



175 ADMIRAL COCHRANE DRIVE

ANNAPOLIS, MD

Class-A Office Space for Lease



SUITES AVAILABLE

2,000 - 7,818 SF

USES

Medical Office
Commercial Office

PARKING

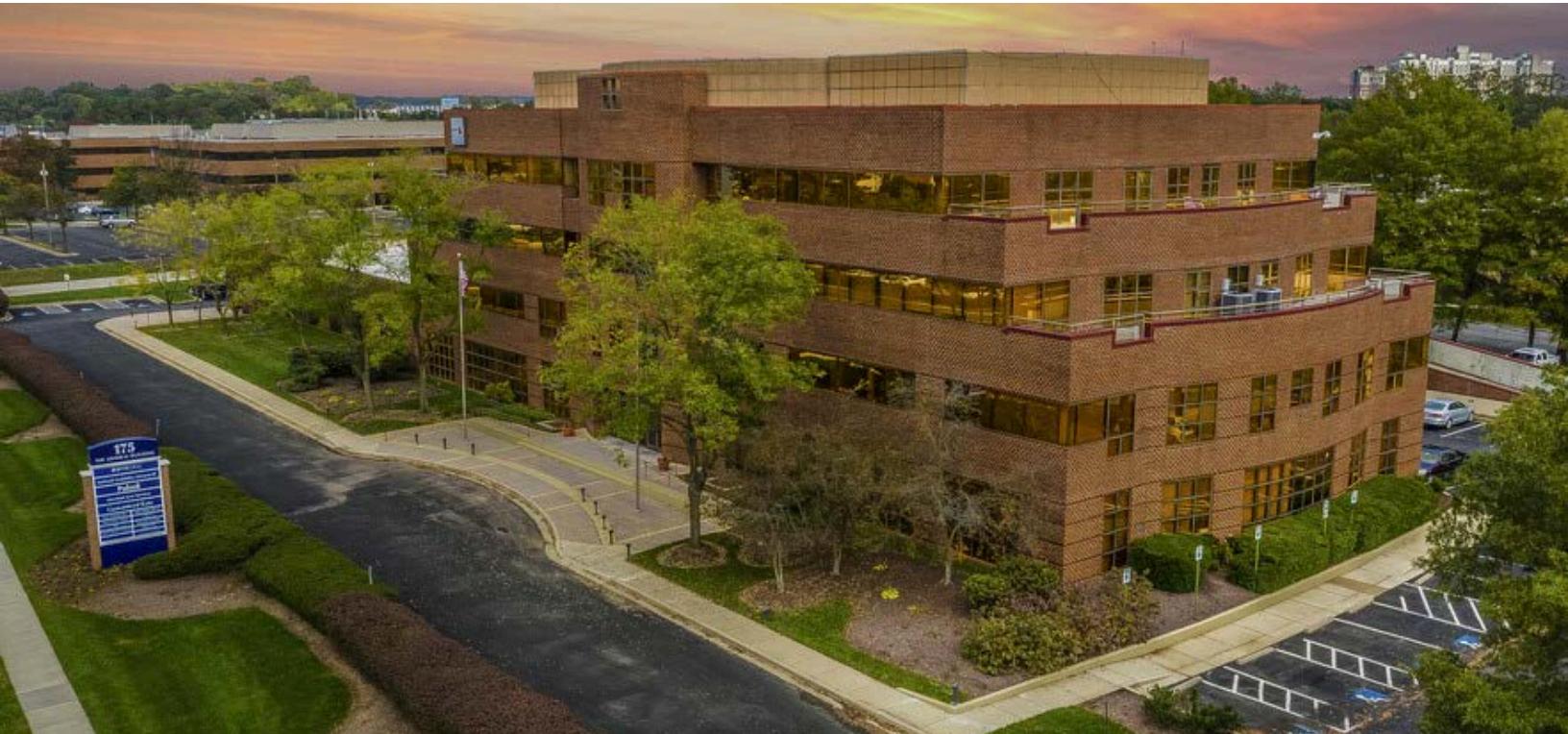
3.6 per 1,000 SF

RENTAL RATE

Negotiable

A: 1906 Towne Centre Blvd. Suite 270 Annapolis, MD 21401

E: mason.popham@thomas-park.com | **W:** www.thomas-park.com | **P:** 410.280.0220



	56,000		4		201		2		10'
SF, Class A Office Building		Stories		Parking Spots		Drop Off Areas		Unfinished Ceiling Height	

PROPERTY HIGHLIGHTS

-  Class A Office-Medical Building
-  Move-in ready suites
-  Ample covered parking
-  Recently modernized lobby and common areas

-  RARE in-suite balconies available
-  Great window lines available
-  **Area Amenities include:** Annapolis Towne Center, Westfield Annapolis Mall, Festival at Riva, and Annapolis Harbor
-  Professionally owned & managed locally

SHOPPING

Various shopping centers < 5 min drive

ROUTE 50

1 mile

ROUTE 2

0.7 miles

WASHINGTON, D.C.

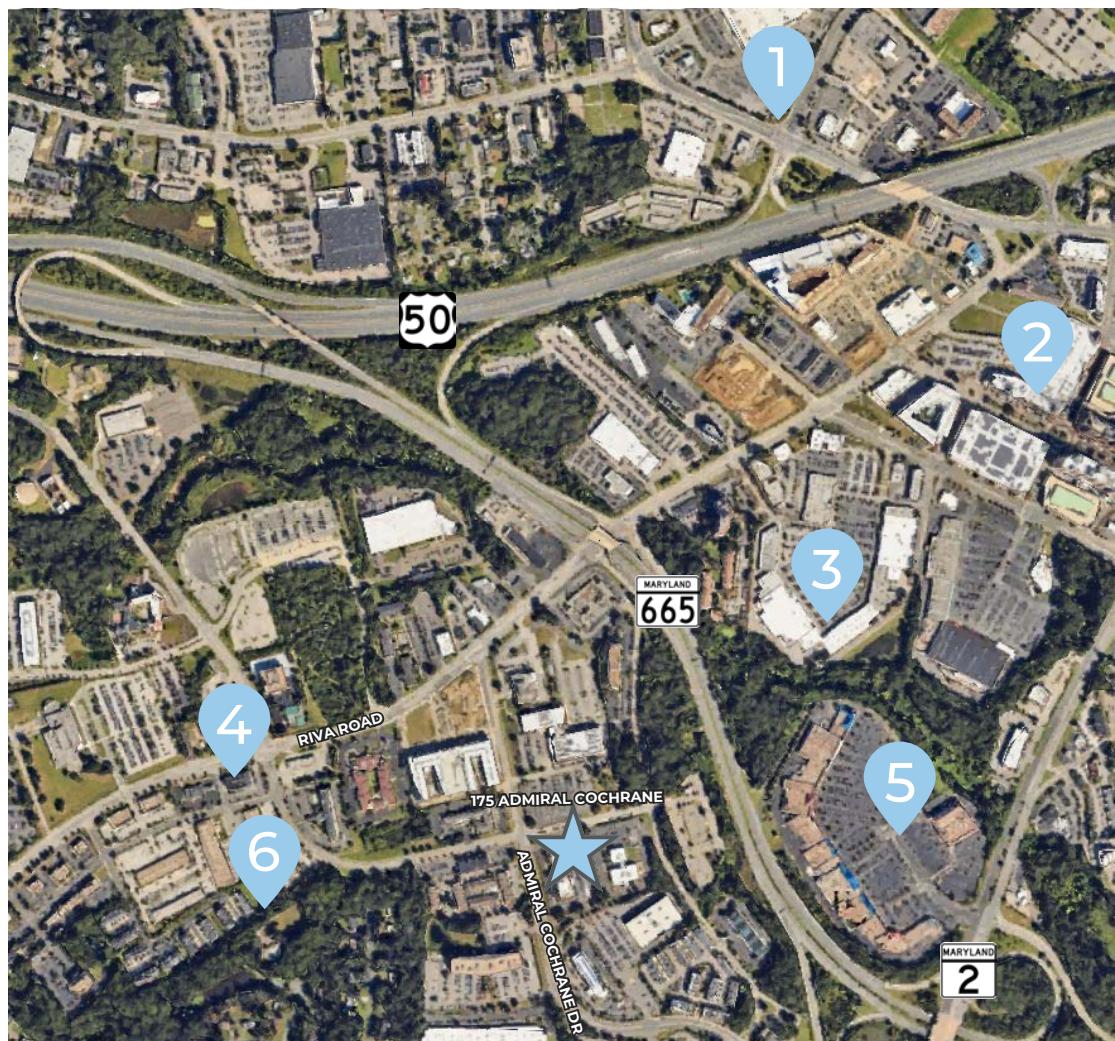
20 miles

BALTIMORE

25 miles

SURROUNDING AREA

- 1 |  Westfield ANNEAPOLIS
- 2 |  ANNEAPOLIS TOWN CENTER
- 3 |  Festival AT RIVA
- 4 |  CVS pharmacy®
- 5 |  ANNAPOLIS HARBOUR CENTER
- 6 |  IN GRANO



**SUITE 201
FLOORPLAN**

3,720
RENTABLE
SQUARE FEET

MOVE-IN
READY
SUITE

CAN COMBINE
WITH SUITE 203
FOR 7,818 SF



INTERIOR PHOTO

Spacious staff lounge & existing
nurses station



INTERIOR PHOTO

Oversized, window-lined offices



VIRTUAL TOUR

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**SUITE 203
FLOORPLAN**

4,098
RENTABLE
SQUARE FEET

MOVE-IN
READY
SUITE

CAN COMBINE
WITH SUITE 201
FOR 7,818 SF



INTERIOR PHOTO

Furnished Bullpen



INTERIOR PHOTO

Furnished oversized conference room



VIRTUAL TOUR

Click the Button Below

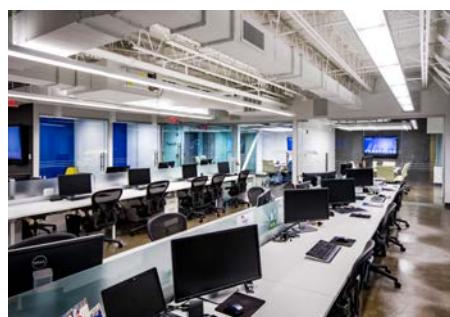
 iGUIDE®

**SUITE 300
FLOORPLAN**

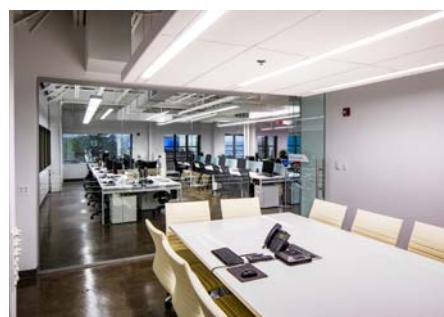
3,700
RENTABLE
SQUARE FEET

MOVE-IN
READY
SUITE

PRIVATE BALCONY
ACCESS



INTERIOR PHOTO
Furnished Bullpen



INTERIOR PHOTO
Furnished oversized conference
room



VIRTUAL TOUR (CLICK BELOW)

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**SUITE 301
FLOORPLAN**

4,013
RENTABLE
SQUARE FEET

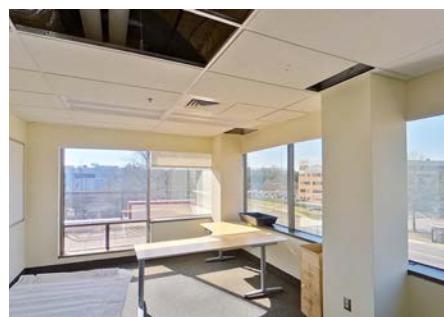
FORMER DATA CENTER
INFRASTRUCTURE
AVAILABLE

PRIVATE
BALCONY
ACCESS



INTERIOR PHOTO

Large open core area with
outdoor balcony access



INTERIOR PHOTO

Executive corner office



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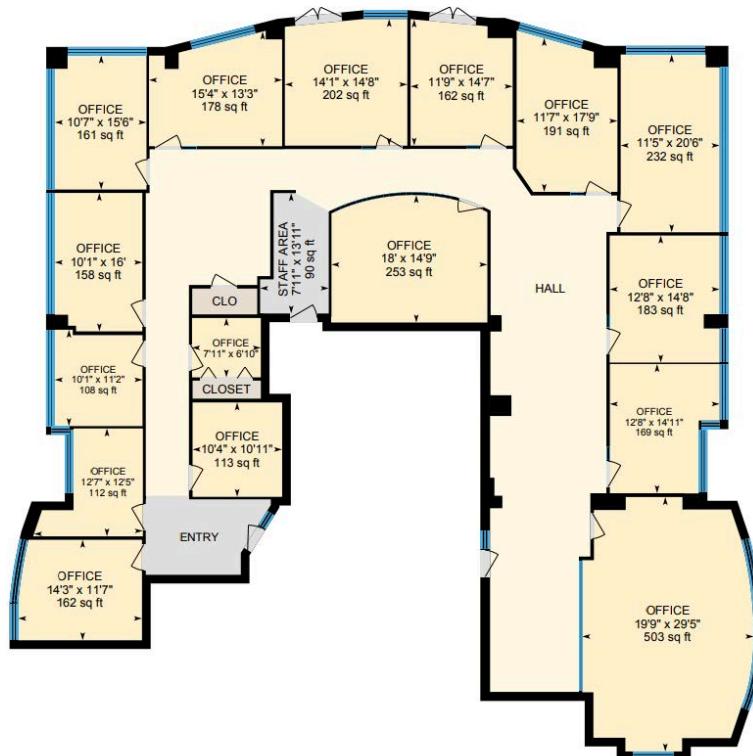
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**SUITE 402
FLOORPLAN**

**5,660
RENTABLE
SQUARE FEET**

**OUTDOOR
BALCONY
ACCESS**

**CAN COMBINE
WITH SUITE 404
FOR 10,250 SF**



INTERIOR PHOTO

Existing training room



INTERIOR PHOTO

Glass Podcast/conference room



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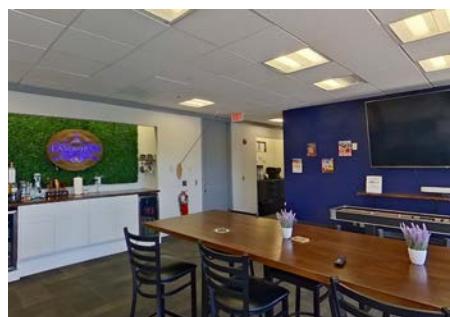
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**SUITE 404
FLOORPLAN**

**4,590
RENTABLE
SQUARE FEET**

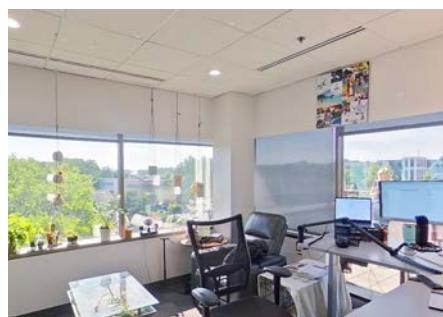
**OUTDOOR
BALCONY
ACCESS**

**CAN COMBINE
WITH SUITE 402
FOR 10,250 SF**



INTERIOR PHOTO

Entertainment area with balcony access



INTERIOR PHOTO

Oversized Corner Office



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Thomas Park is a **full-service commercial real estate firm** offering alternative investment strategies and third-party commercial real estate services.

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COMMERCIAL

Thomas Park Commercial specializes in leasing and investment brokerage across all commercial asset classes throughout Maryland.

**MASON POPHAM**

EXECUTIVE VICE PRESIDENT
THOMAS PARK COMMERCIAL

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TPD is an innovative interior design firm specializing in healthcare, medical office, commercial office, and retail.

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CONSTRUCTION

TPC focuses on commercial construction within the healthcare, retail, office and industrial sectors.