

**185 HARRY S. TRUMAN PKWY**  
SUITE 100 | ANNAPOLIS, MD

Professional Office Space  
**Annapolis Corporate Park**  
**FOR SUBLEASE**



**ROSSO**  
COMMERCIAL

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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

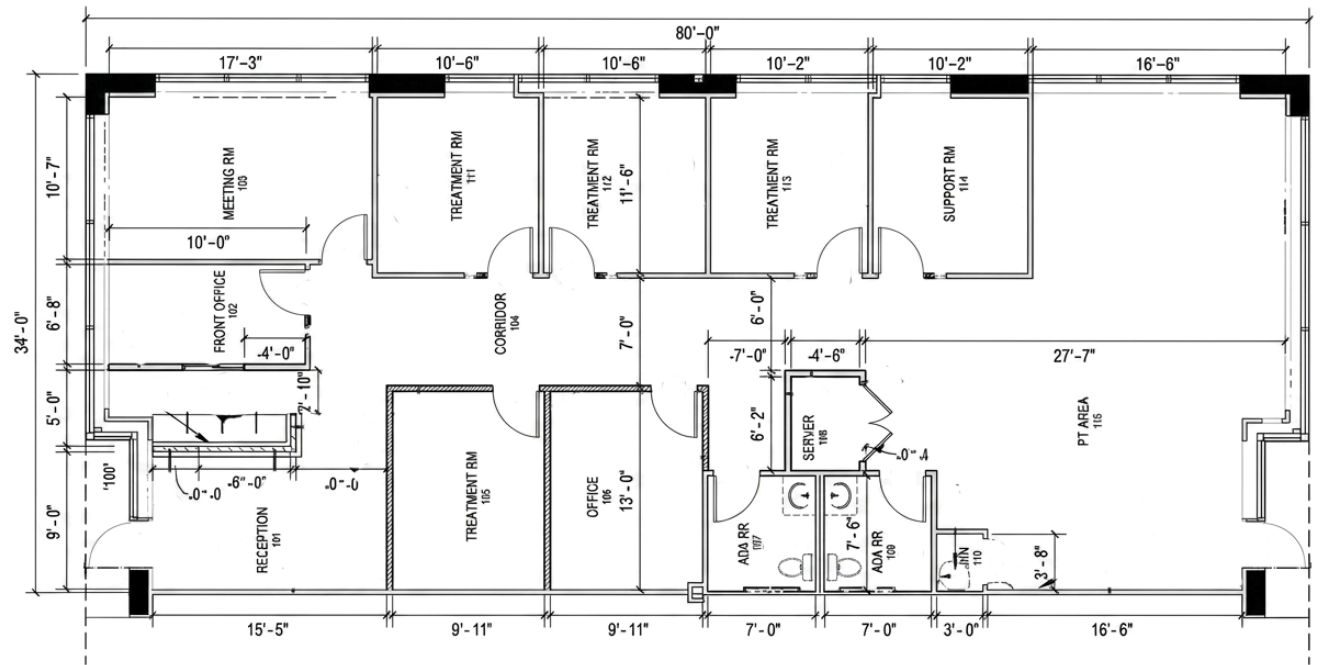
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## PROPERTY HIGHLIGHTS:

- 2,756 SF+/- medical office space
- Fully built-out, high-end ground-floor entry with multiple private offices, consultation rooms, and large conference space and reception area
- Excellent access just off Route 50 and Route 665 in a professional campus setting with convenient parking
- Term Remaining: Through April 2029 (~35 months)
- Contact Broker for additional information



## BUILDING HIGHLIGHTS:

|                       |                       |
|-----------------------|-----------------------|
| <b>SQUARE FOOTAGE</b> | 31,280 SF             |
| <b>LEED</b>           | Certified Gold        |
| <b>CEILING HEIGHT</b> | 10 ft. Clear Minimum  |
| <b>PARKING</b>        | 5 spaces per 1,000 SF |
| <b>HEATING</b>        | Gas                   |
| <b>ZONING</b>         | C-2                   |



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# Property Overview



Prime Office  
Space Available  
in Annapolis  
Corporate Park



# Area Overview



**ANNAPOLIS CORPORATE PARK**  
**185 HARRY S. TRUMAN PKWY**  
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**GATEWAY VILLAGE**

SAFeway, PET SMART, Staples, BEST BUY, lemongrass, DICK'S SPORTING GOODS

UNCLE JULIO'S MEXICAN from Scratch, WELLS FARGO, THE LODGE ANNEBOROUGH, RED LOBSTER FRESH FISH-LIVE LOBSTER

**ANNAPOLIS MALL**

Apple, Crate & Barrel, macy's, The Container Store, noodles, THE NORTH FACE, MAGGIANO'S LITTLE ITALY, californina PIZZA KITCHEN

**ANNAPOLIS TOWN CENTER**

PF. CHANG'S, WILLIAMS SONOMA CALIFORNIA, WHOLE FOODS MARKET, AT&T, POTTERY BARN, J. ALEXANDER'S RESTAURANT, COOPER'S HAWK WINERY & RESTAURANTS, ANTHROPOLOGIE, TARGET, TRUE FOOD KITCHEN

**FESTIVAL AT RIVA**

WINDMILL WINDS, Tronera, MOD, Giant, petco, TJ-maxx, five BELOW, Michaels, Party City

**FOREST PLAZA**

THE HOME DEPOT, DOLLAR TREE, Bliss, Julep, OUTBACK STEAKHOUSE

**ANNAPOLIS TECHNOLOGY PARK**

CVS pharmacy, Squish, TRUIST, SUBWAY, INGRANO, Corner Cafe

**ANNAPOLIS HARBOUR CENTER**

THE FRESH MARKET, Starbucks, POTBELLY, ROBESK, FRIDAYS, BARNES & NOBLE BOOKSELLERS, OLD NAVY, pure barre, PLAYA BOWLS

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