

**FOR LEASE**

**DOUGLAS**  
**COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

**QUALITY OFFICE  
SPACE FOR LEASE IN  
ANNAPOLIS, MD**

185 Admiral Cochrane Drive  
Annapolis, MD 21401

**Presented By:**

**Scott Douglas**

Principal Broker

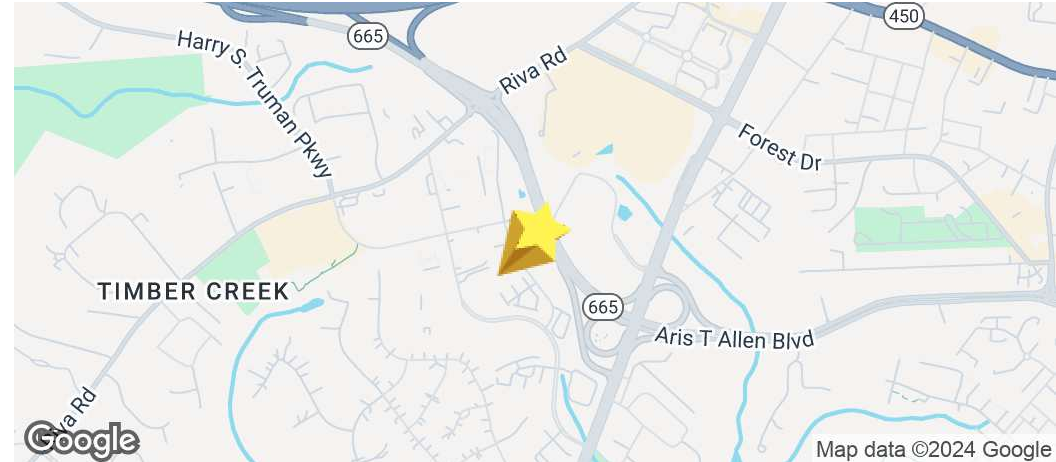
301.655.8253

[sdouglas@douglascommercial.com](mailto:sdouglas@douglascommercial.com)

# FOR LEASE OFFICE SPACE

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive  
Annapolis, MD 21401



## OFFERING SUMMARY

Available SF: 2,982 - 11,401(+/-) SF

Lease Rate: \$26.00 - 33.00 SF/yr (Full Service)

Building Size: 134,537

## PROPERTY OVERVIEW

Enjoy modern office life in a prime Annapolis, MD location at 185 Admiral Cochrane Drive. The building boasts upgraded quality common areas with 14' ceiling heights and large windows for terrific natural lighting, as well as a fitness facility with showers and a self-serve cafe for tenants' exclusive use. Several hotels and shopping plazas are just a few minutes away making the work-life balance seamless. Commutes are also made easy given the building's easy access to Rt. 50, I-97, and Fort Meade. With local institutional ownership, tenants can expect exceptional service and value.

## PROPERTY HIGHLIGHTS

- Local, Strong, Long-Term Ownership Delivers Service & Value to Tenants
- Excellent Fitness Facility with Showers & a Self-Serve Cafe for Tenants' Exclusive Use
- Easy Access to Fort Meade, BWI Airport, Washington DC, & Baltimore

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# FOR LEASE FITNESS FACILITY

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# FOR LEASE FIRST FLOOR

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

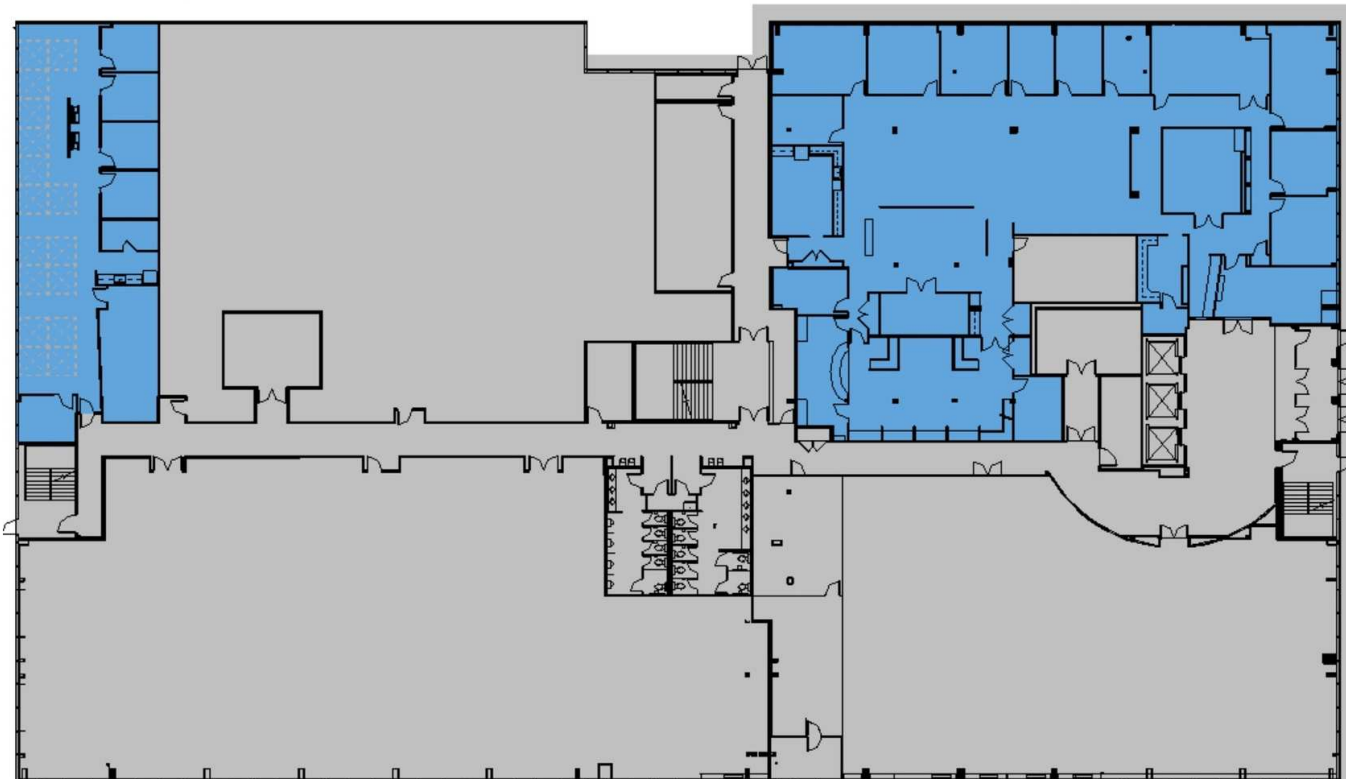
185 Admiral Cochrane Drive  
Annapolis, MD 21401

185 Admiral Cochrane Drive Annapolis, MD

1<sup>st</sup> Floor

Suite 110 totaling 2,982 RSF

Suite 150 totaling 9,797 RSF



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# FOR LEASE SECOND FLOOR

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive  
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185 Admiral Cochrane Drive Annapolis, MD

2<sup>nd</sup> Floor



Suite 215 totaling 7,017 RSF

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# FOR LEASE THIRD FLOOR

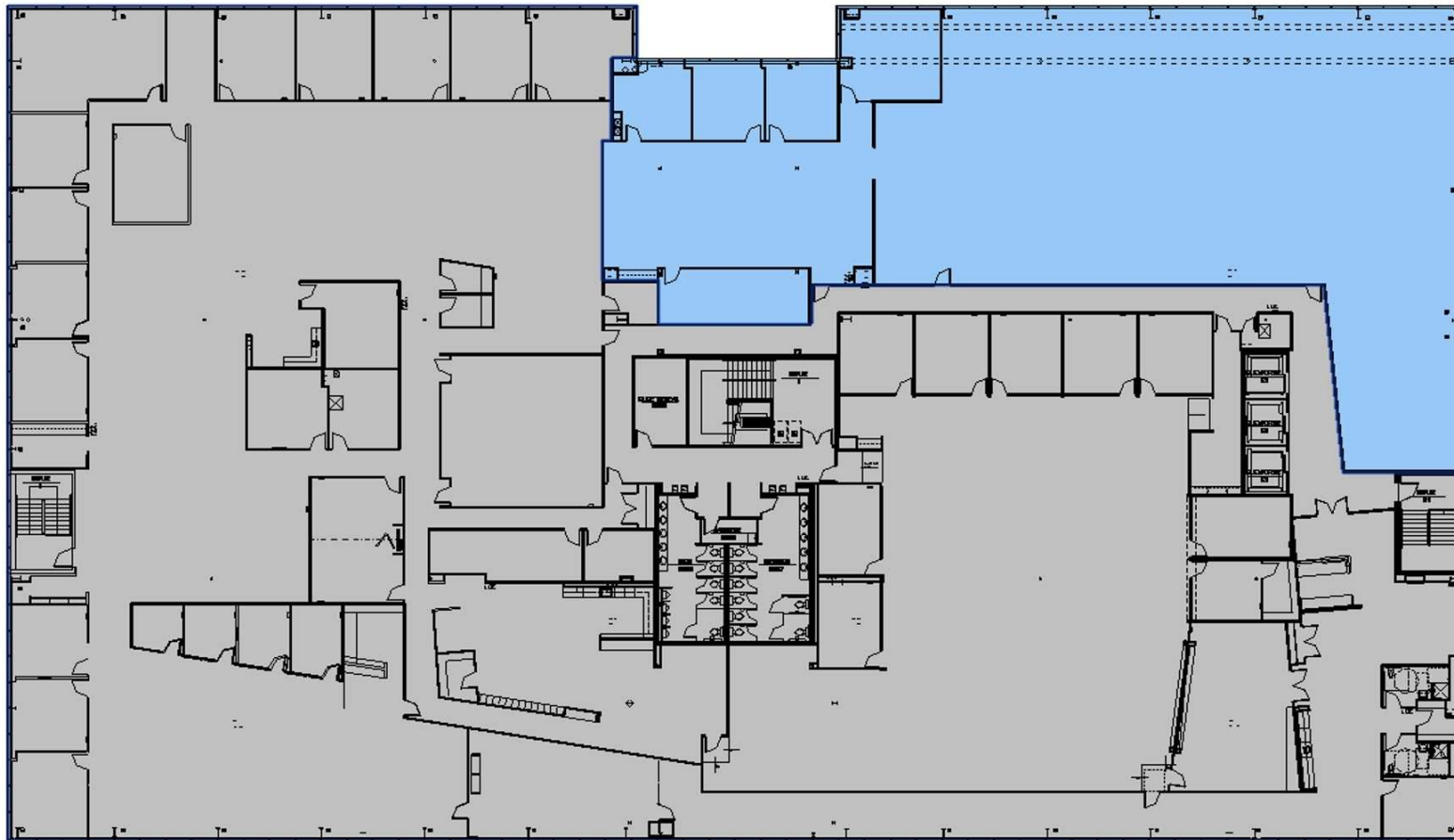
QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive  
Annapolis, MD 21401

185 Admiral Cochrane Drive Annapolis, MD

3rd Floor

Suite 310 totaling 11,401 RSF



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# FOR LEASE OFFICE SPACE

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## LEASE INFORMATION

|              |                        |
|--------------|------------------------|
| Lease Type:  | Full Service           |
| Total Space: | 3,546 - 11,401(+/-) SF |

|             |                         |
|-------------|-------------------------|
| Lease Term: | Negotiable              |
| Lease Rate: | \$26.00 - \$33.00 SF/yr |

## AVAILABLE SPACES

| SUITE               | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE            |
|---------------------|-----------|-----------|--------------|-----------------------|
| 1st Floor Suite 110 | Available | 2,982 SF  | Full Service | \$26.00 - 33.00 SF/yr |
| 1st Floor Suite 150 | Available | 9,797 SF  | Full Service | \$26.00 - 33.00 SF/yr |
| 2nd Floor Suite 215 | Available | 7,017 SF  | Full Service | \$26.00 - 33.00 SF/yr |
| 3rd Floor Suite 310 | Available | 11,401 SF | Full Service | \$26.00 - 33.00 SF/yr |

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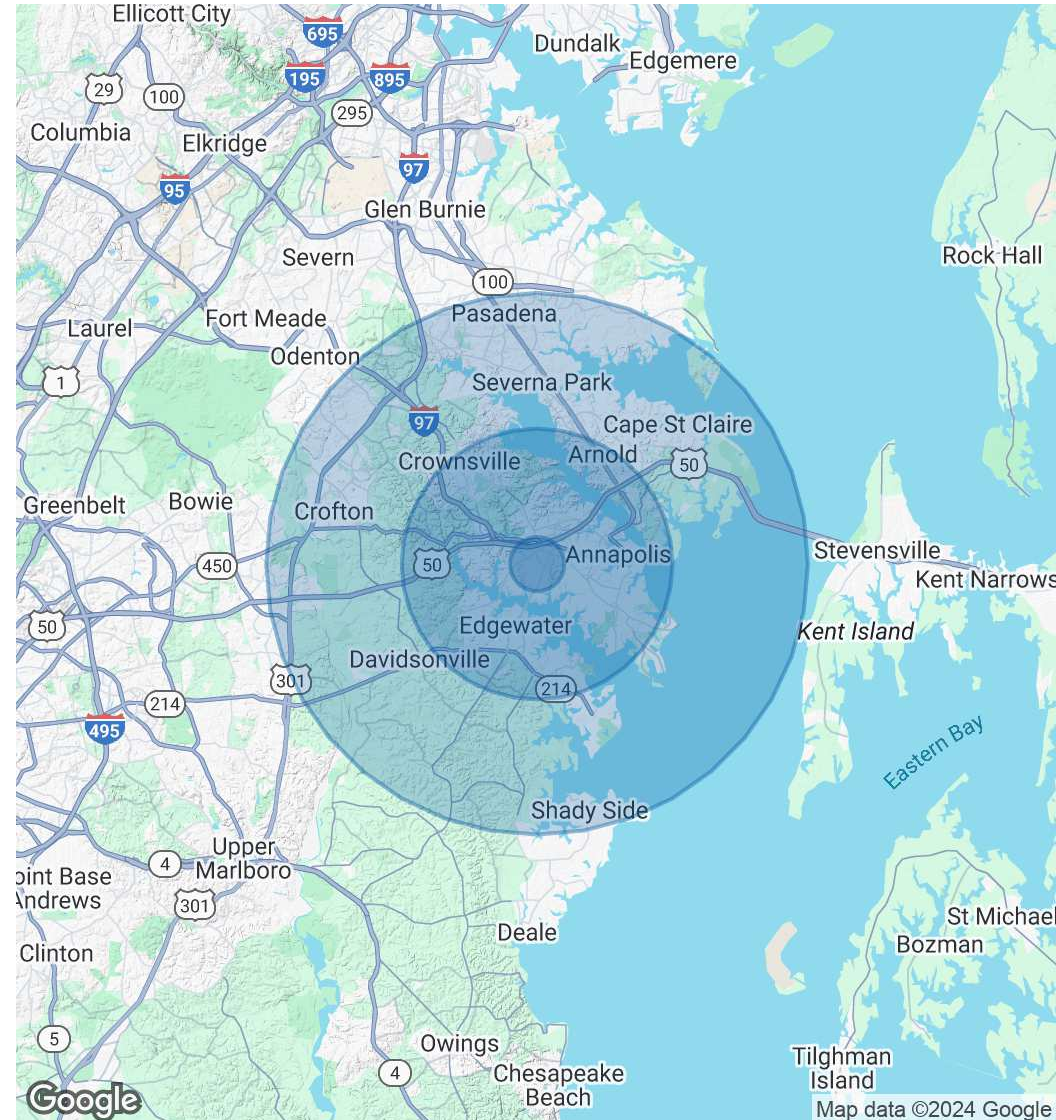
185 Admiral Cochrane Drive  
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,869  | 106,211 | 276,453  |
| Average Age          | 43.5   | 41.7    | 41.5     |
| Average Age (Male)   | 39.8   | 39.2    | 40.0     |
| Average Age (Female) | 46.5   | 44.1    | 42.9     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,751     | 42,579    | 104,750   |
| # of Persons per HH | 2.2       | 2.5       | 2.6       |
| Average HH Income   | \$120,944 | \$111,691 | \$119,454 |
| Average House Value | \$539,335 | \$569,904 | \$548,202 |

2020 American Community Survey (ACS)



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