



WEST WOODS BUSINESS PARK

180 ADMIRAL COCHRANE DR | ANNAPOLIS, MARYLAND 21401

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Fully Furnished Trophy Class A Office Space Available for sublease featuring glass finishes and an impressive window line
- Convenient Access to Riva and Solomon's Island Roads and Route 197
- Extensive parking includes both covered and surface parking options.
- On-site amenities include Peppercorn Gourmet and a fitness center with locker rooms.
- Close proximity to Annapolis Towne Center, Festival at Riva, Annapolis Harbour Centre, and the Westfield Annapolis Mall.

BUILDING SIZE:

125,728 SF ±

AVAILABLE:

SUITE 520: 9,529 SF
SUBLEASE TERM RUNS THROUGH
4/30/2027

STORIES:

5

PARKING:

300 SURFACE (4.5/1,000 SF)

ZONING:

W-1

RENTAL RATE:

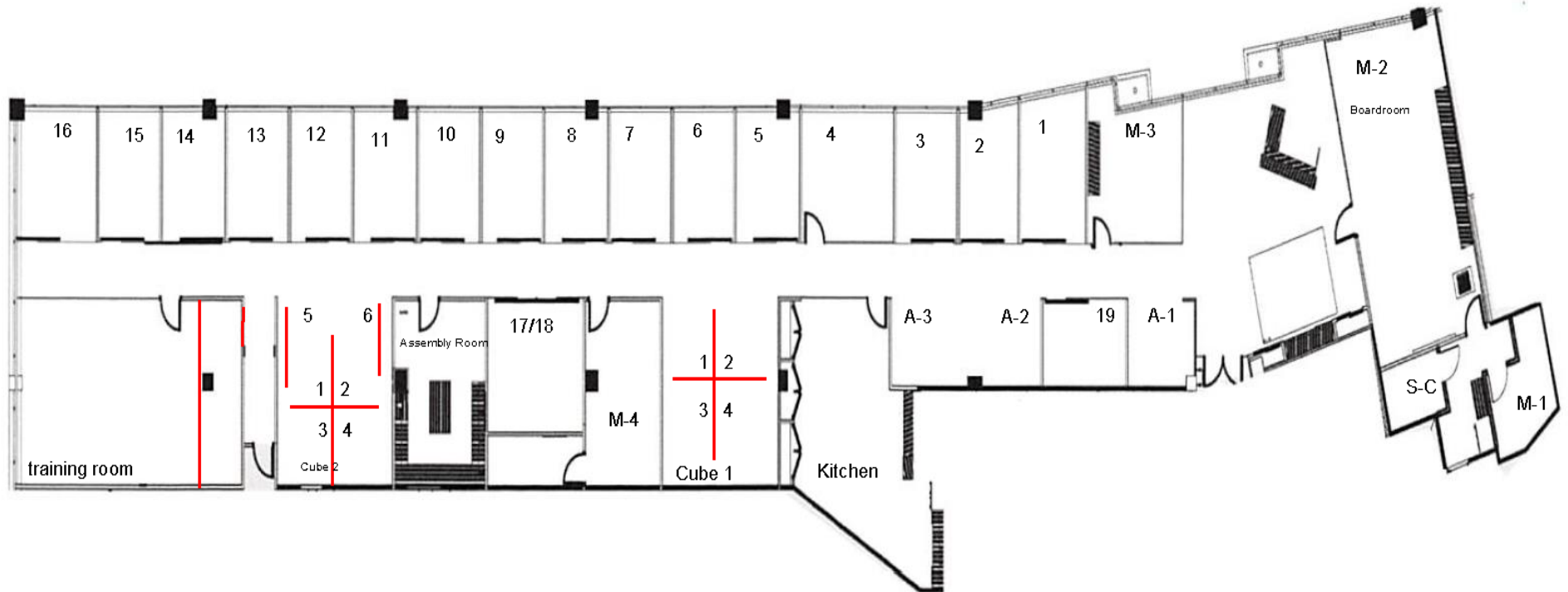
NEGOTIABLE



LOCAL BIRDSEYE



FLOOR PLAN



MODERN COMMON AREAS

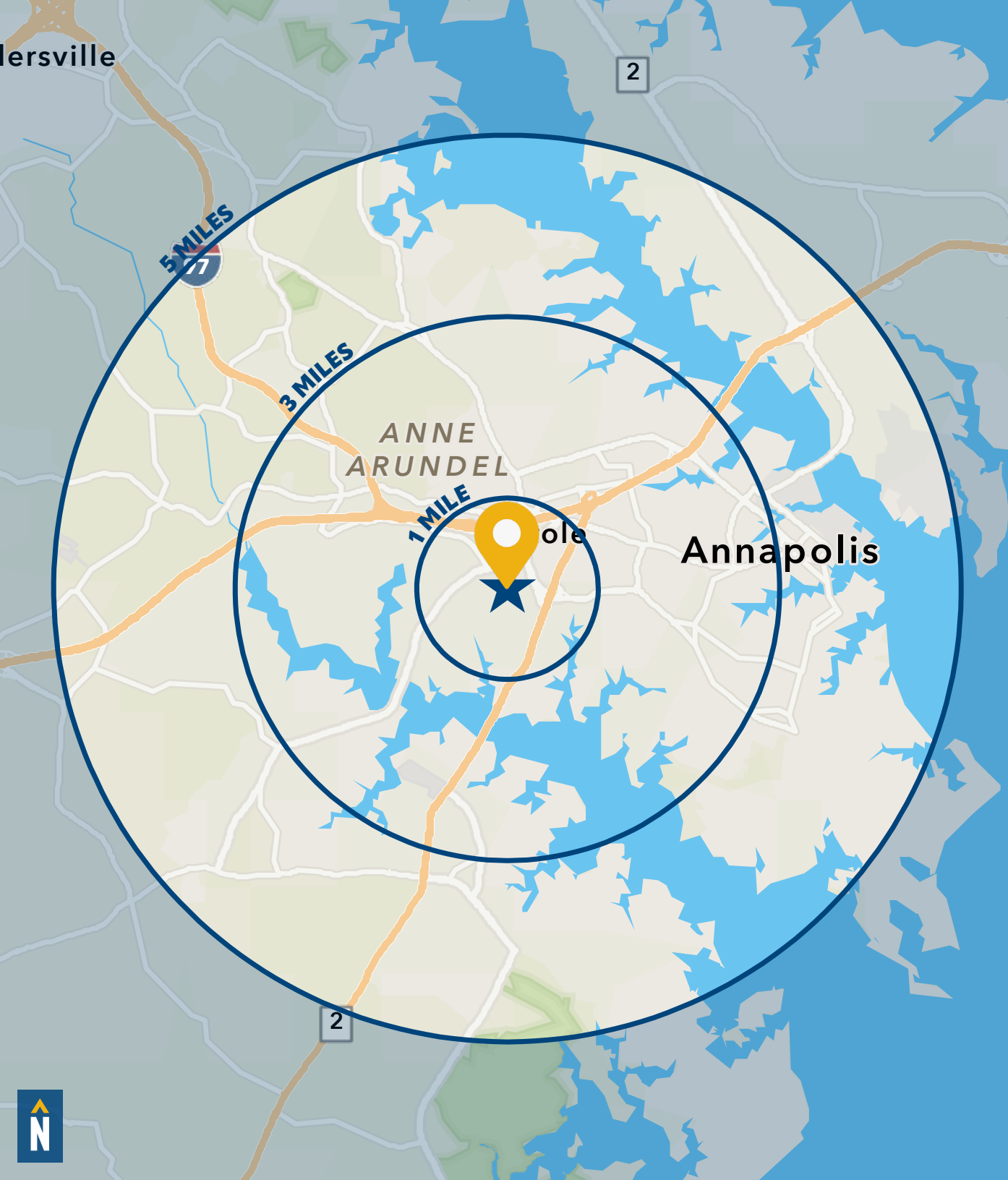


INTERIOR PHOTOS



INTERIOR PHOTOS





DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,769

27,148

47,937

DAYTIME POPULATION



29,116

95,867

146,620

AVERAGE HOUSEHOLD INCOME



\$196,469

\$157,236

\$172,099

NUMBER OF HOUSEHOLDS



3,019

23,980

41,014

MEDIAN AGE



55.1

43.4

44.2

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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