

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











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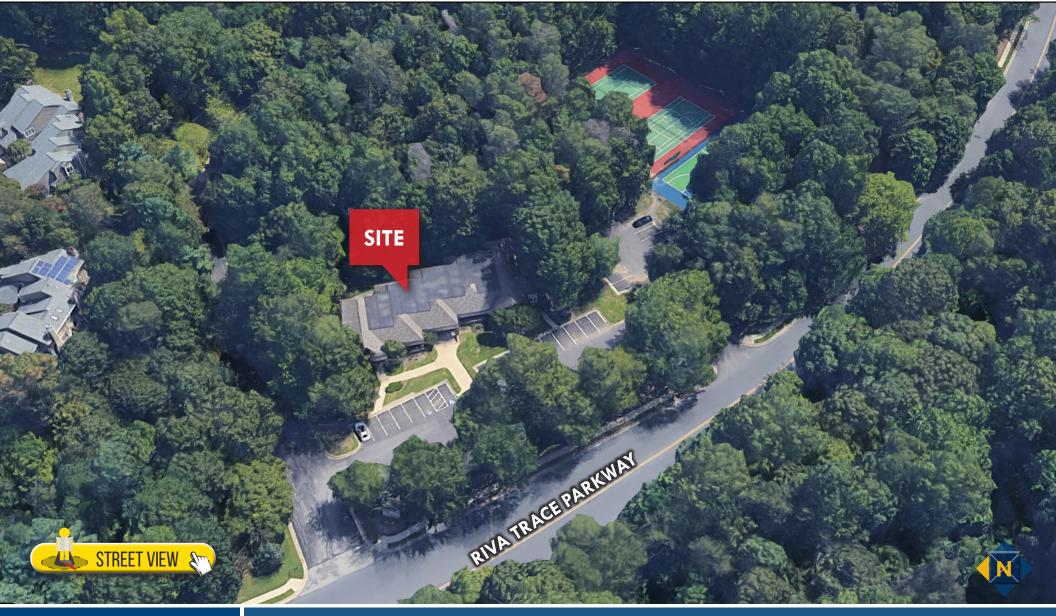
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BIRDSEYE 2901 RIVA TRACE PARKWAY | ANNAPOLIS, MARYLAND 21401





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TRADE AREA 2901 RIVA TRACE PARKWAY | ANNAPOLIS, MARYLAND 21401





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FLOOR PLAN - LEASE 2901 RIVA TRACE PARKWAY | ANNAPOLIS, MARYLAND 21401





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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
Exterior:	Brick		Trenway systems furniture Trendwell modular walls



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