

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

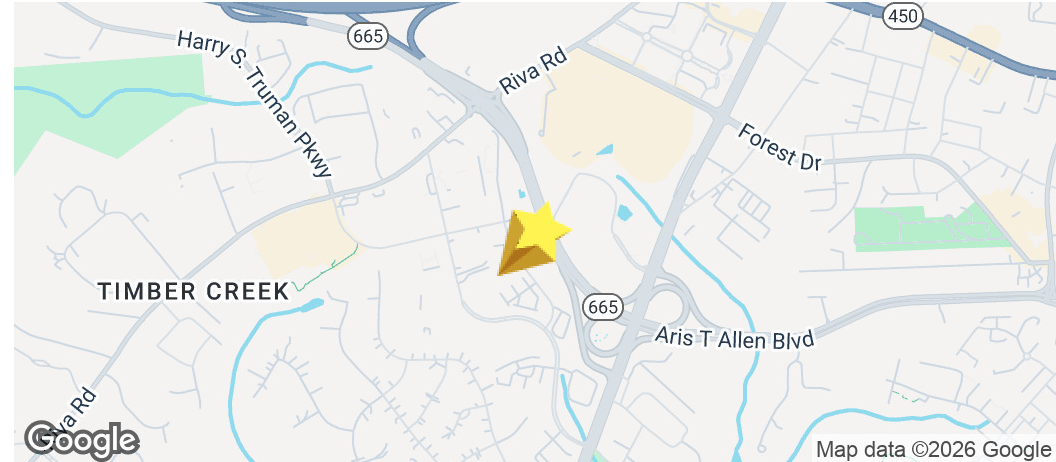
301.655.8253

sdouglas@douglascommercial.com

FOR LEASE OFFICE SPACE

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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

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FOR LEASE FITNESS FACILITY

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FOR LEASE FIRST FLOOR

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

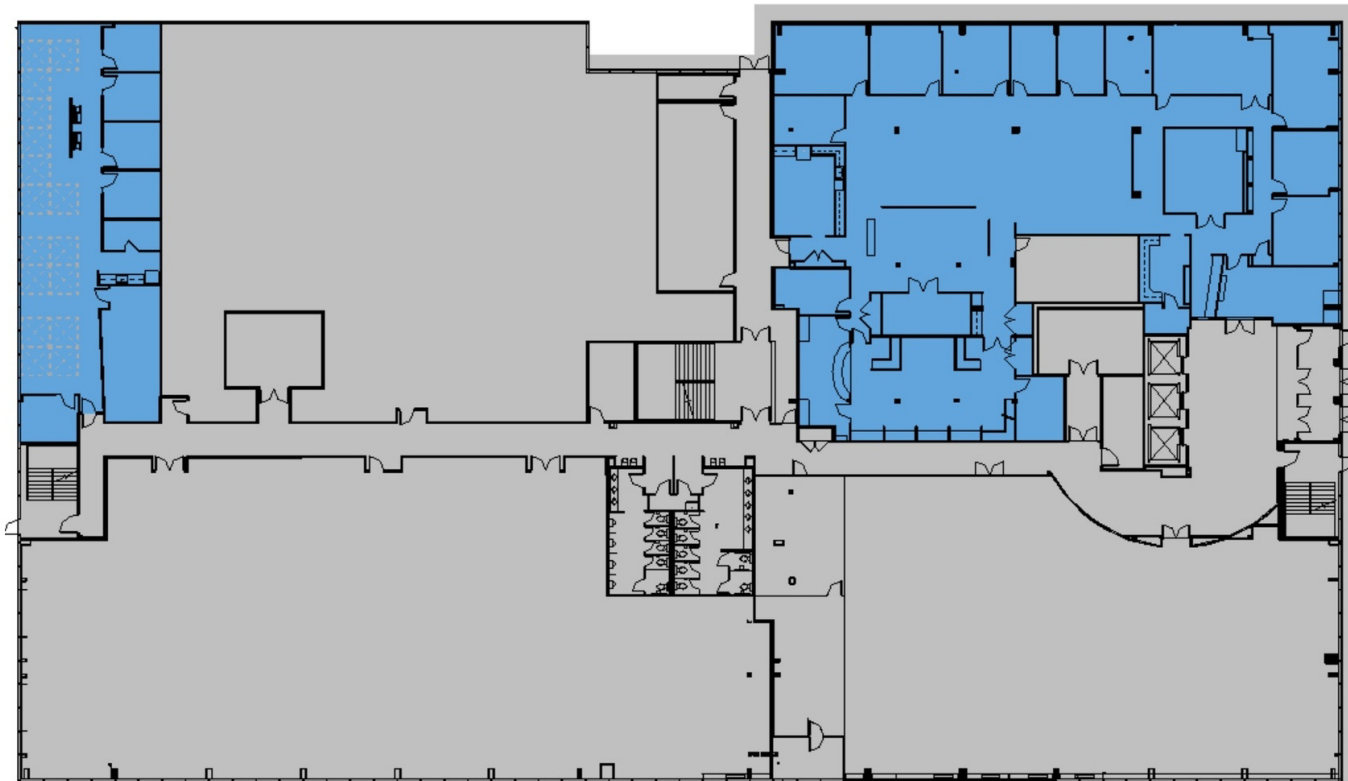
185 Admiral Cochrane Drive
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185 Admiral Cochrane Drive Annapolis, MD

1st Floor

Suite 110 totaling 2,982 RSF

Suite 150 totaling 9,797 RSF



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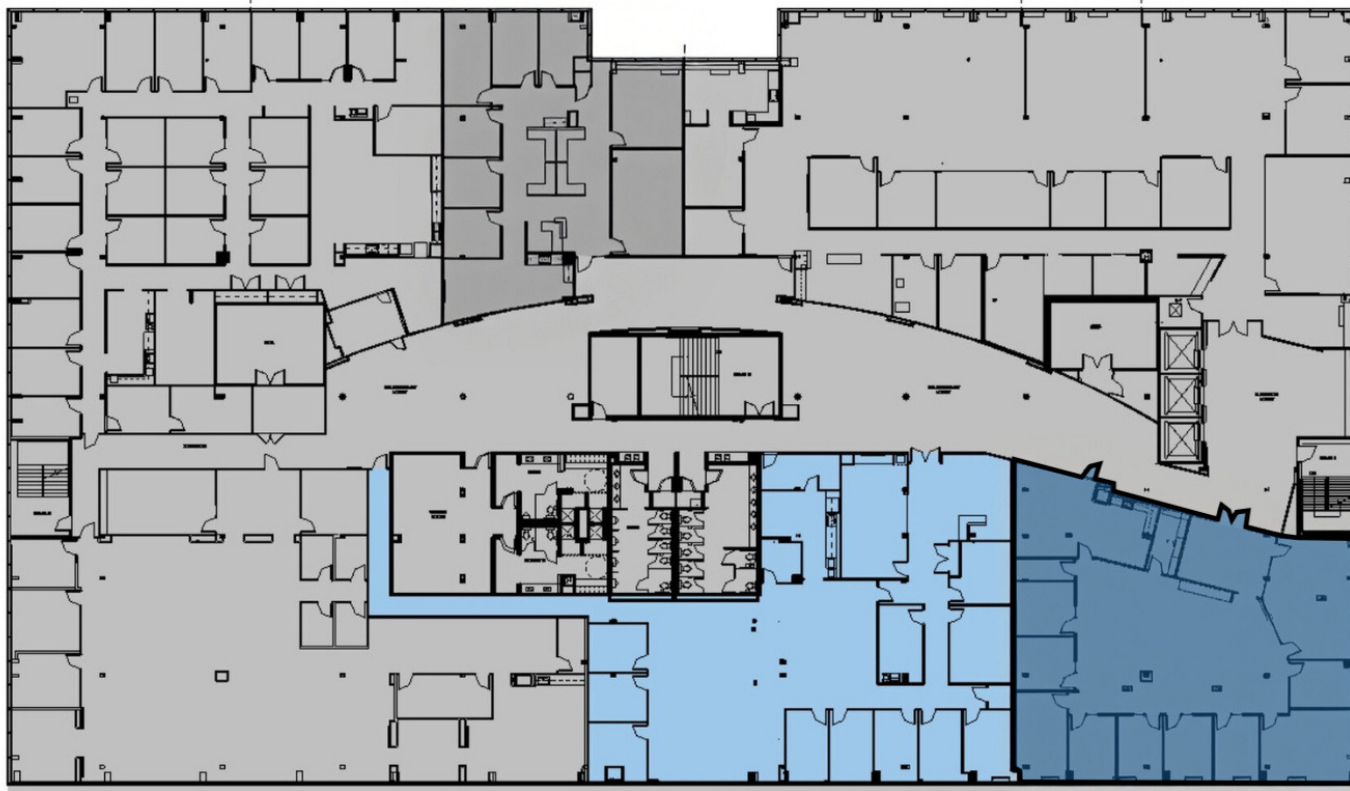
FOR LEASE SECOND FLOOR

QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

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185 Admiral Cochrane Drive Annapolis, MD

2nd Floor



Suite 215 totaling 7,017 RSF

Suite 201 totaling 3,172 RSF

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FOR LEASE THIRD FLOOR

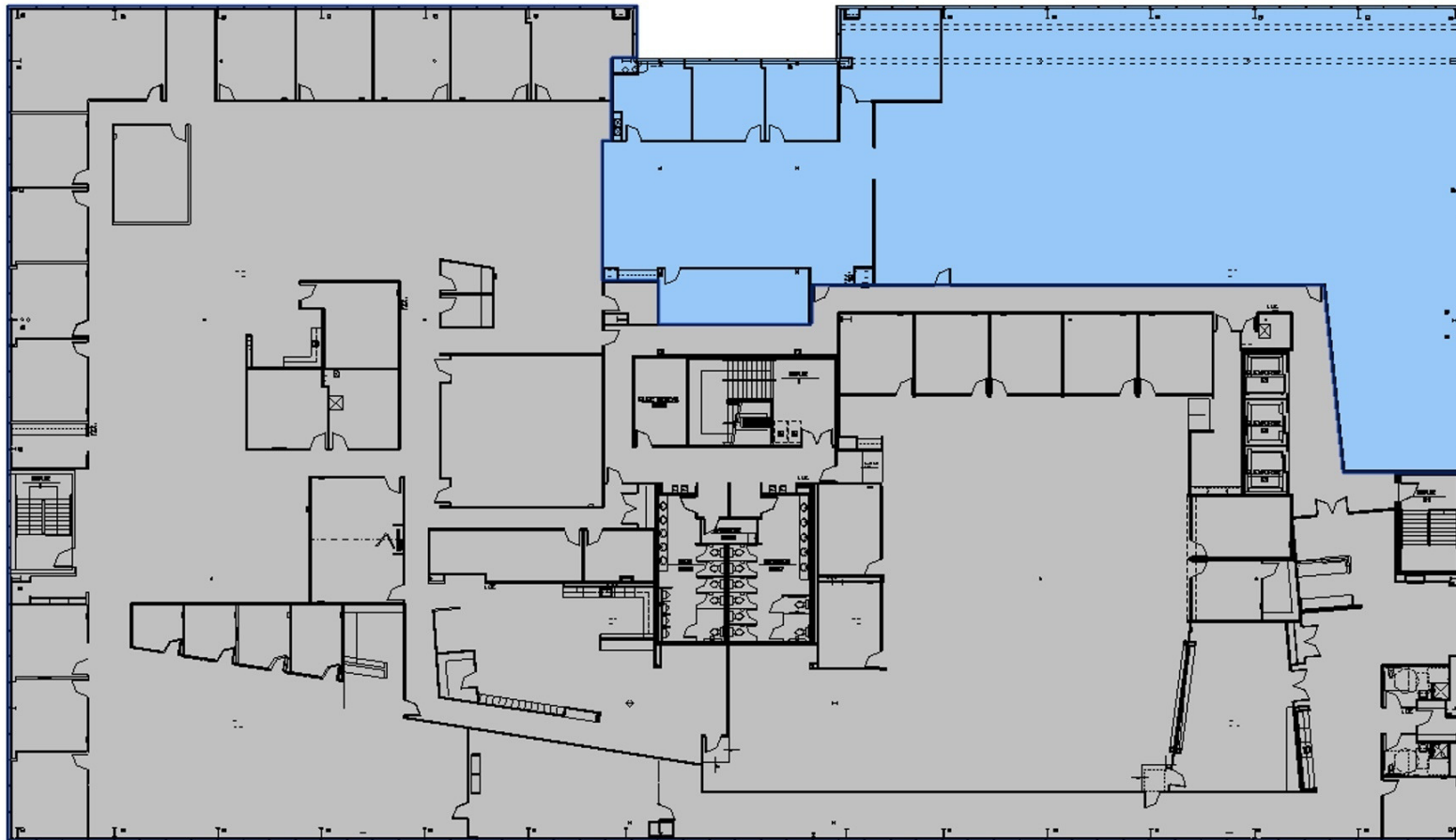
QUALITY OFFICE SPACE FOR LEASE IN ANNAPOLIS, MD

185 Admiral Cochrane Drive
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185 Admiral Cochrane Drive Annapolis, MD

3rd Floor

Suite 310 totaling 11,401 RSF



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FOR LEASE OFFICE SPACE

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LEASE INFORMATION

Lease Type:	Full Service
Total Space:	3,546 - 11,401(+/-) SF

Lease Term:	Negotiable
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

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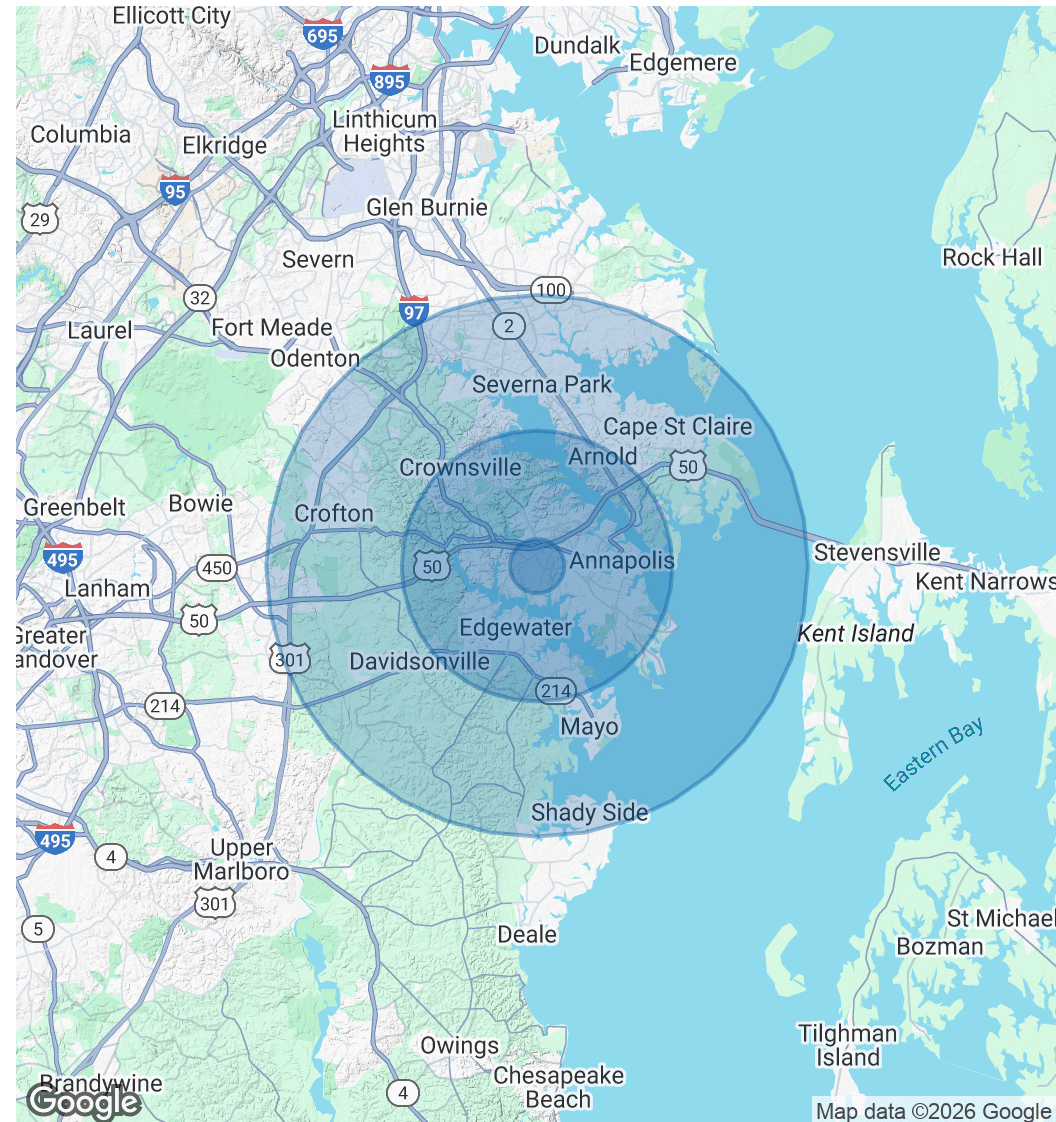
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,869	106,211	276,453
Average Age	43.5	41.7	41.5
Average Age (Male)	39.8	39.2	40.0
Average Age (Female)	46.5	44.1	42.9

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)



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