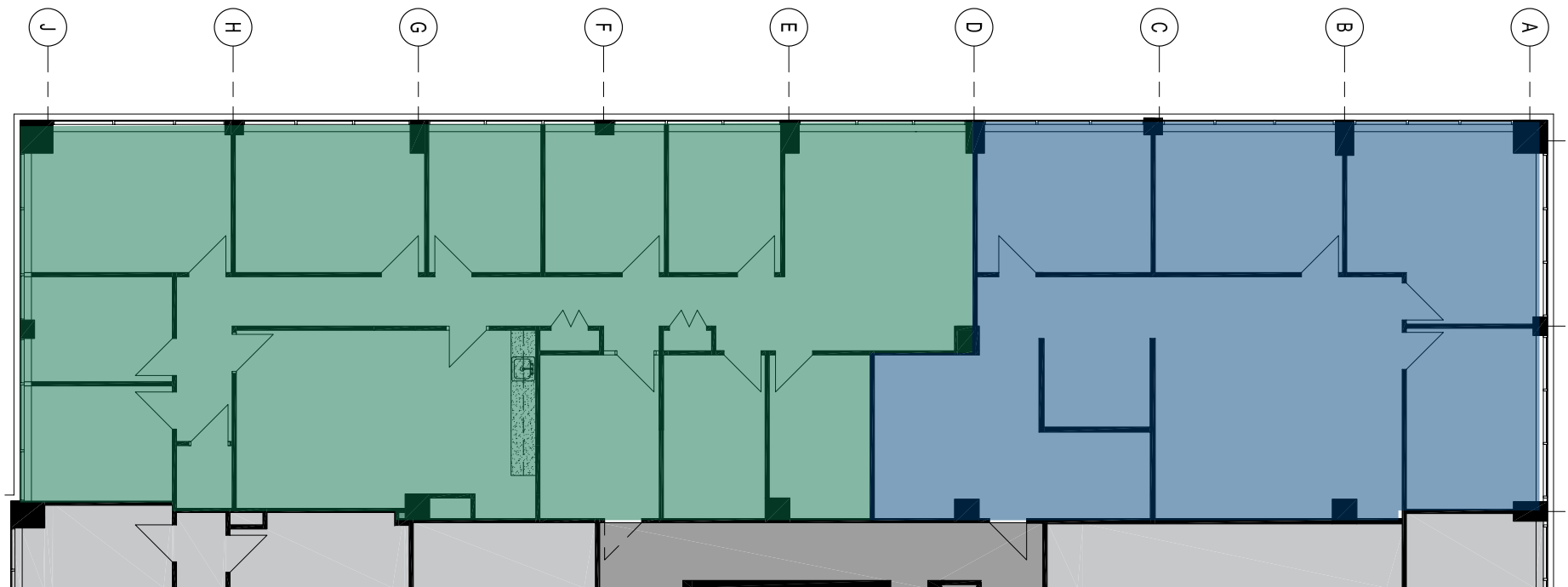
Suites can be combined to 4,099 sf



# FLOOR PLAN: 4TH FLOOR

Suite 440  
2,650 SF

Suite 420  
1,775 SF



Suites can be combined to 4,425 sf



# LOCAL BIRDSEYE





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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