

# SALE/LEASE

Anne Arundel County, MD

# 2901 RIVA TRACE PARKWAY

ANNAPOLIS, MARYLAND 21401

TURNKEY! MOVE-IN READY

## AVAILABLE

For Sale: 5,599 sf  
(995 sf currently leased until 8/2022)  
For Lease: 4,166 sf

## PARKING

7:1,000 sf

## SALE PRICE

Negotiable

## HIGHLIGHTS

- ▶ R2 Zoning with Special Exception Commercial
- ▶ Located in the Riva Road Corridor with easy access to Routes 50 and I-97
- ▶ Attractive one-story brick office building conveniently located in a park-like setting
- ▶ Modular systems furniture with 7 private offices and 13 modern glass partitioned workstations
- ▶ Built-in sound masking system installed
- ▶ Access to tennis courts, walking path, and picnic area
- ▶ Premises served by Verizon FIOS



# SALE/LEASE



Anne Arundel County, MD

# BIRDSEYE

2901 RIVA TRACE PARKWAY | ANNAPOLIS, MARYLAND 21401



**SITE**

 **STREET VIEW** 

**RIVA TRACE PARKWAY**



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Trish Farrell**  
☎ 410.974.9003  
✉ [tfarrell@mackenziecommercial.com](mailto:tfarrell@mackenziecommercial.com)

**Bethany Hobbs**  
☎ 410.953.0359  
✉ [bhobbs@mackenziecommercial.com](mailto:bhobbs@mackenziecommercial.com)

**David McClatchy**  
☎ 410.953.0366  
✉ [dmcclatchy@mackenziecommercial.com](mailto:dmcclatchy@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.*

# SALE/LEASE

Anne Arundel County, MD

# TRADE AREA

2901 RIVA TRACE PARKWAY | ANNAPOLIS, MARYLAND 21401



50

### Festival at Riva



### Annapolis Towne Centre



### Forest Plaza



### Annapolis Harbour Center



**SITE**



# SALE/LEASE

Anne Arundel County, MD

# BUILDING INFORMATION

2901 RIVA TRACE PARKWAY | ANNAPOLIS, MARYLAND 21401

Address:	2901 Riva Trace Parkway Annapolis, MD 21401	Heating/Cooling Fuel:	Electric, approx. \$11,500/yr (2019)
Building Size:	5,599 square feet	Heating/Cooling System:	Central (replaced in 2013)
Flooring:	Fully carpeted	Roofing:	Shingle (replaced in 2012)
Zoning:	R2 with Special Exception for Commercial	Condition:	Excellent
Parking:	35 spaces or 7:1,000 square feet ratio	Cable/Internet:	Verizon Fios
Walls/Ceiling:	Drywall, 8' - 10' height	Amenities:	Access to tennis courts, walking path, and picnic area
Water:	Public, approx. \$700/year (2018)	Build-out:	7 private modern offices 13 glass-partitioned workstations Trenway systems furniture Trendwell modular walls
Exterior:	Brick		