

FOR LEASE

Anne Arundel County, MD

2661 RIVA ROAD, BUILDING 1000

ANNAPOLIS, MARYLAND 21401

**1ST FLOOR
PRIME
LOCATION
JUST OFF
MAIN LOBBY**

AVAILABLE

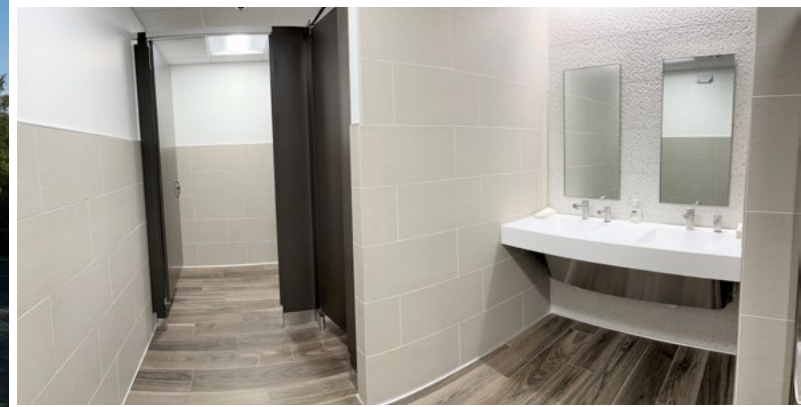
Suite 1001: 3,982 rsf (ground floor)
1st Floor: 1,500 to 8,235 rsf
5th Floor: 4,103 rsf

RENTAL RATE

\$26.50/sf, net electric and janitorial

HIGHLIGHTS

- ▶ Brand new restrooms, shared tenant conference room and common area finishes
- ▶ Welcoming professional and medical tenants
- ▶ Easy access to Routes 50/97 and Aris T Allen Boulevard
- ▶ Numerous amenities including restaurants, banking and business services within walking distance
- ▶ Abundant parking - 5:1,000
- ▶ Prime Class A Office located in a tranquil setting in the Riva 400 Office Park
- ▶ Sanitation measures include water bottle filling stations and MERV 14 rated dynamic air filters in all common areas and conference facility



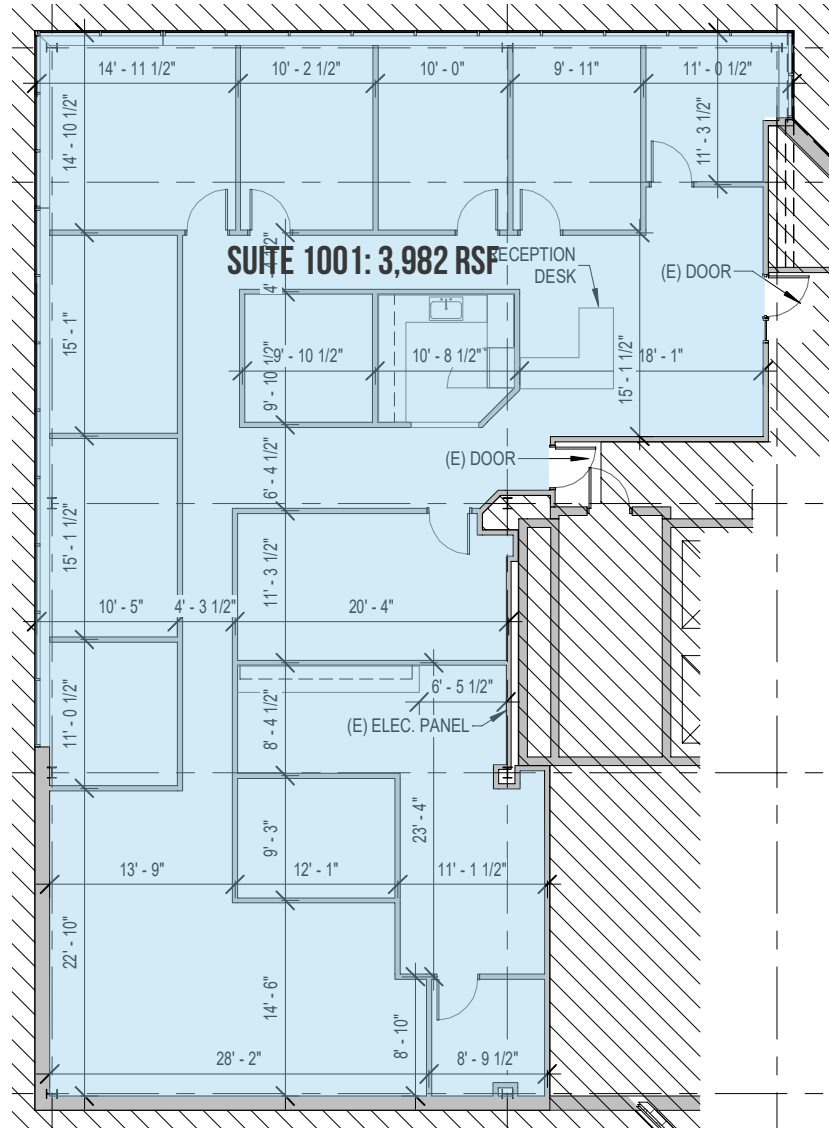
STREET VIEW

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GROUND FLOOR

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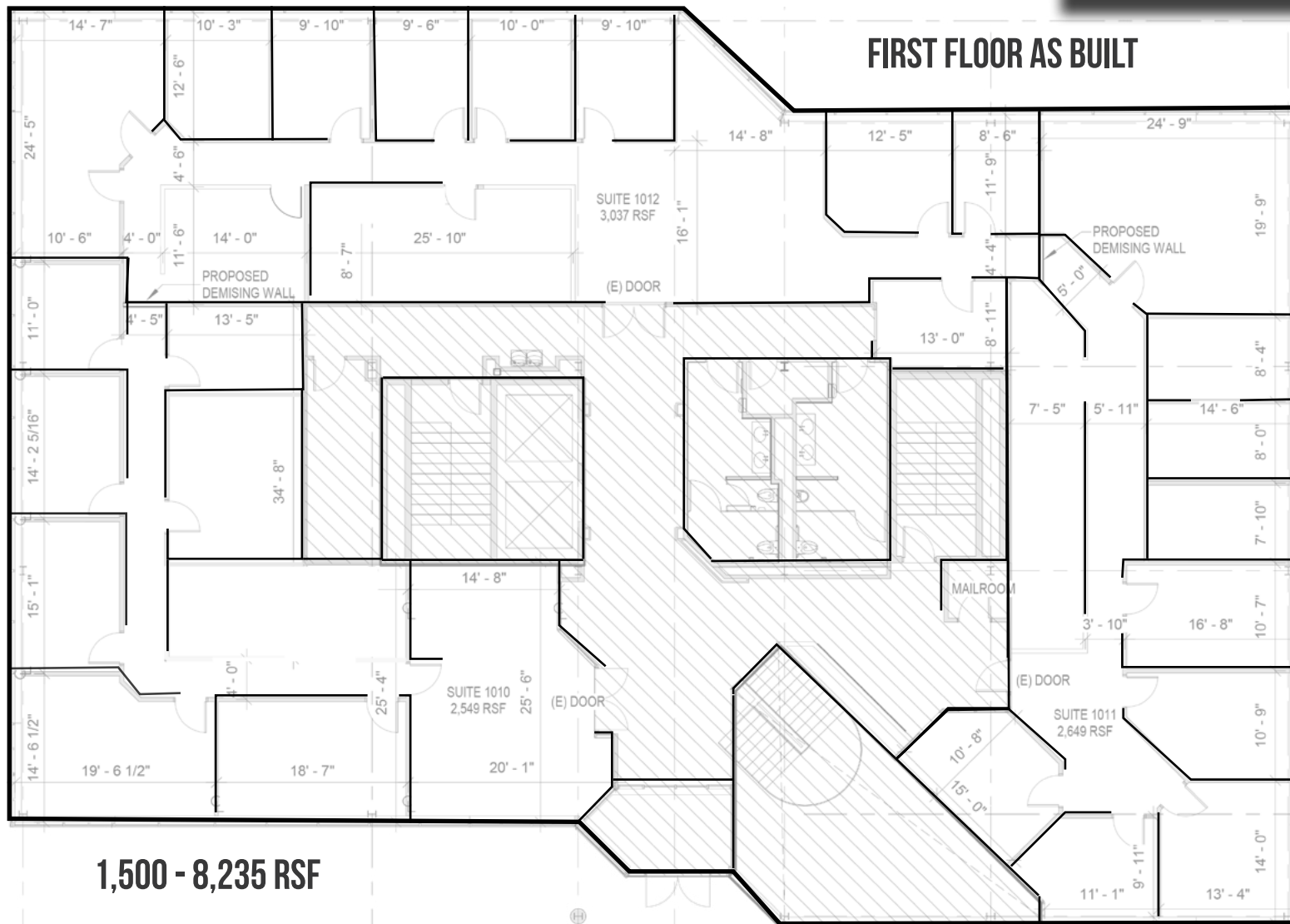
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FIRST FLOOR

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PRIME LOCATION JUST OFF MAIN LOBBY

**ALL 3 SUITES
CONTIGUOUS
UP TO 8,235 SF**

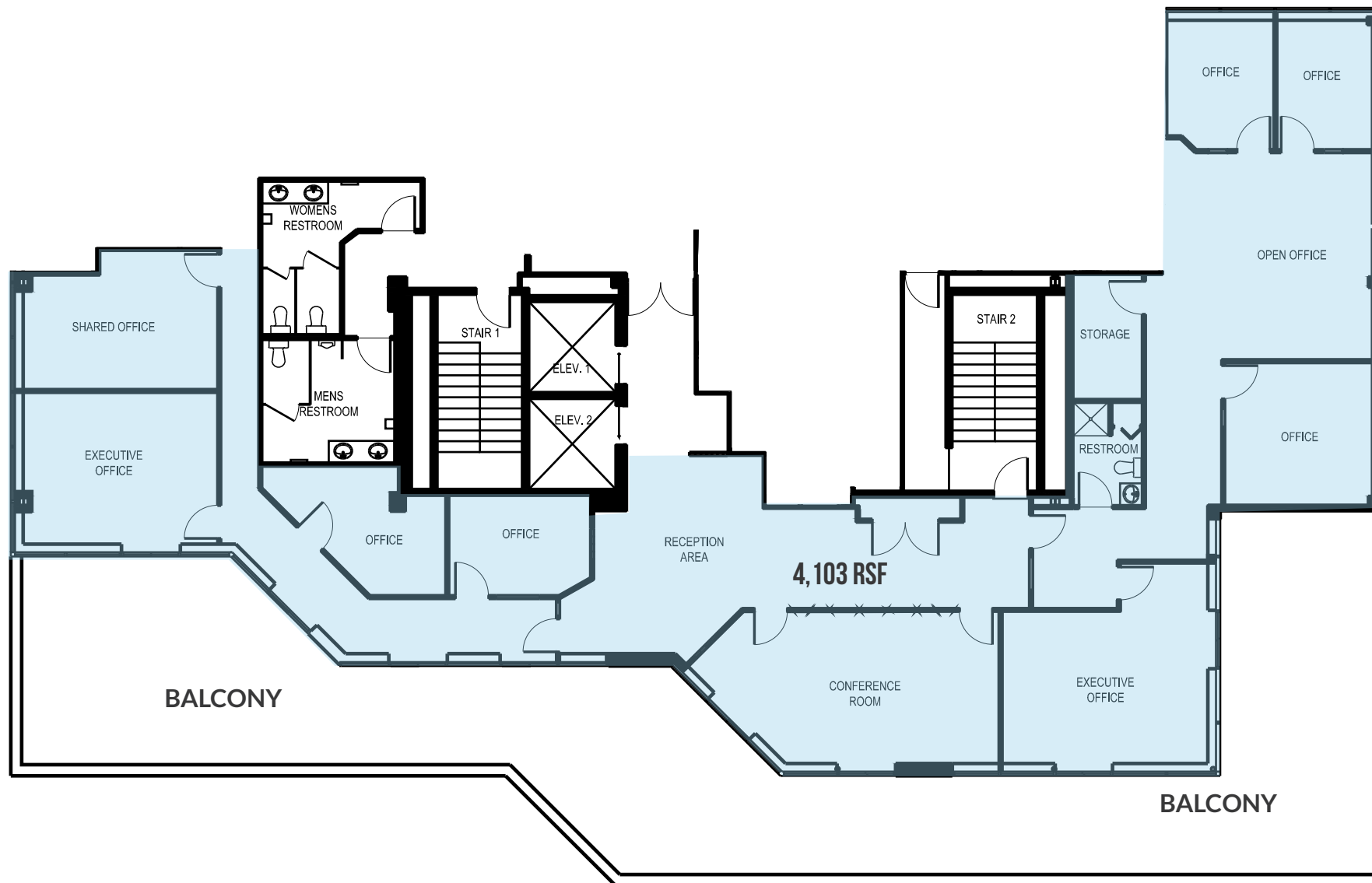


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FIFTH FLOOR

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FIFTH FLOOR PHOTOS

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PARK-LIKE SETTING

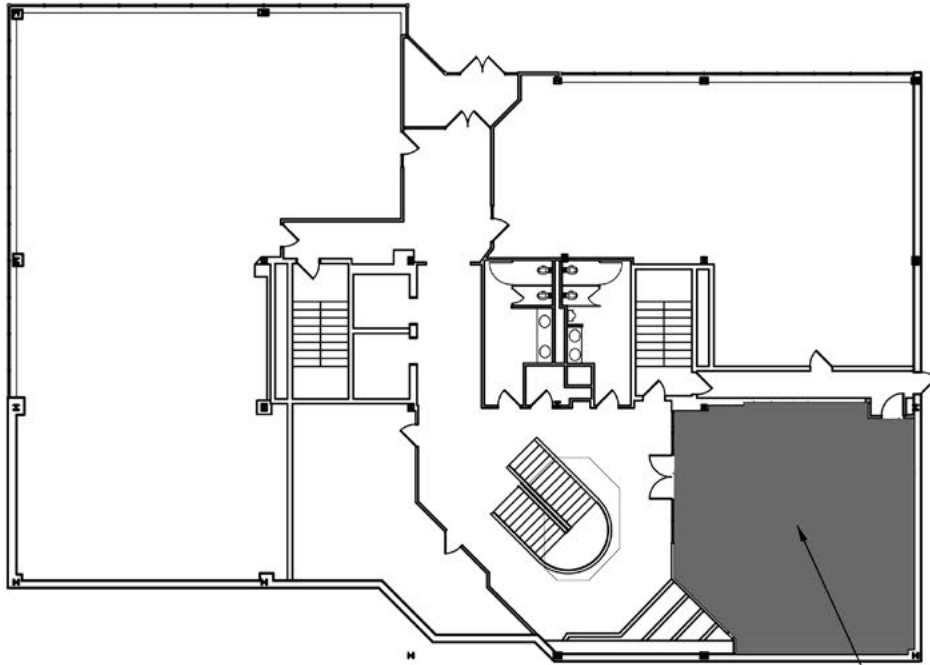


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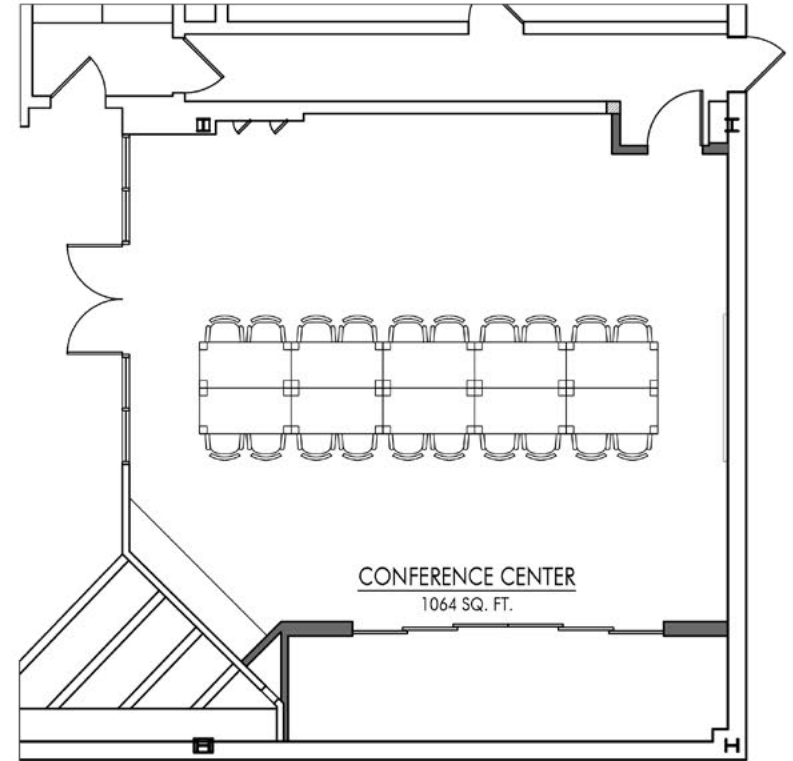
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SHARED CONFERENCE ROOM

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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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LOBBY & GROUND FLOOR FINISHES

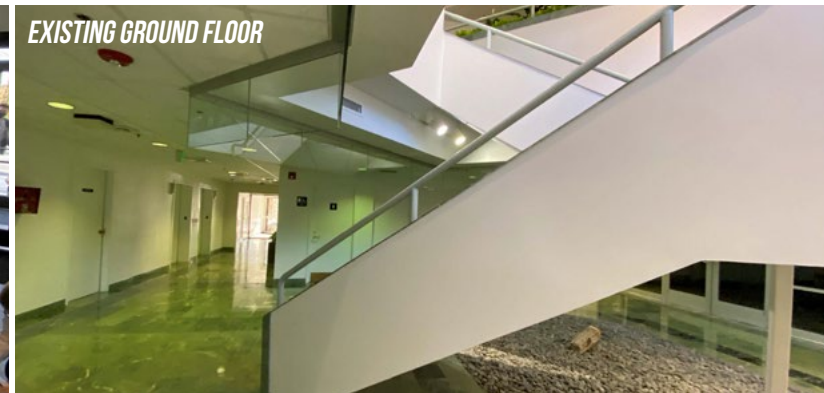
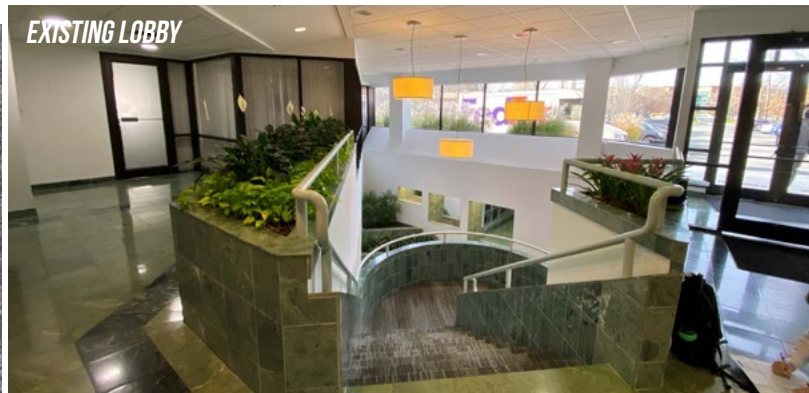
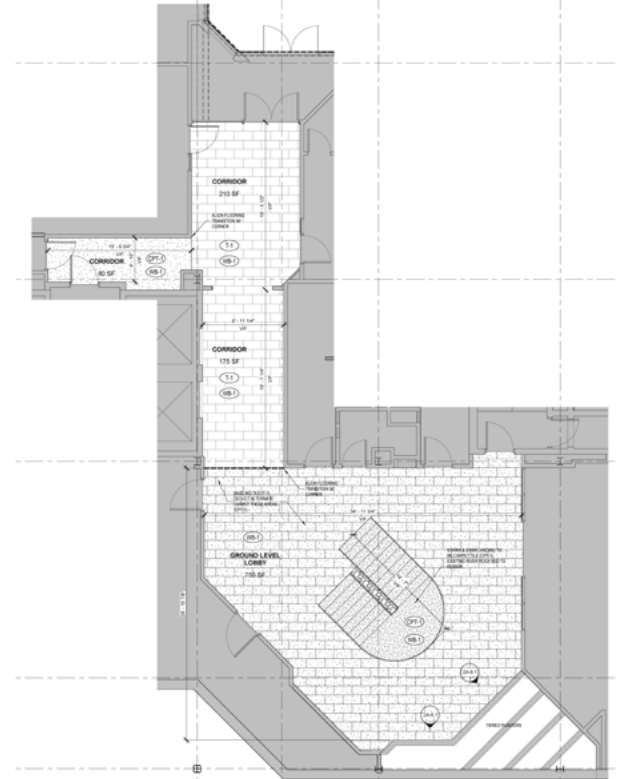
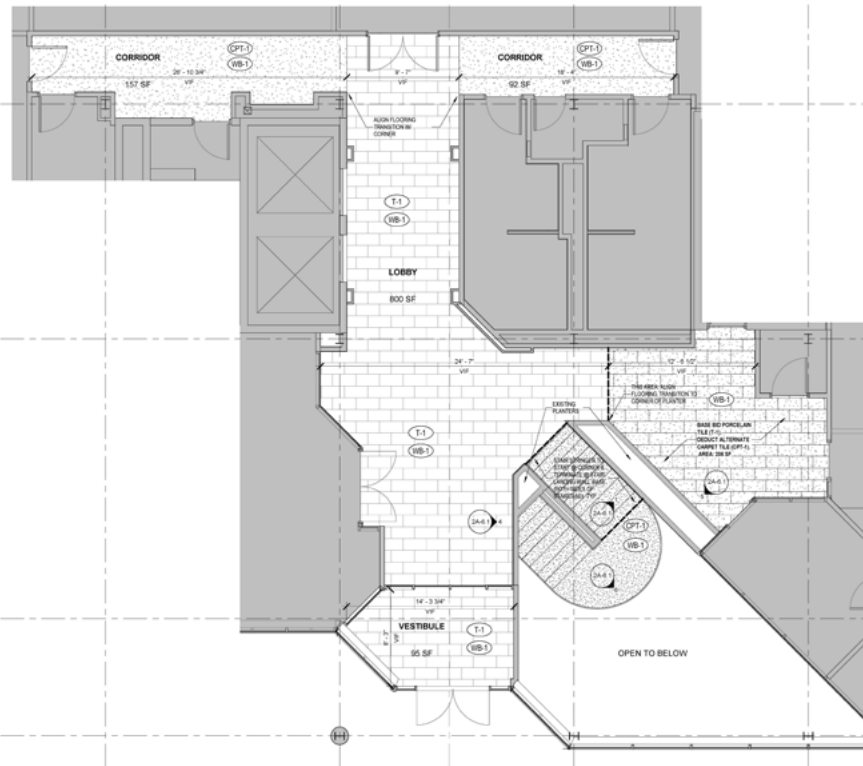
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Floors:

- Updating existing marble tile with new porcelain tile selection shown below.
- Incorporating carpet selection shown below as noted on design plan.

Planters & Tile Accents:

- Replacing mirror and planter marble accents with new floor tile.

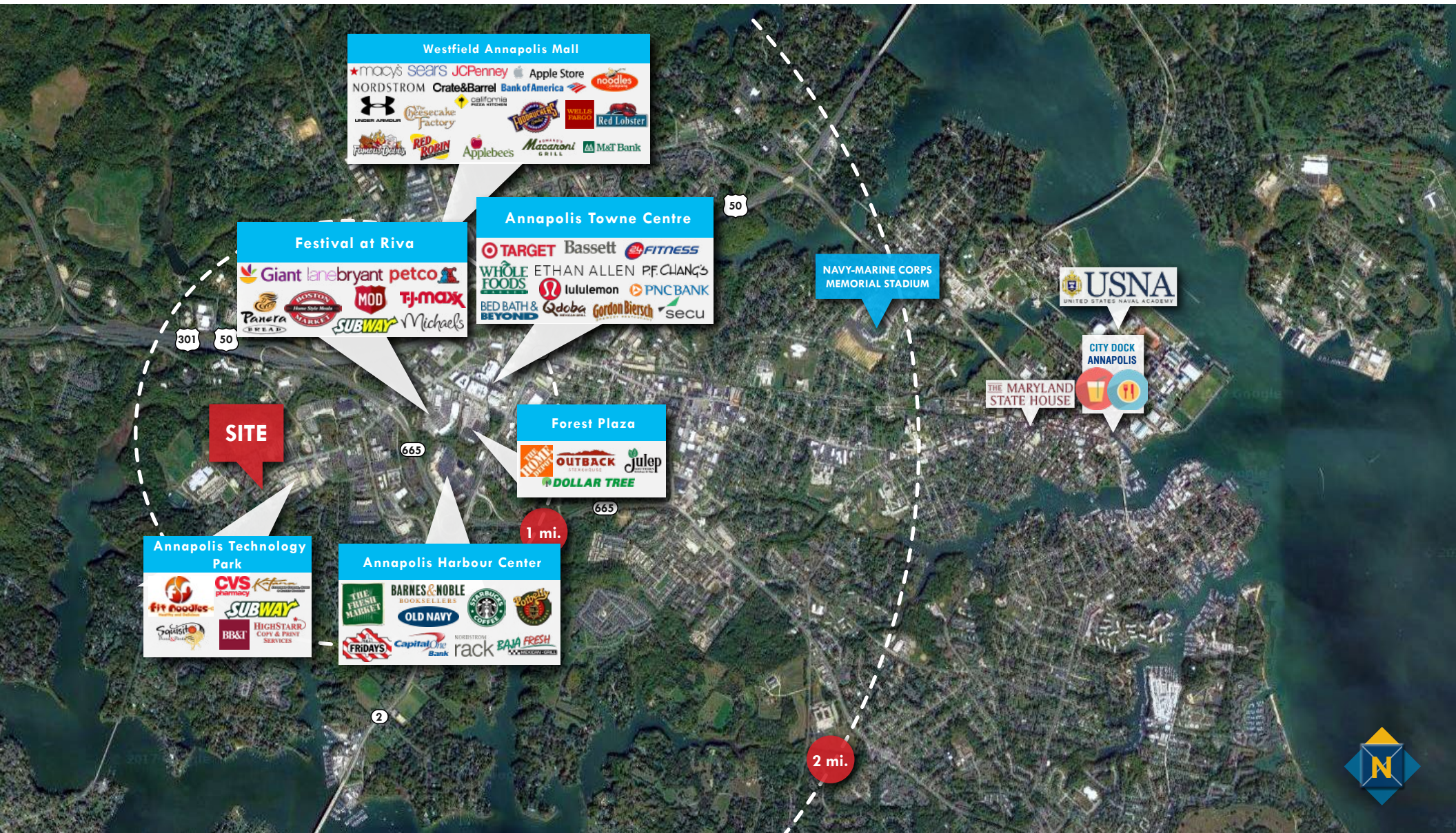


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TRADE AREA

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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%

