



Annapolis Technology Park

Riva Road at Harry S. Truman Parkway
Annapolis, MD 21401



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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About Annapolis Technology Park

The 29-acre mixed-use community is located at the intersection of Riva Road and Harry S. Truman Parkway, just south of MD Route 50.

Tenant sizes from 1,500 square feet to 40,208 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex and office buildings feature 30 foot wide spaces, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

Included within Annapolis Technology Park are two free-standing retail buildings containing a full-service pharmacy and a bank, and two 8,125 square foot inline retail buildings. The Vineyards of Annapolis, a 49-unit luxury townhouse community, is positioned on the southern edge of the business park.

Nearby St. John Properties' business centers include Annapolis Corporate Park, Rt. 450 Business Park, 810 Bestgate Road, and 888 Bestgate Road.

For more information on Annapolis Technology Park, visit: sjpi.com/annapolistech



Flex/R&D Buildings

302 Harry S. Truman Pkwy 40,208 SF

304 Harry S. Truman Pkwy 34,560 SF

Flex/R&D Specifications

Suite Sizes 2,520 up to 40,208 SF

Ceiling Height 16 ft. clear minimum

Parking 4 spaces per 1,000 SF

Heat Gas

Construction Brick on block

Loading Dock or drive-in

Zoning W1

Single-Story Office Buildings

2629 Riva Road 24,000 SF

2635 Riva Road 18,000 SF

Single-Story Office Specifications

Suite Sizes 1,500 up to 24,000 SF

Ceiling Height 9.5 ft. clear minimum

Parking 5 spaces per 1,000 SF

Heat Gas

Construction Brick on block

Zoning C2

Retail Buildings

2625 Riva Road 8,125 SF

2641 Riva Road 8,125 SF

Truist Bank 5,300 SF

CVS Pharmacy 10,125 SF



Annapolis Technology Park | Site Plan

TO ANNAPOLIS TOWN CENTER

TO ANNAPOLIS CORPORATE PARK

- COMPASS STONE & TILE STUDIO
- FERGUSON Bath, Kitchens & Lighting Gallery
- SalonCentric PROFESSIONAL BEAUTY PARTNERS
- Memo's Bar & Grill
- SOLACE SALON & SPA
- TW PERRY
- my Gym

CVS pharmacy®

2601 Riva Road
10,125 SF

THE GODDARD SCHOOL®
FOR EARLY CHILDHOOD DEVELOPMENT

304 Harry S. Truman Pkwy
34,560 SF

TRUIST

2631 Riva Road
5,300 SF

Squisito Pizzeria & Pasta Educational Systems Federal Credit Union
 PHOSOP La Sierra MEXICAN RESTAURANT

2629 Riva Road
24,000 SF

2635 Riva Road
18,000 SF

32,062 VEHICLES/DAY

TECH NAILS DRY CLEANERS
 SUBWAY Corner Cafe

2641 Riva Road
8,125 SF

THE VINEYARDS OF ANNAPOLIS





Distances to:

Annapolis, MD (Downtown)	5 miles
Annapolis Towne Centre	1.3 miles
Anne Arundel Medical Center	2.3 miles
Baltimore, MD (Downtown)	27 miles
BWI Airport	22 miles
Interstate 95	23 miles
Interstate 97	2.5 miles
Interstate 495 (Capital Beltway)	18 miles
Interstate 695 (Baltimore Beltway)	20 miles
Washington, D.C. (Downtown)	31 miles
Westfield Annapolis Mall	1.8 miles

Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

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