

FOR LEASE

Anne Arundel County, MD

2661 RIVA ROAD, BUILDING 1000

ANNAPOLIS, MARYLAND 21401

AVAILABLE

Suite 1001: 3,982 sf (ground floor)

Suite 1020: 3,137 sf* (second floor)

Suite 1022: 2,340 sf* (second floor)

Suite 1025: 2,694 sf* (second floor)

*Contiguous up to 8,171 sf

Fourth Floor: 2,086 sf

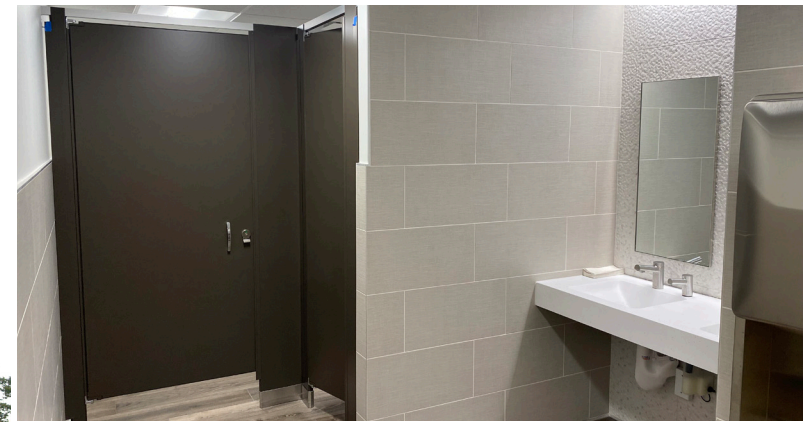
Fifth Floor: 4,103 sf

RENTAL RATE

\$26.50/sf, net electric and janitorial

HIGHLIGHTS

- ▶ Prime Class A Office located in a tranquil setting in the Riva 400 Office Park
- ▶ Sanitation measures include bottle filler fountains and MERV 14 rated dynamic air filters in all common areas and conference facility
- ▶ Easy access to Routes 50/I-95 and Aris T. Allen Blvd
- ▶ Common area upgrades underway; shared tenant conference room completed
- ▶ Abundant parking - 4.99:1,000 ratio
- ▶ Adjacent to numerous amenities including restaurants, banking, and business services

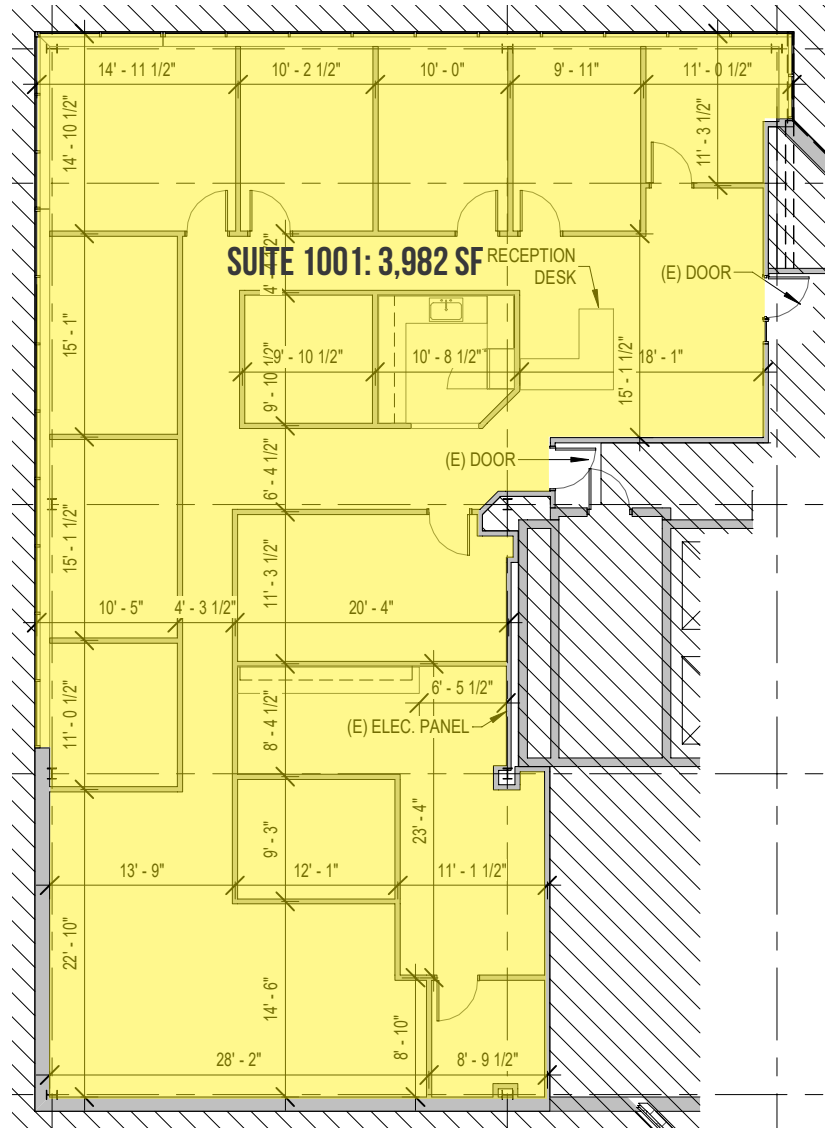


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GROUND FLOOR

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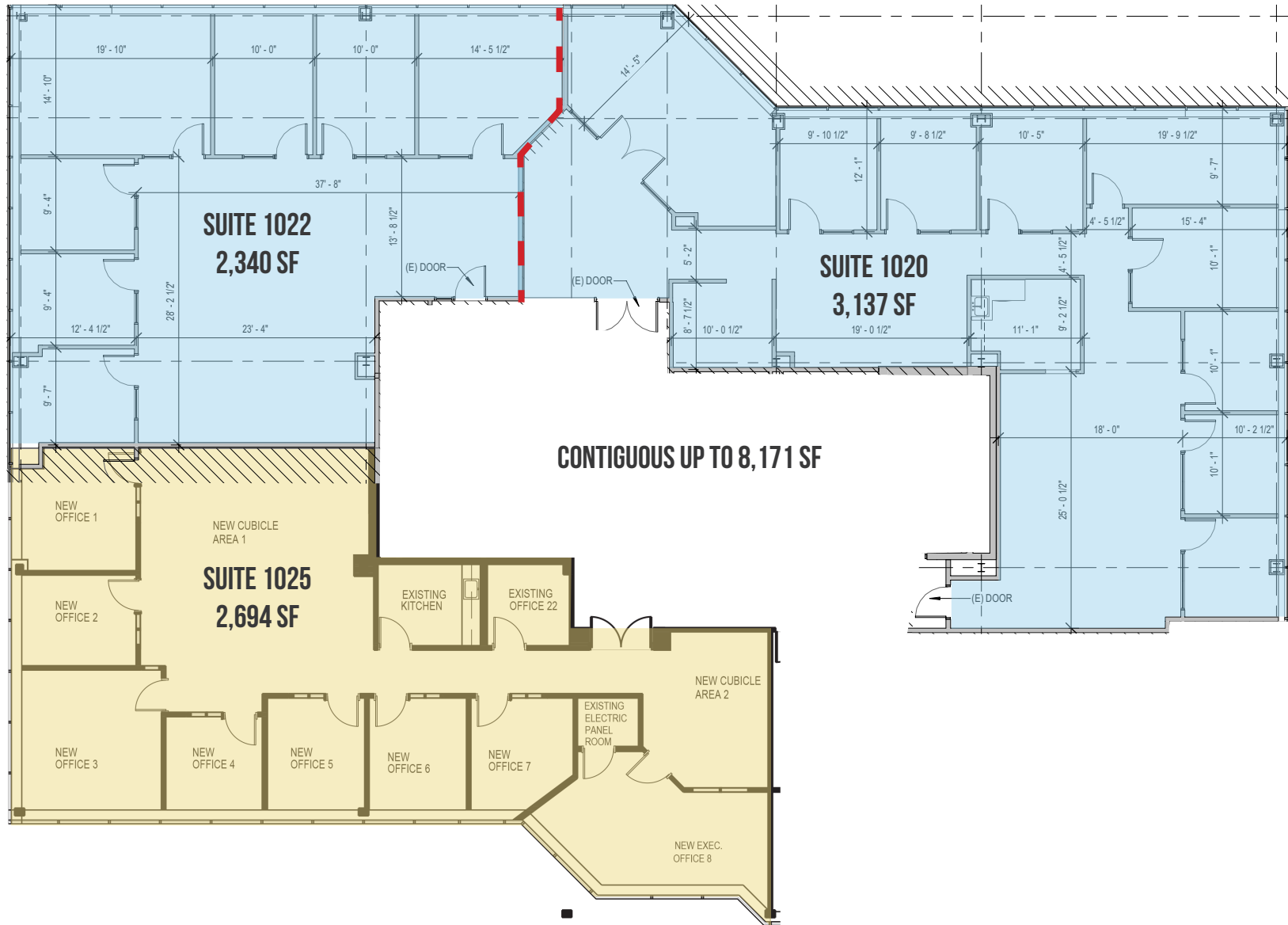


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SECOND FLOOR

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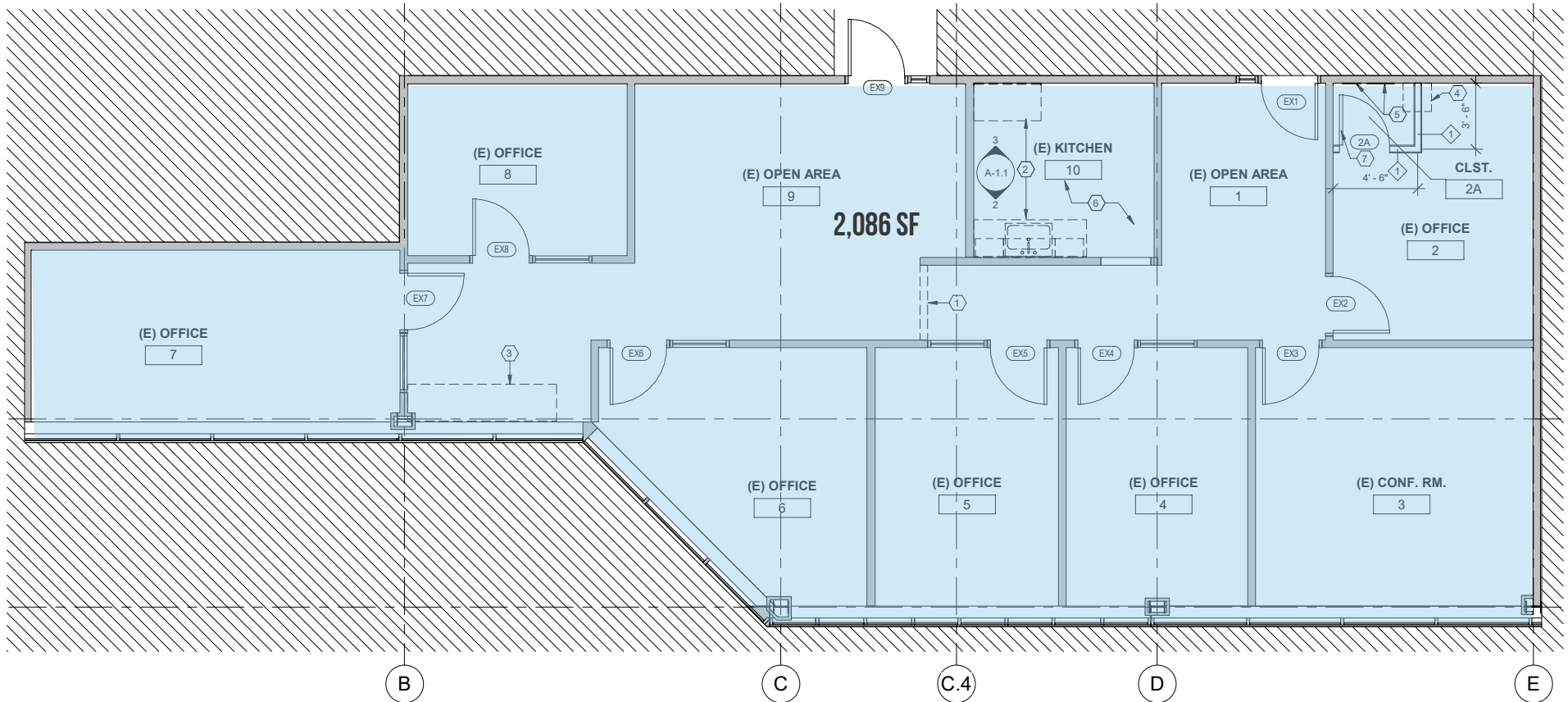


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FOURTH FLOOR

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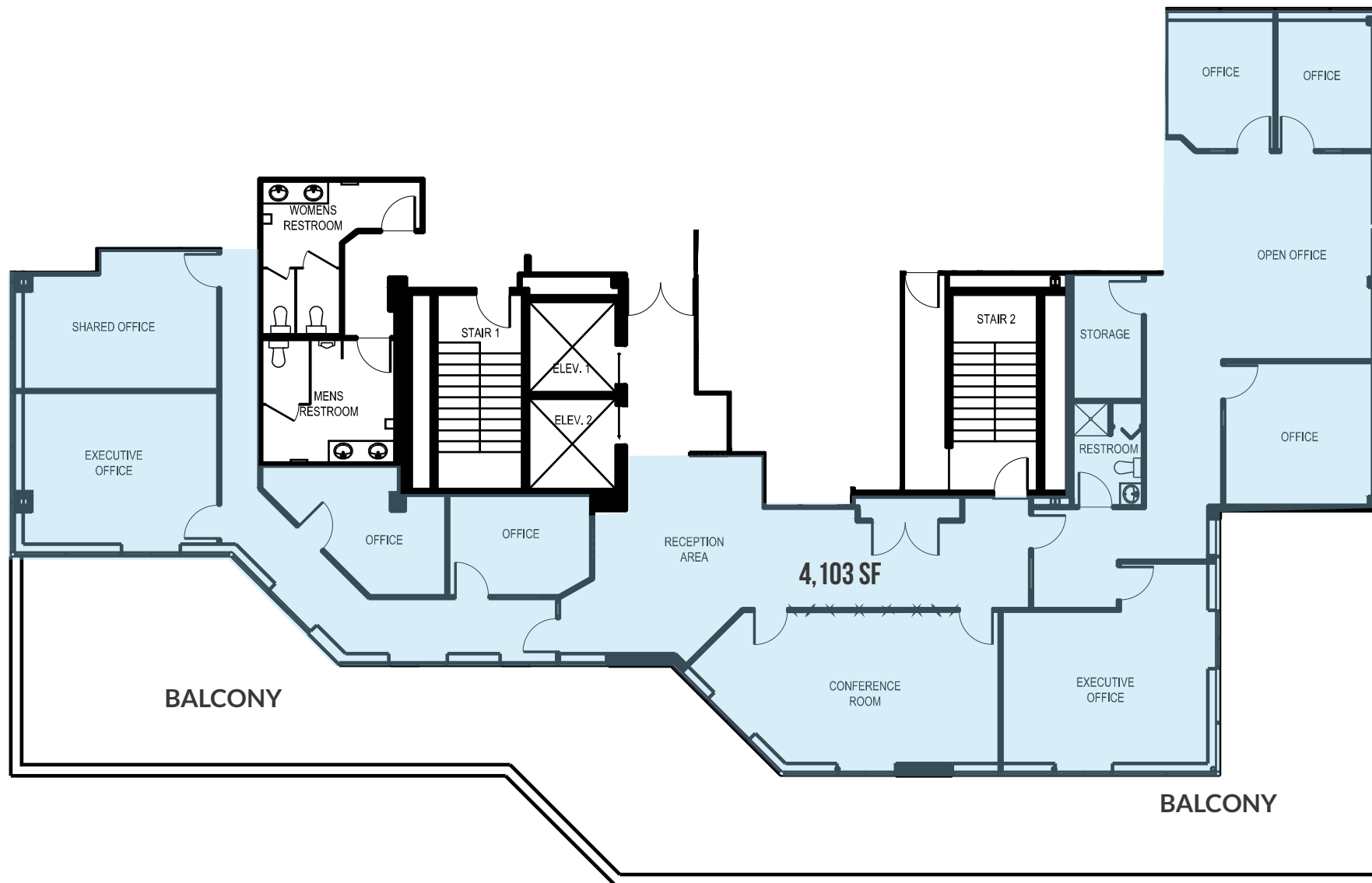


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FIFTH FLOOR

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FIFTH FLOOR PHOTOS

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PARK-LIKE SETTING

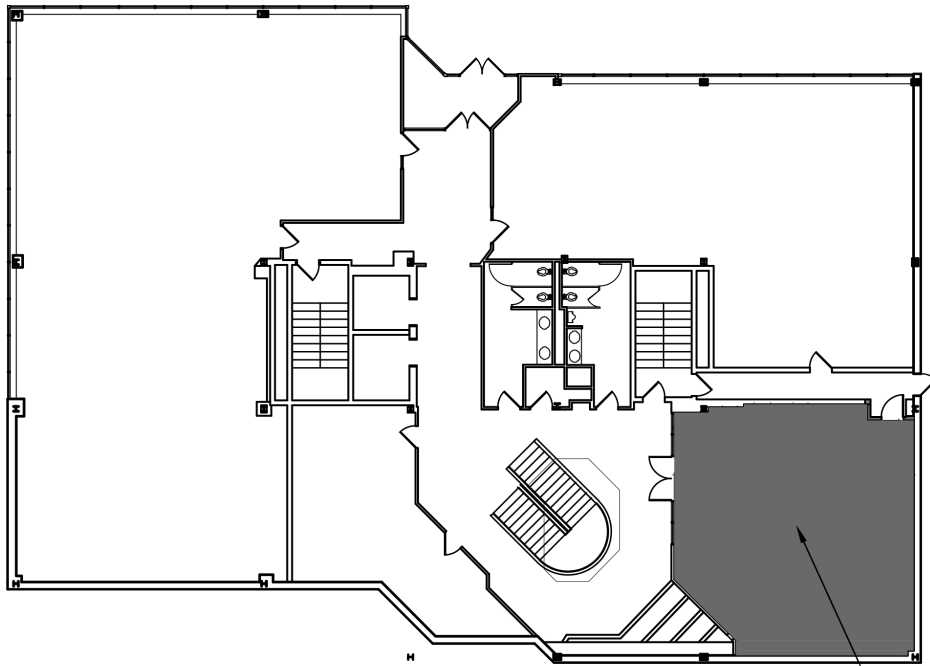


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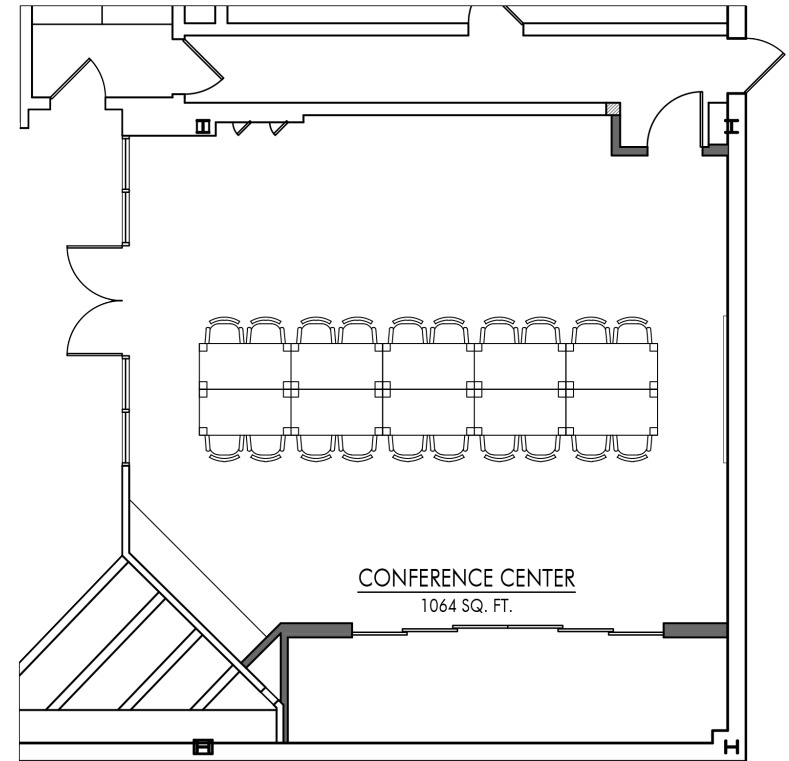
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SHARED CONFERENCE ROOM

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CONFERENCE CENTER AREA



CONFERENCE CENTER
1064 SQ. FT.

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COMMON AREA RESTROOM FINISHES

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FLOATING INFINITY MIRRORS



RECESSED LED DOWNLIGHT



RECESSED LINEAR LED LIGHTING



TOUCHLESS ADA FOUNTAIN & BOTTLE



TOUCHLESS BRUSHED STAINLESS FAUCETS



EXTENDED HEIGHT PARTITIONS WITH TOUCHLESS TOILETS



FLOATING SINK BASINS



WOOD LOOK FLOOR TILE



ACCENT SINK TILE



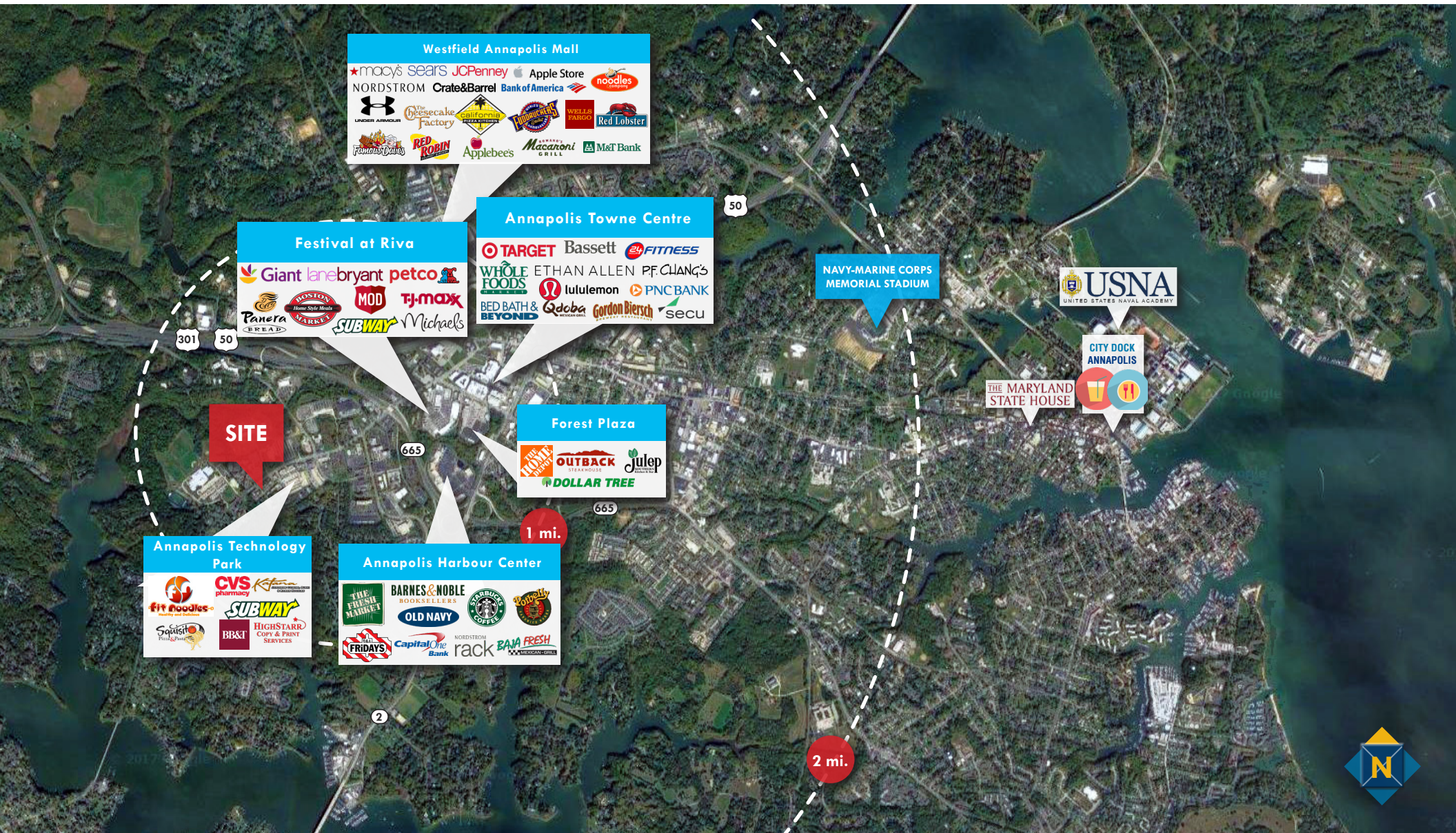
TEXTILE LOOK WALL TILE

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TRADE AREA

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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	4,375	47,931	100,536
Male Population	2,101	23,501	50,462
Female Population	2,274	24,430	50,074
Number of Households	2,095	19,789	39,265
Average Household Size	2.05	2.37	2.39
Median Age	56.4	43.5	41.5
Average Household Income	\$152,543	\$137,052	\$146,237
Daytime Employees	15,392	66,911	126,593
Education (College+)	68.3%	56.1%	59.5%

