

# FOR LEASE

Anne Arundel County, MD

**YOUR SIGN HERE**

## OFFICE SPACE

2594 RIVA ROAD

ANNAPOLIS, MARYLAND 21401



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Bethany Hobbs**

☎ 410.953.0359

✉ [bhobbs@mackenziecommercial.com](mailto:bhobbs@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC

**Hayes Merkert**

☎ 443.798.9344

✉ [hmerkert@mackenziecommercial.com](mailto:hmerkert@mackenziecommercial.com)

**Trish Farrell**

☎ 410.974.9003

✉ [tfarrell@mackenziecommercial.com](mailto:tfarrell@mackenziecommercial.com)

• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

# FOR LEASE

Anne Arundel County, MD

# 2594 RIVA ROAD

ANNAPOLIS, MARYLAND 21401

## AVAILABLE

Up to 9,946 sf

## ZONING

C2 (Commercial Office)

## TRAFFIC COUNT

26,091 AADT (Riva Road)

## RENTAL RATE

\$29.50 psf, Full Service

## HIGHLIGHTS

- ▶ Great visibility, located at the signalized intersection of Riva Road and Harry S. Truman Pkwy
- ▶ Standalone building with excellent signage
- ▶ Upscale office environment with conference rooms, kitchen/break rooms, and open space
- ▶ Adjacent to Riva Road retail, restaurants, and amenities
- ▶ Easy access from Route 50 and I-97



**Bethany Hobbs**

☎ 410.953.0359

✉ bhobbs@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

**Hayes Merkert**

☎ 443.798.9344

✉ hmerkert@mackenziecommercial.com

**Trish Farrell**

☎ 410.974.9003

✉ tfarrell@mackenziecommercial.com

• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

# FOR LEASE

Anne Arundel County, MD

# AMENITIES

2594 RIVA ROAD | ANNAPOLIS, MARYLAND 21045



# FOR LEASE



Anne Arundel County, MD

# 1ST FLOOR: FLOOR PLAN

2594 RIVA ROAD | ANNAPOLIS, MARYLAND 21401



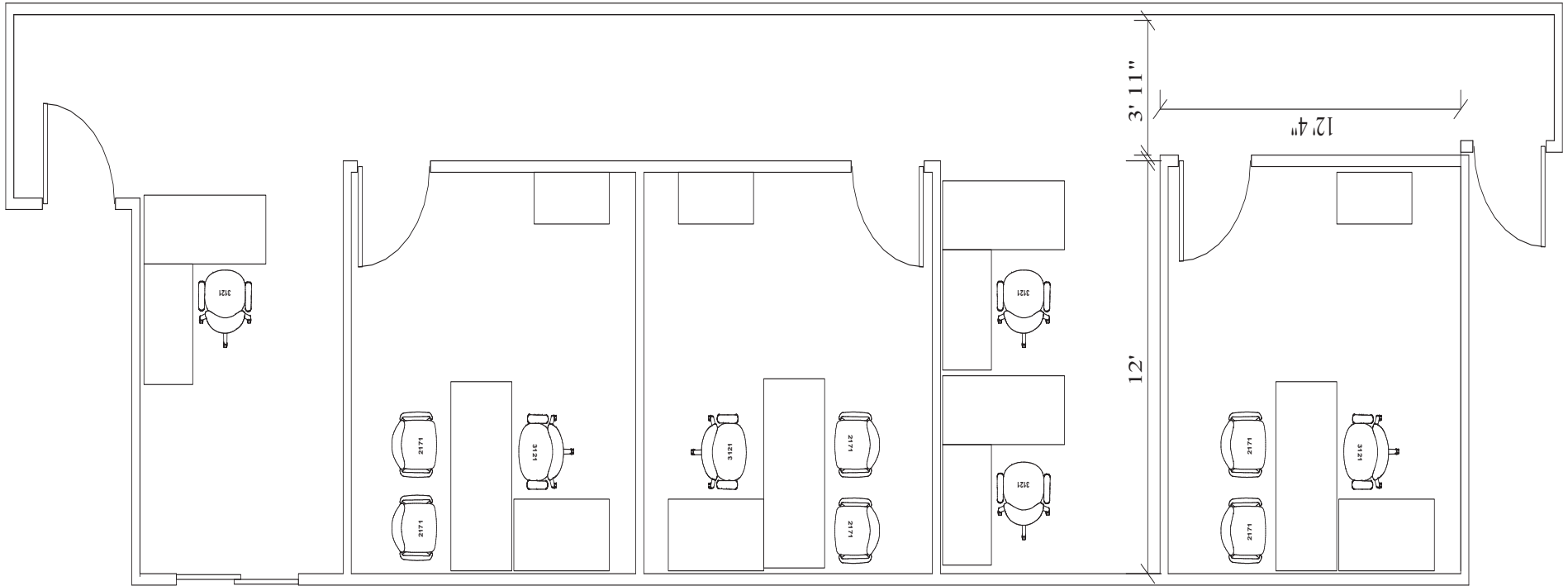
# FOR LEASE



Anne Arundel County, MD

# MEZZANINE: FLOOR PLAN

2594 RIVA ROAD | ANNAPOLIS, MARYLAND 21401



**Bethany Hobbs**

☎ 410.953.0359

✉ bhobbs@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC

**Hayes Merkert**

☎ 443.798.9344

✉ hmerkert@mackenziecommercial.com

• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

**Trish Farrell**

☎ 410.974.9003

✉ tfarrell@mackenziecommercial.com



**BETHANY HOBBS**

VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.953.0359

BHOBBS@MACKENZIECOMMERCIAL.COM



**HAYES MERKERT, SIOR**

SENIOR VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.798.9344

HMERKERT@MACKENZIECOMMERCIAL.COM



**TRISH FARRELL**

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.974.9003

TFARRELL@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.