



# ADMIRAL CORPORATE CENTER

130 ADMIRAL COCHRANE DRIVE | ANNAPOLIS, MARYLAND 21401

8,600 SF  
CONDO FOR  
**SALE**

**PRICE  
REDUCTION!**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Full floor condominium unit for sale in excellent condition with stunning glass lines and brick facade
- Professional office featuring 25+ offices, 10 workstation areas, M/W restrooms, 2 kitchenettes, supply/workrooms, large conference room, and reception area
- Prominent building at the corner of Admiral Cochrane Drive and Harry S. Truman Parkway
- Free surface parking lot

AVAILABLE:

2ND FLOOR: 8,600 SF ±

PARKING:

3.9/1,000 SF

ZONING:

W1 (INDUSTRIAL PARK DISTRICT)

CONDO FEE:

\$8,366/MONTH

REAL ESTATE TAXES:

\$27,869/PER ANNUM

SALE PRICE:

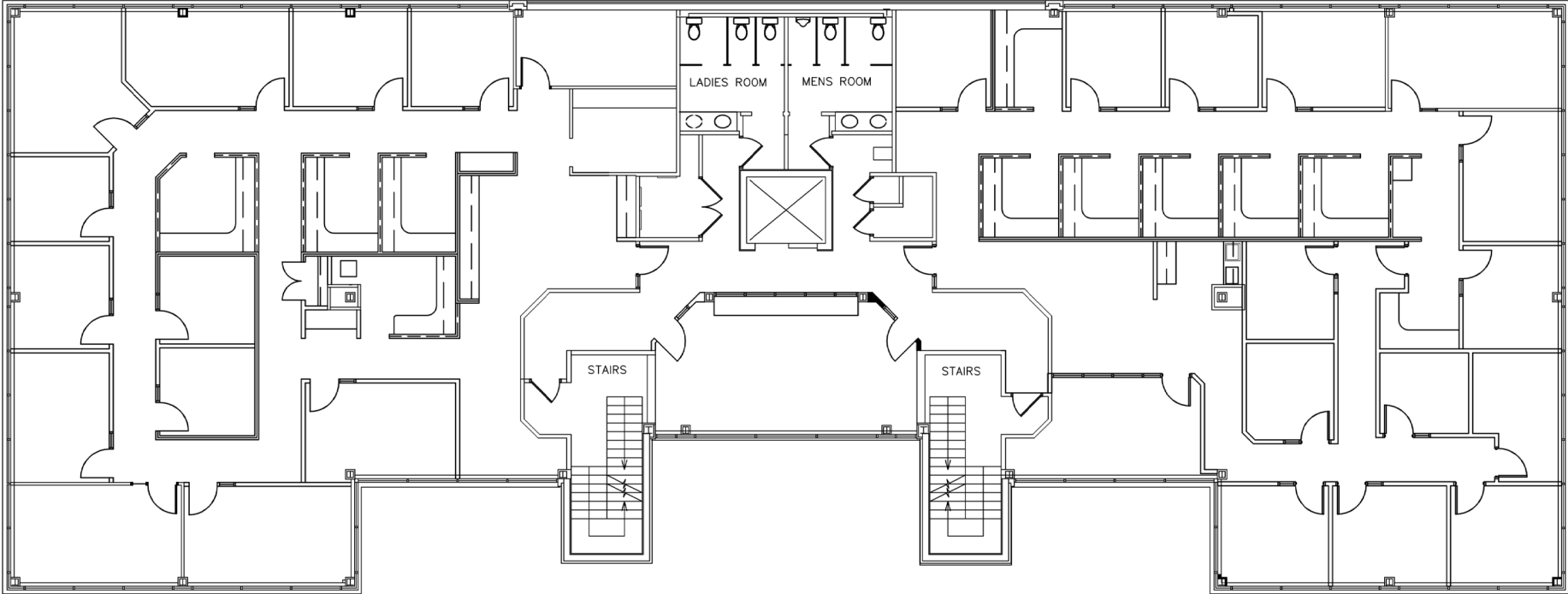
\$2,750,000



GOOGLE STREET VIEW

# FLOOR PLAN

8,600 SF



# INTERIOR PHOTOS



# LOCAL BIRDSEYE



# MARKET AERIAL



**Westfield Annapolis Mall**

AMC THEATRES ★ macys JCPenney H&M  
 Apple Store Crate&Barrel LOFT  
 Under Armour The Container Store VANS ZARA  
 Under Armour claire's AMERICAN EAGLE  
 The Cheesecake Factory CALI POPS LOVESAC STONEY RIVER STEAKHOUSE AND GRILL  
 LOLLIS & POPS TORRID  
 lululemon MAGGIANO'S LITTLE ITALY PIZZA KITCHEN

**Annapolis Plaza**

TRADER JOE'S  
 Marshalls JOANN  
 HomeGoods Reico KITCHEN & BATH  
 HOMESENSE

**Gateway Plaza**

SAFEWAY BEST BUY  
 Staples  
 PETSMART DICK'S SPORTING GOODS

**THE HOME DEPOT**

**Festival at Riva**

Giant Michael's  
 petco TJ-maxx  
 BUFFALO WILD WINGS CHUCK E. CHEESE'S  
 FIVE BELOW

**Annapolis Town Center**

TARGET Bassett LIFETIME  
 WHOLE FOODS MARKET TUSCAN PRIME RH WILLIAMS SONOMA  
 WARBY PARKER CAVA  
 P.F. CHANG'S south moon under  
 ETHAN ALLEN TRUEFOOD KITCHEN

**LIDL KOHL'S**

**Shoppes at Riva**

CALI POPS  
 BOUTIQUE

**Forest Plaza**

THE HOME DEPOT  
 OUTBACK STEAKHOUSE  
 DOLLAR TREE

**ANNAPOLIS HIGH SCHOOL**  
2,127 STUDENTS

**AVENTON ANNAPOLIS**  
250 UNITS

**SITE**

**Annapolis Harbour Center**

THE FRESH MARKET BARNES & NOBLE  
 OLD NAVY ULTA  
 NORDSTROM crumbl cookies  
 rack POTBELLY francesca's  
 GAP FRIDAYS DSW Starbucks

SAFEWAY



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



4,553

57,330

100,097

## DAYTIME POPULATION



28,150

95,457

146,891

## AVERAGE HOUSEHOLD INCOME



\$176,793

\$159,834

\$171,935

## NUMBER OF HOUSEHOLDS



2,350

24,408

41,438

## MEDIAN AGE

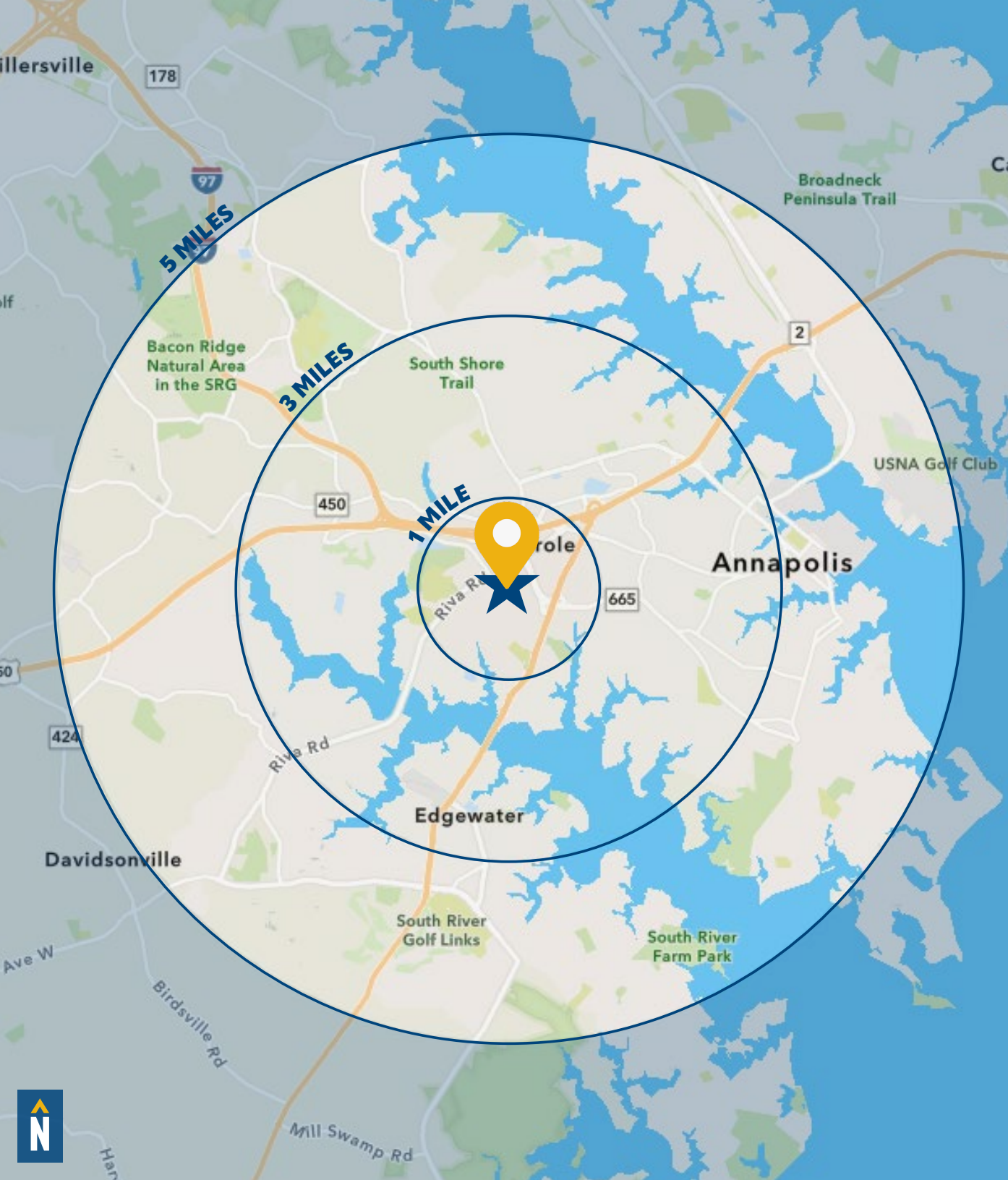


48.2

42.9

43.1

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



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