



THOMAS PARK
COMMERCIAL

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

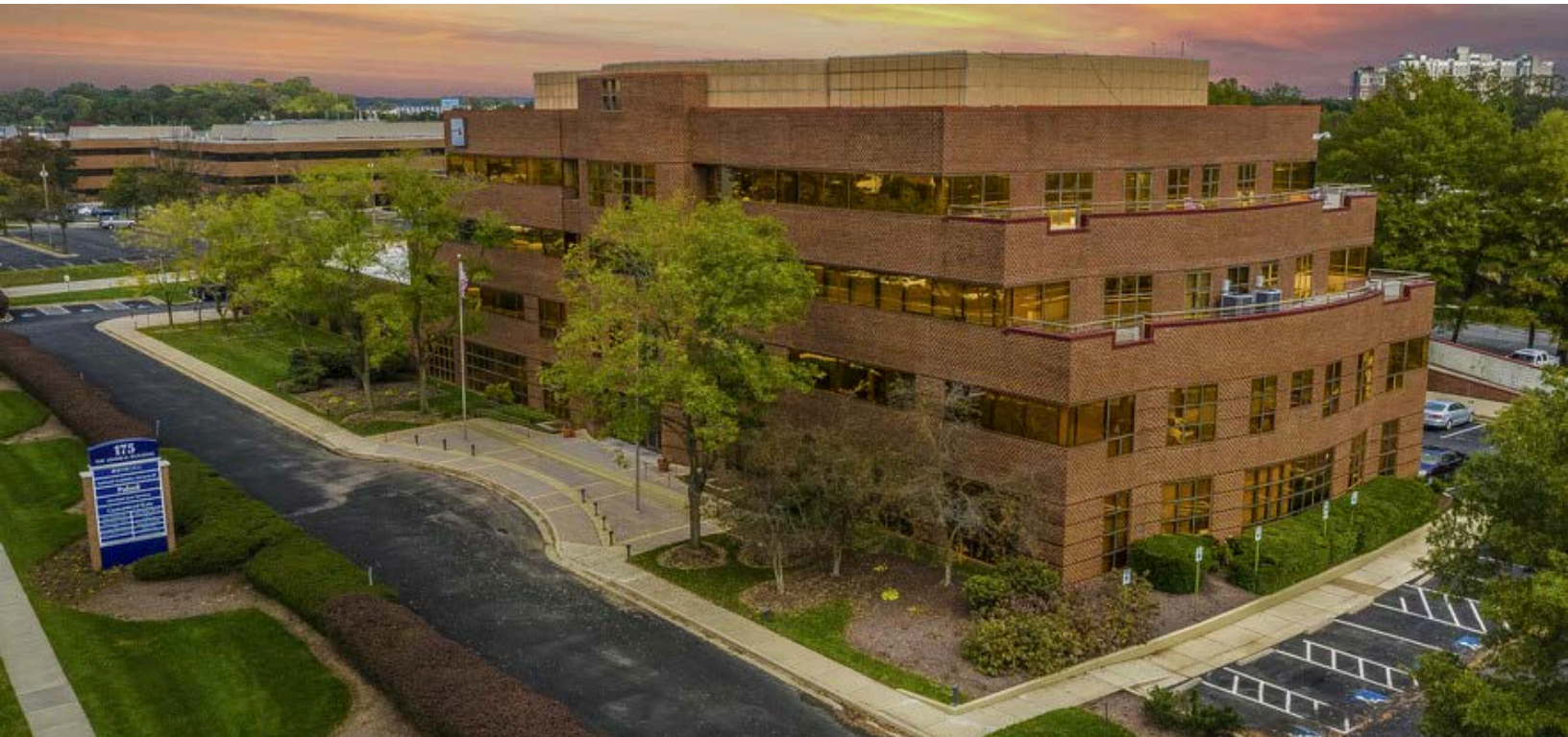
3.6 per 1,000 SF

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

SF, Class A
Office Building



4

Stories



201

Parking
Spots



2

Drop Off
Areas



10'

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

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SHOPPING

Various shopping
centers < 5 min drive

ROUTE 50

1 mile

ROUTE 2

0.7 miles







WASHINGTON, D.C.

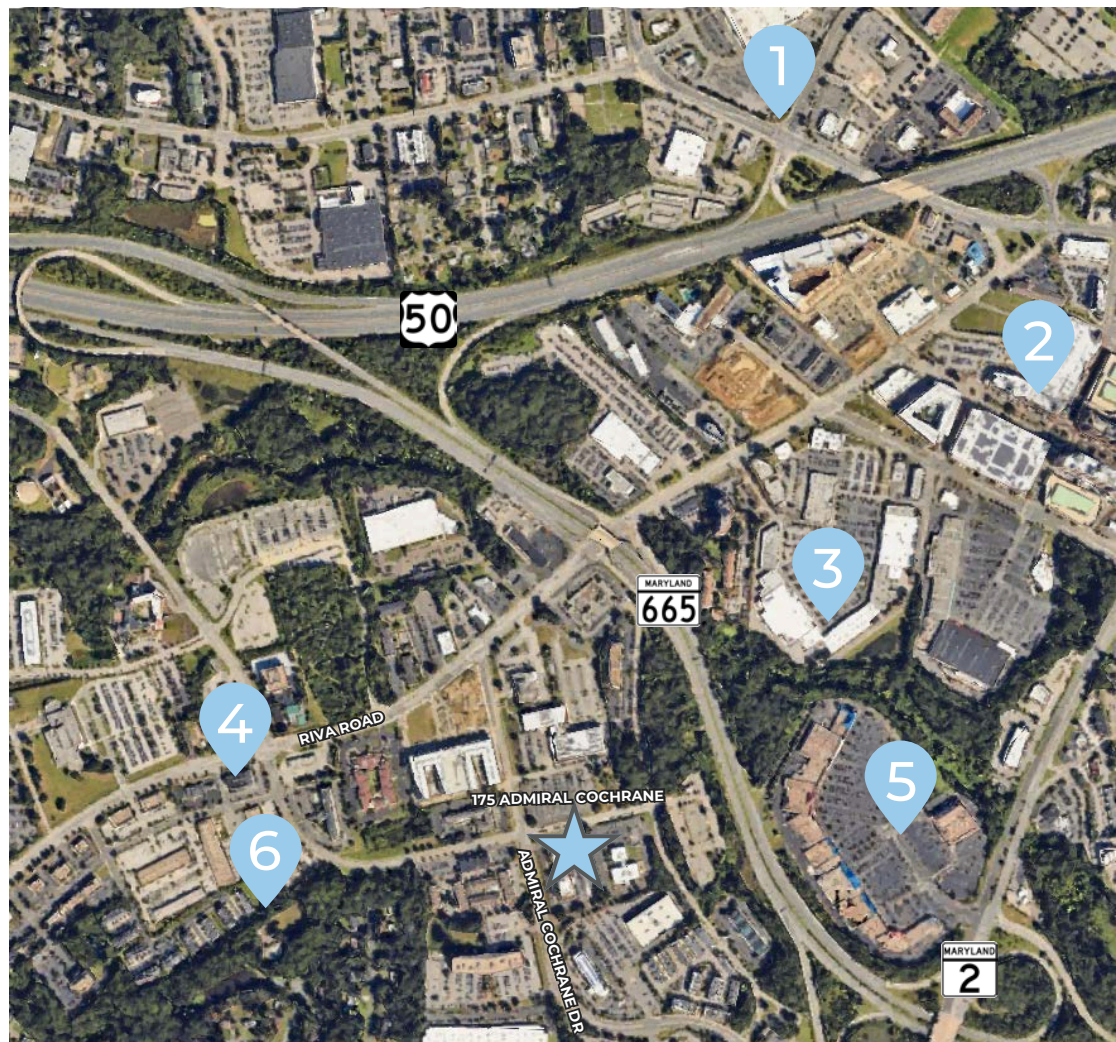
20 miles

BALTIMORE

25 miles

SURROUNDING AREA

- 1 | 
- 2 | 
- 3 | 
- 4 | 
- 5 | 
- 6 | 

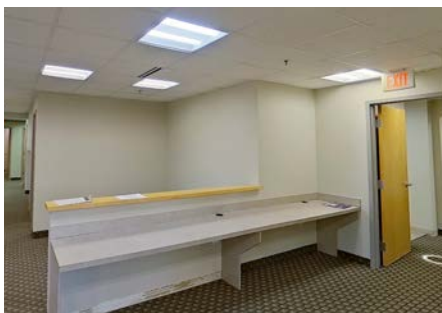


**SUITE 201
FLOORPLAN**

**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

Click the Button Below



**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

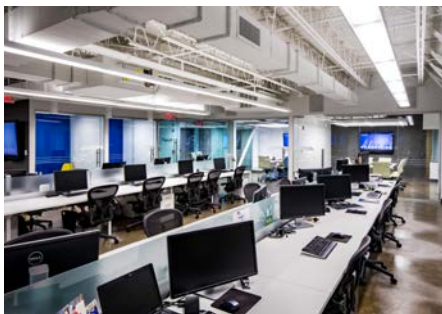


**SUITE 300
FLOORPLAN**

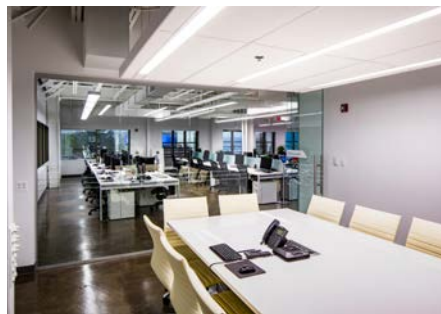
**3,700
RENTABLE
SQUARE FEET**

**MOVE-IN
READY
SUITE**

**PRIVATE BALCONY
ACCESS**



INTERIOR PHOTO
Furnished Bullpen



INTERIOR PHOTO
Furnished oversized conference
room



VIRTUAL TOUR (CLICK BELOW)



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



VIRTUAL TOUR

Click the Button Below



**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



VIRTUAL TOUR

Click the Button Below

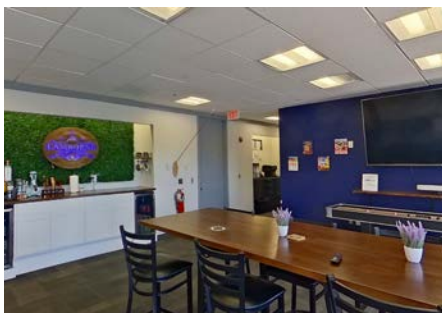


**SUITE 404
FLOORPLAN**

**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



VIRTUAL TOUR

Click the Button Below



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



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



MASON POPHAM

EXECUTIVE VICE PRESIDENT
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TPI is one of the fastest growing private equity real estate investment firms on the East Coast focused exclusively on healthcare real estate.



TPM is a best in class property management firm with a 30+ year track record in the commercial real estate industry.



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



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