

FOR LEASE



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

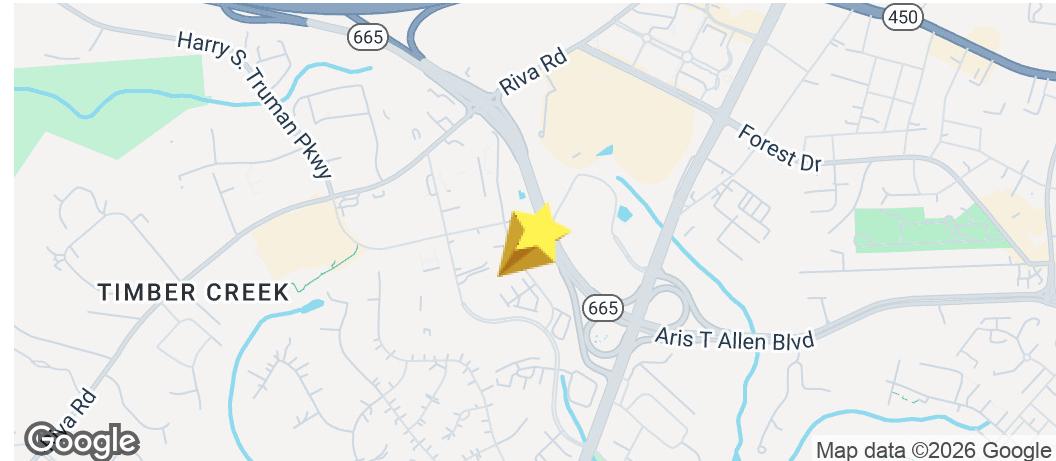
301.655.8253

sdouglas@douglascommercial.com

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

Presented By:

Scott Douglas

Principal Broker
301.655.8253

sdouglas@douglascommercial.com

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

FOR LEASE OFFICE SPACE

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

**DOUGLAS
COMMERCIAL**

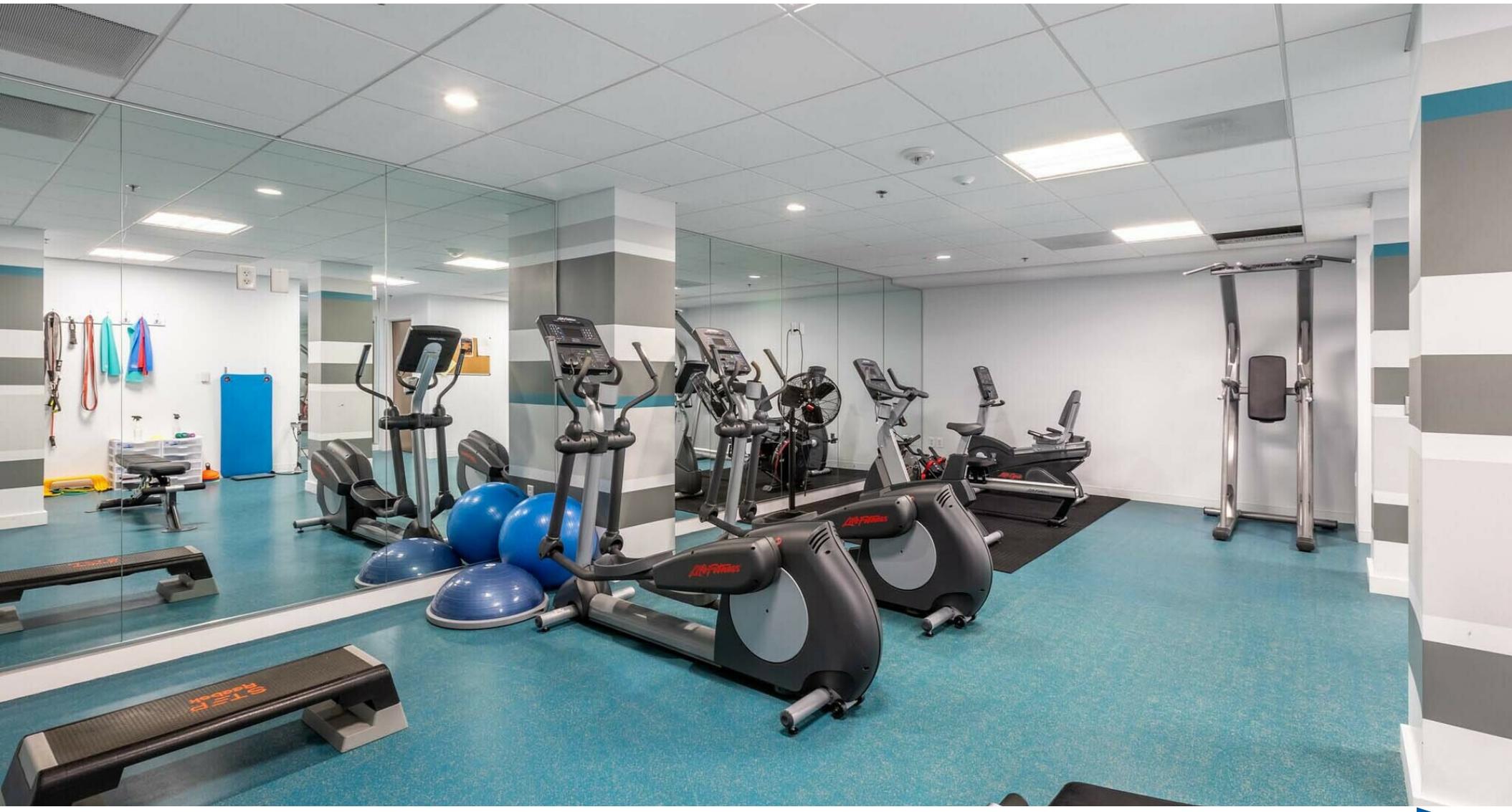
5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

FOR LEASE FITNESS FACILITY

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

**DOUGLAS
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

FOR LEASE FIRST FLOOR

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

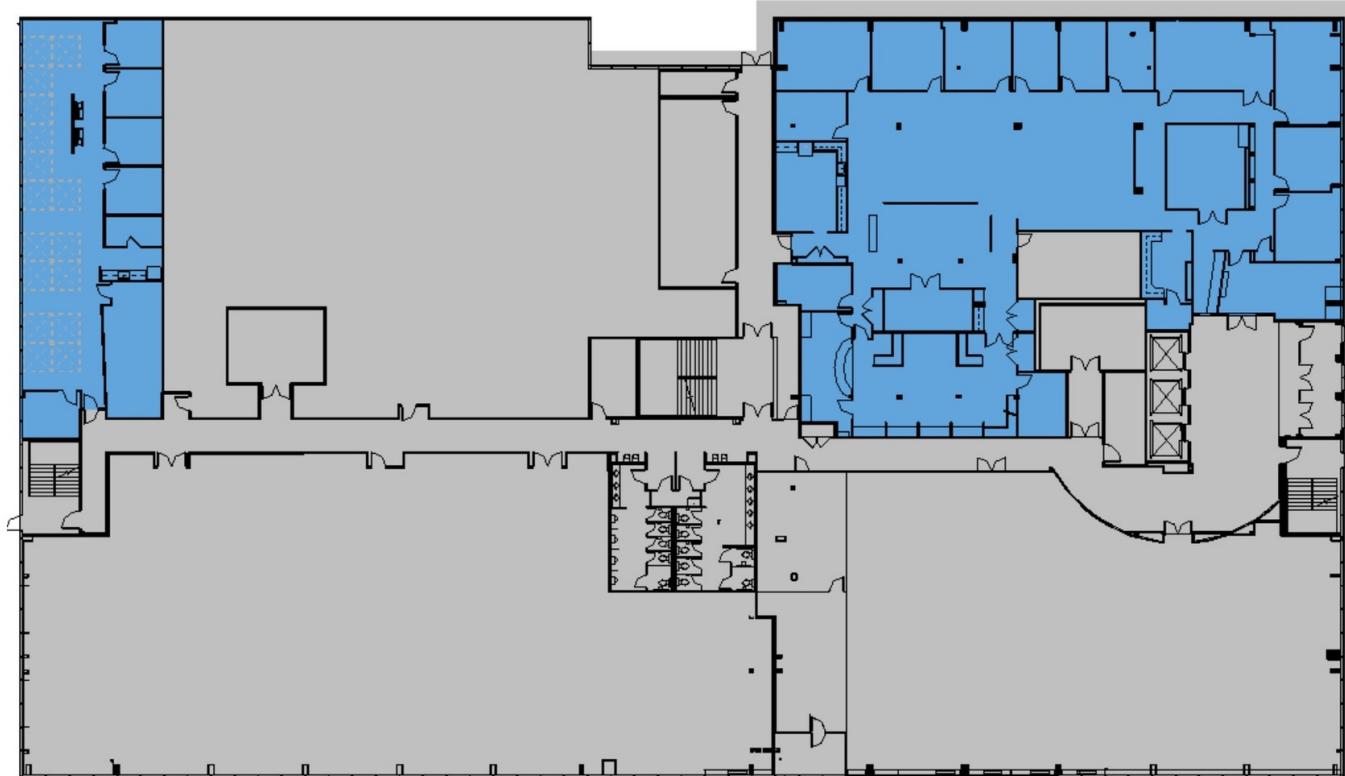
185 Admiral Cochrane Drive
Annapolis, MD 21401

185 Admiral Cochrane Drive Annapolis, MD

1st Floor

Suite 110 totaling 2,982 RSF

Suite 150 totaling 9,797 RSF



Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

FOR LEASE SECOND FLOOR

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive
Annapolis, MD 21401

185 Admiral Cochrane Drive Annapolis, MD

2nd Floor



Suite 215 totaling 7,017 RSF

Suite 201 totaling 3,172 RSF

Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

FOR LEASE THIRD FLOOR

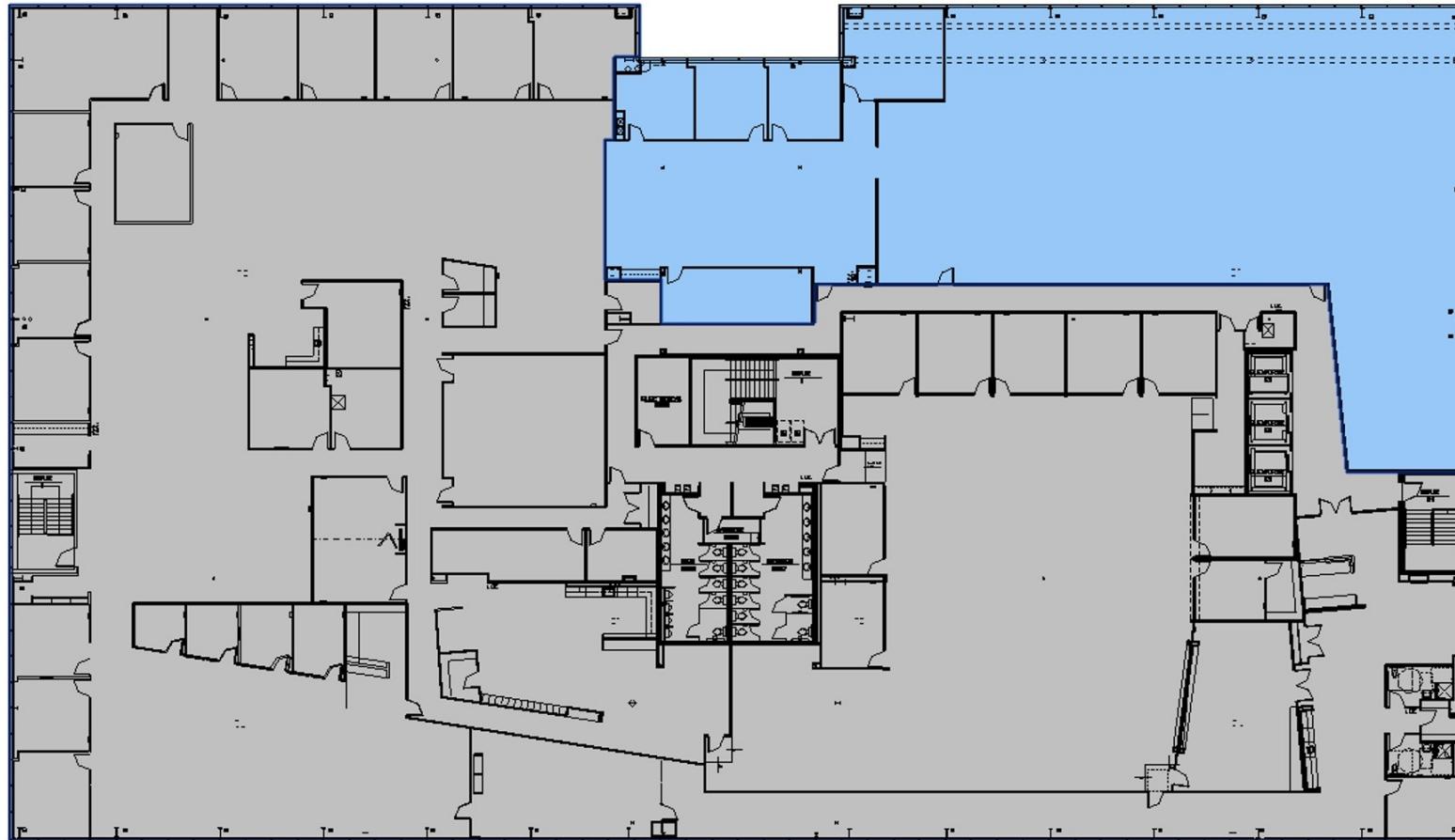
QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive
Annapolis, MD 21401

185 Admiral Cochrane Drive Annapolis, MD

3rd Floor

Suite 310 totaling 11,401 RSF



Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

FOR LEASE OFFICE SPACE

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive
Annapolis, MD 21401



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	3,546 - 11,401(+/-) SF	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
2nd Floor Suite 201	Available	3,172 SF	Full Service	\$26.00 - \$33.00 SF/yr

Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

**DOUGLAS
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

FOR LEASE OFFICE SPACE

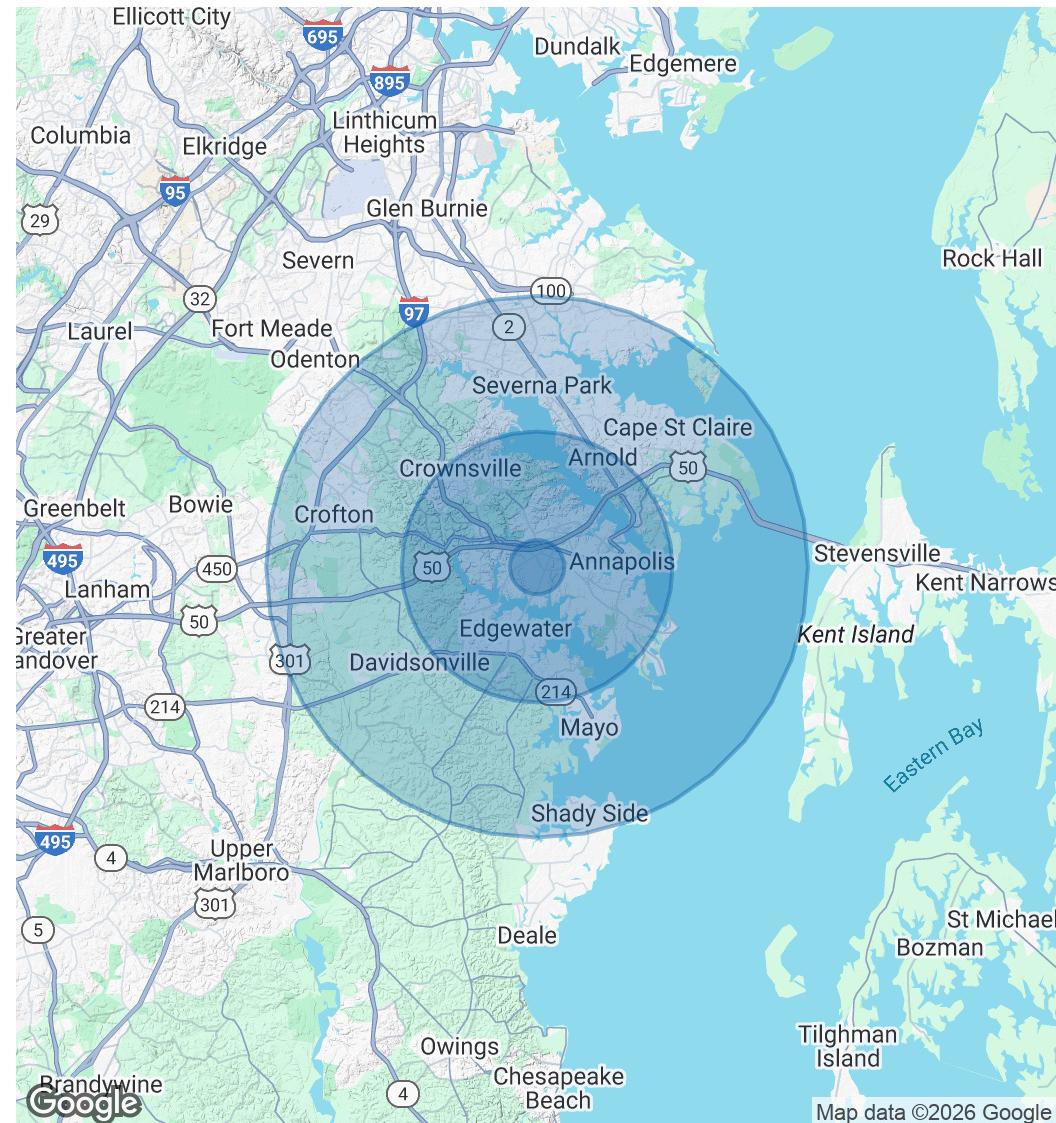
QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive
Annapolis, MD 21401

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)



Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.

FOR LEASE OFFICE SPACE



SCOTT DOUGLAS

Principal Broker

Direct: 301.655.8253
sdouglas@douglascommercial.com

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive
Annapolis, MD 21401



DOUGLAS COMMERCIAL
5 Park Place Unit 524, Annapolis, MD 21401
301.655.8253

Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com



5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections, status changes or withdrawal.