

FOR LEASE

2568A Riva Road, Annapolis, MD 21401



**Newly Renovated
Office Building**

John Gallagher

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LOCATION

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.

DESCRIPTION

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

- Suites will be delivered in shell condition with TI packages available
- New pylon installed facing Riva Road
- Abundant on-site parking
- Ideal for medical and professional office tenants

OFFERING

FOR LEASE

OFFICE SPACE

Price..... \$26.50 SF/yr (MG)

Availabilities:

Suite 100..... 1,409 SF

Suite 202..... 833 SF

Suite 206..... 1,936 SF



GATEWAY VILLAGE

sam's club



Anne Arundel Medical Center

Sajak Pavilion

WESTFIELD ANNAPOLIS MALL

Luminis Health Anne Arundel Medical Center

HOMESENSE TRADER JOE'S
 Marshalls M&T Bank
 JOANN Reico
 KITCHEN & BATH

UNCLE JULIO'S MEXICAN
 RED LOBSTER

450



US 301

US 50



US 301

US 50



450

JOHN HANSON HWY

SOLOMONS ISLAND RD



WEST ST

450



meineke KOHL'S
 Chick-fil-A
 M&T Bank
 LIDL



2568A RIVA ROAD



ANNAPOLIS HARBOUR CENTER

FRIDAYS FLEET FEET SweetFrog Bath Works
 OLD NAVY LOFT
 ULTA chico's verizon GAP
 DSW HORSTROM rack FRESH BARNES & NOBLE Starbucks

ANNAPOLIS TOWN CENTER

CAVA Bassett Pottery Barn target CharmCityRun
 BED BATH & BEYOND GENJI WHOLE FOODS MARKET
 PRIME TUSCAN SONOMA
 neo PNC secu BANK OF AMERICA
 BIN 201 wine + spirits PAPER SOURCE PF CHANG'S TRUIST

FESTIVAL AT RIVA SHOPPING CENTER

higi TJ-maxx MEN'S WEARHOUSE
 Michaels FIREHOUSE SUBS Giant FIRST WATCH
 Buffalo Wild Wings carter's petco MOD five BELOW
 SportClips HAIRCUTS MATTRESS FIRM Panera Bread SMOOTHIE KING
 FedEx Party City

2



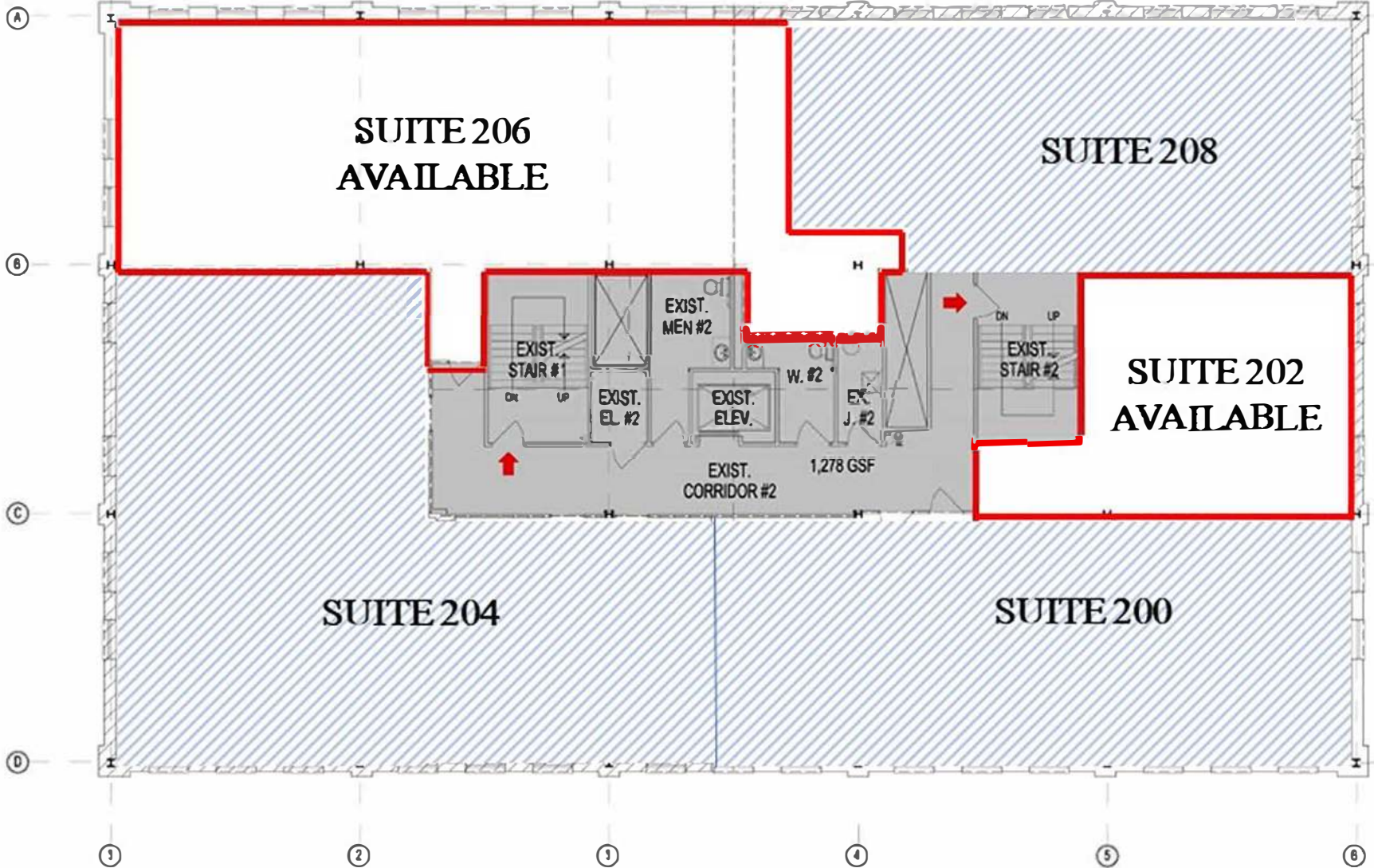
FOREST PLAZA

DOLLAR TREE Julep Key Express THE HOME DEPOT
 SALLY JOHNSON FITNESS & WELLNESS Bliss

HYATT COMMERCIAL
 REAL ESTATE BROKER
 THE RELIABLE GROUP







REGIONAL MAP

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

DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes

BALTIMORE
29.0 miles



WASHINGTON, DC
28.4 miles



CONTACT

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