



# 180 **ADMIRAL** COCHRANE ANNAPOLIS, MD



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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**



# 180 ADMIRAL COCHRANE ANNAPOLIS, MD

## BUILDING HIGHLIGHTS:



**Prominent Annapolis Class A Office Building:** Building signage opportunities available



**Great Access:** Two points of access to from Admiral Cochrane Blvd, with easy access to Riva Road + Rte2/Solomons Island Road



**Abundant Parking:** Both Covered parking + surface parking



**Food On-Site:** Peppercorn Gourmet located within Building - Serving Breakfast & Lunch



**Fitness/Gym On-Site:** Fitness facility with locker rooms & showers



**Newly Renovated with Modern Finishes:** Significant renovations and capital investment made to all common areas and building exterior



**Attentive & Local Management + Ownership:** Owned and Managed by Grander Capital Partners



**Countless Area Amenities:** Annapolis Towne Center, Westfield Annapolis Mall, Festival at Riva, and Annapolis Harbor



**Flexible Space Options:** Available now





WASHINGTON, DC  
20 MILES

BALTIMORE  
25 MILES

ROUTE 50  
1 MILE

ROUTE 2  
0.7 MILES

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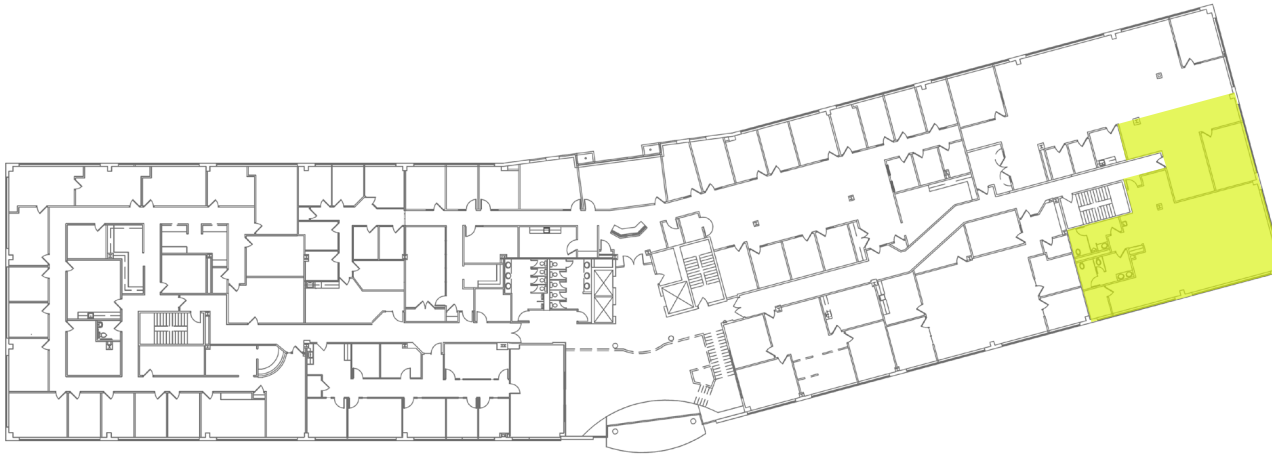
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# Floor Plans

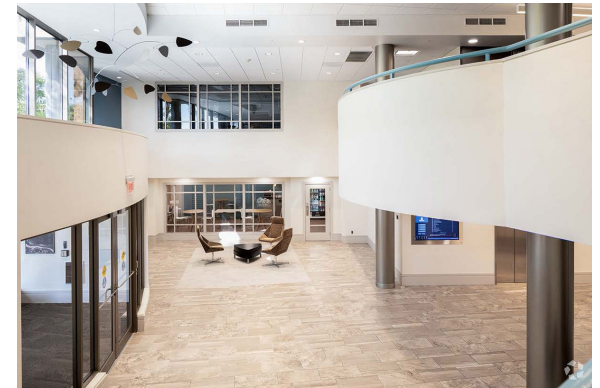
## 2nd Floor

Suite 225 | 876 SF - 3,078 SF



## 2nd Floor

Suite 230 | 3,610 SF





# Floor Plans

## 2nd Floor

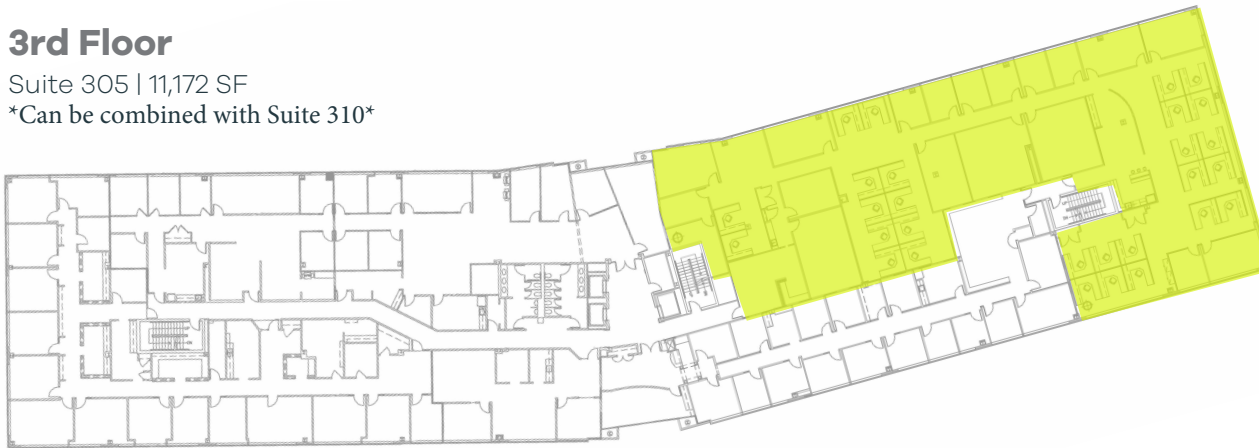
Suite 240 | 3,920 SF



## 3rd Floor

Suite 305 | 11,172 SF

\*Can be combined with Suite 310\*





# Floor Plans

## 3rd Floor

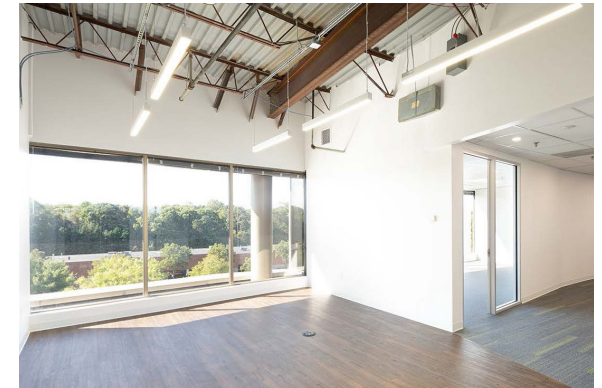
Suite 310 | 4,918 SF

\*Can be combined with Suite 305\*



## 3rd Floor

Suite 350 | 1,602 SF (LEASED)





# Floor Plans

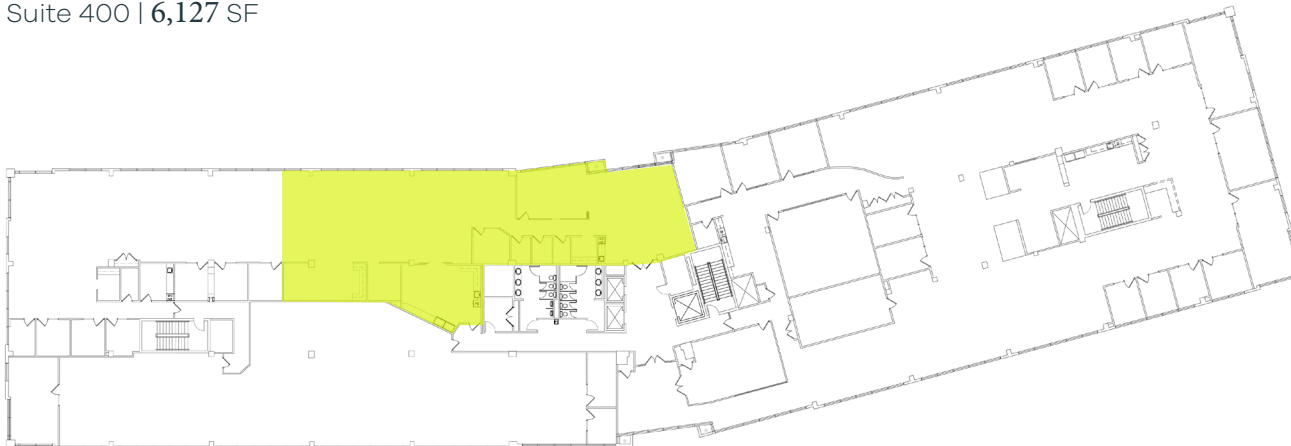
## 3rd Floor

Suite 370 | 3,970 SF



## 4th Floor

Suite 400 | 6,127 SF





# Floor Plans

## 5th Floor

Suite 540 | 5,611 SF





# Area Overview







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**Owned and Managed by:**



Grander Capital Partners, LLC "GCP" seeks unique opportunities to create value in our investments in the office and industrial commercial real estate markets throughout the Northeast, Mid-Atlantic and Texas markets. To date, GCP has closed nineteen transactions totaling 2.2 million square feet.