



**CLASS A OFFICE  
SPACE AVAILABLE**

**180**

**ADMIRAL  
COCHRANE**

ANNAPOLIS, MD



MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

THE GALLERY at 180

**180**  
**ADMIRAL**  
**COCHRANE**



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## 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



# Area Overview



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**WASHINGTON, DC**  
20 MILES

**BALTIMORE**  
25 MILES

**ROUTE 50**  
1 MILE

**ROUTE 2**  
0.7 MILES

# Floor Plans

## 2nd Floor

Suite 225 | 876 SF - 3,078 SF



## 2nd Floor

Suite 240 | 3,920 SF



### 3rd Floor

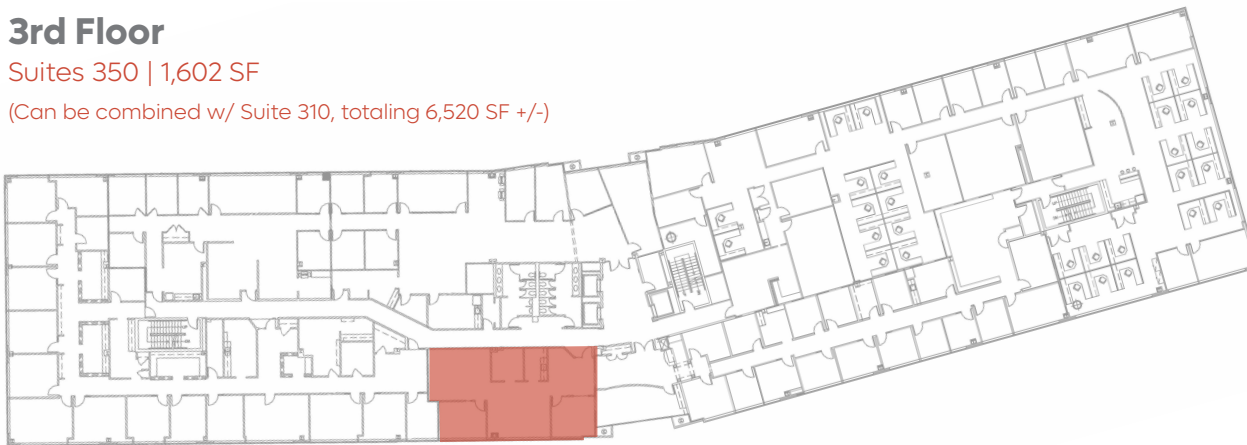
Suites 310 | 4,918 SF



### 3rd Floor

Suites 350 | 1,602 SF

(Can be combined w/ Suite 310, totaling 6,520 SF +/-)



# Floor Plans

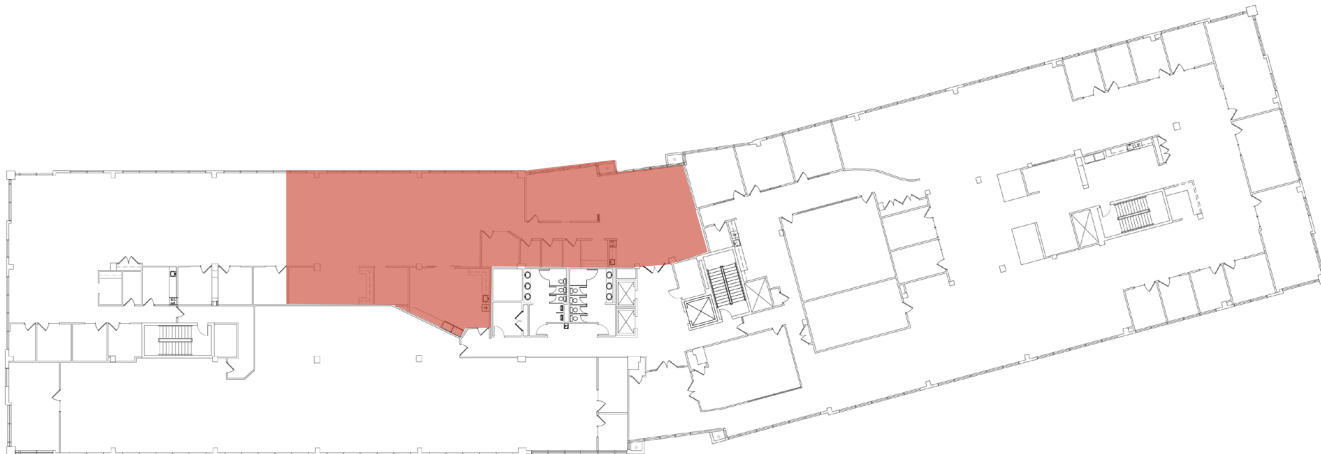
## 3rd Floor

Suites 370 | 3,970 SF



## 4th Floor

Suite 400 | 4,711 SF







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**Owned and managed by:**



Grand 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.