



CLASS A OFFICE SPACE AVAILABLE



180 ADMIRAL COCHRANE DR.
ANNAPOLIS, MD



GRAND LOBBY | MODERNIZATION COMPLETE

SIGNIFICANT RENOVATIONS COMPLETED

Enhanced lobby

New furniture and modern look
Updated color scheme, lighting, and carpet

Fully renovated common areas

Lighting and cosmetic aesthetics
Wifi café and deli
Fitness center with showers
Fully renovated modern bathrooms (2019)

Exterior upgrades

New outdoor inspiration spaces (Spring 2020)
Bicycle racks
Covered parking
Upgraded Landscaping

New standard glass suite entryways (new tenants)

**CLASS A OFFICE
RENOVATIONS**

At & Around Annapolis

FEATURES

Prominent Annapolis class A office building

Suites available from 1,449 - 6,790 SF

32,000 SF floor plates

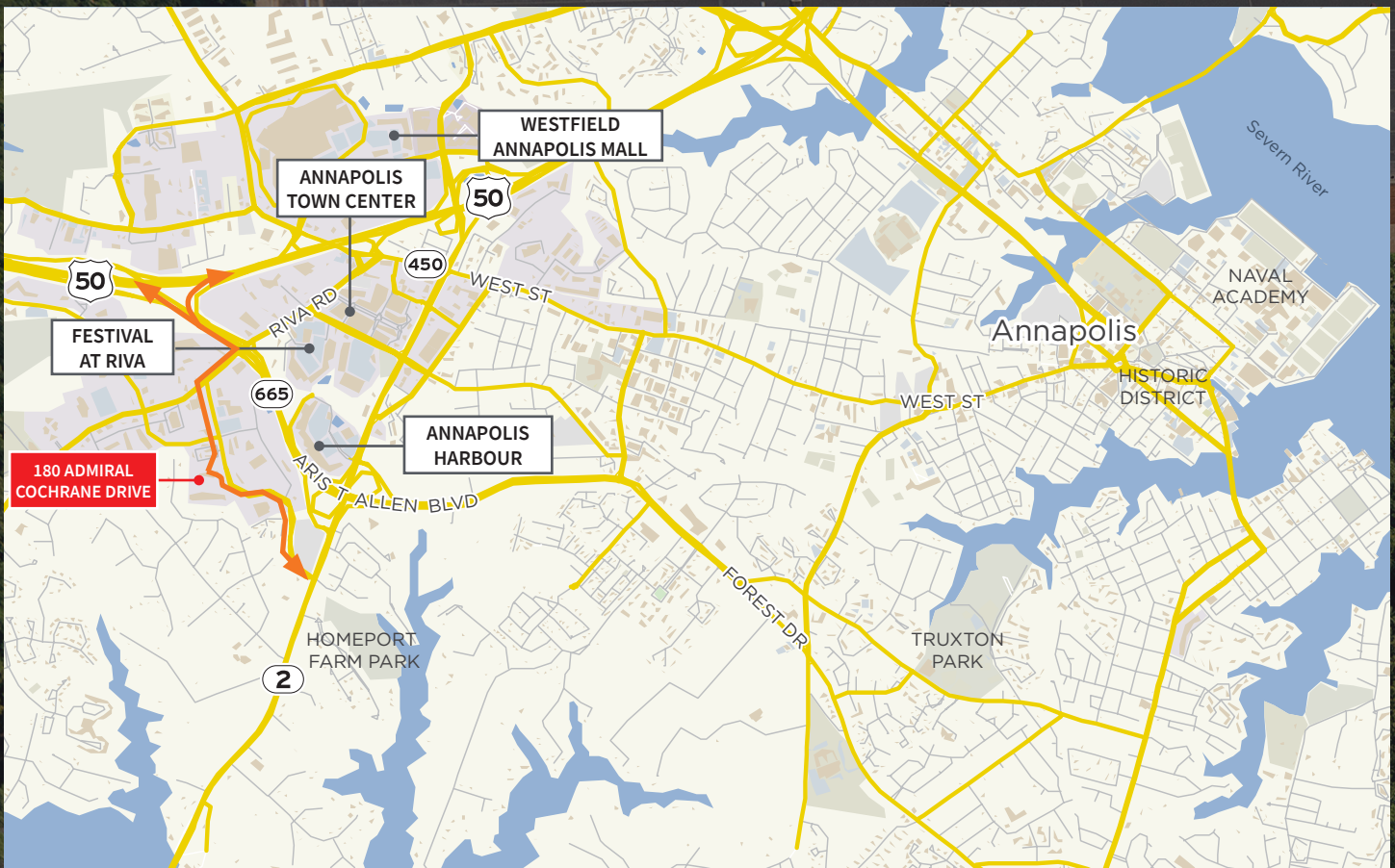
Significant renovations completed

Building signage opportunities available

Spec suites available - 2,031 SF | 2,233 SF

Countless area amenities at Annapolis Towne Center, Westfield Annapolis Mall, Festival at Riva, and Annapolis Harbor

Great access to I-97, I-95, I-495, I-695 and Rt. 50



opolis



WESTFIELD ANNAPOLIS MALL

Nordstrom
PotteryBarn
Crate & Barrel
Under Armour
Macy's
Trader Joe's
H&M
Apple
Banana Republic
Zara
Williams Sonoma
Sears
Chipotle
Starbucks
Maggiano's
J.Crew
JCPenney
Lord & Taylor

ANNAPOLIS TOWNE CENTER

Brooks Brothers
Arhaus
Whole Foods
Restoration Hardware
Target
Lululemon Athletica
Anthropologie
Eastern Mountain Sports
Bed Bath & Beyond
Ethan Allen
Gordon Biersch
Mission BBQ
Pier 1 Imports
Sur la Table
The Chop House
Zoes Kitchen
Brio
J.Jill

ANNAPOLIS HARBOUR

The Fresh Market
Starbucks
Verizon
TGI Friday's
Athleta
Bow Tie Cinemas
DSW
Jos. A. Banks
Nordstrom Rack
Ulta
Yankee Candle
Pure Barre
Loft
Old Navy
Barnes & Noble

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ROUTE 2

0.7 MILES

ROUTE 50

1 MILE

WASHINGTON, DC

20 MILES

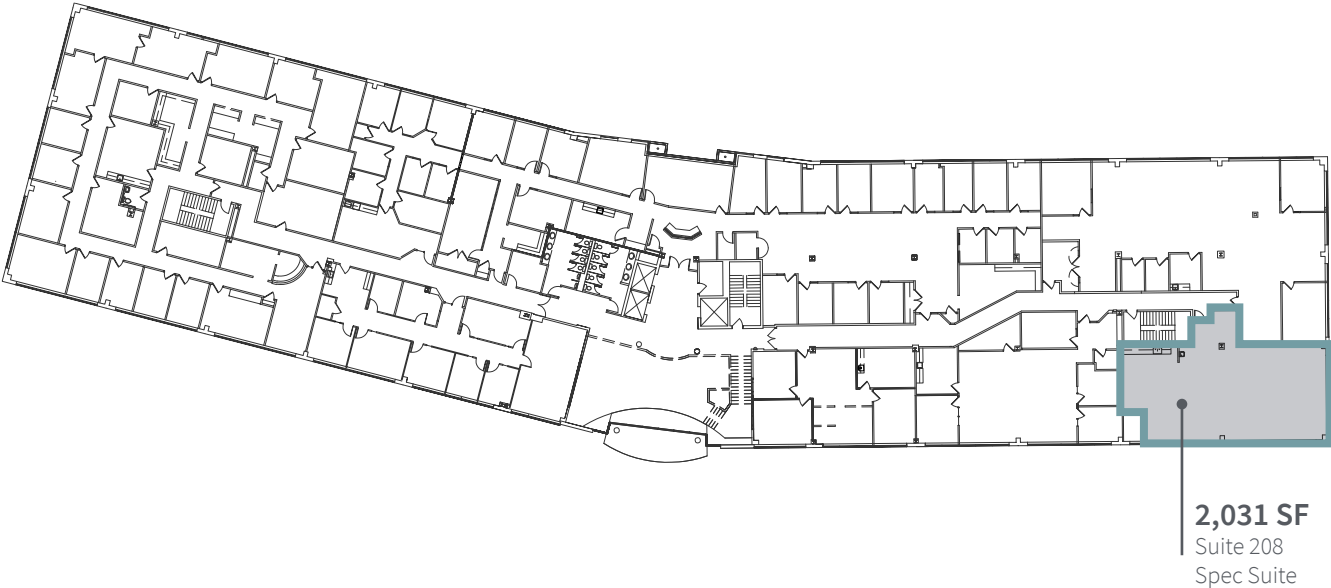
BALTIMORE

25 MILES

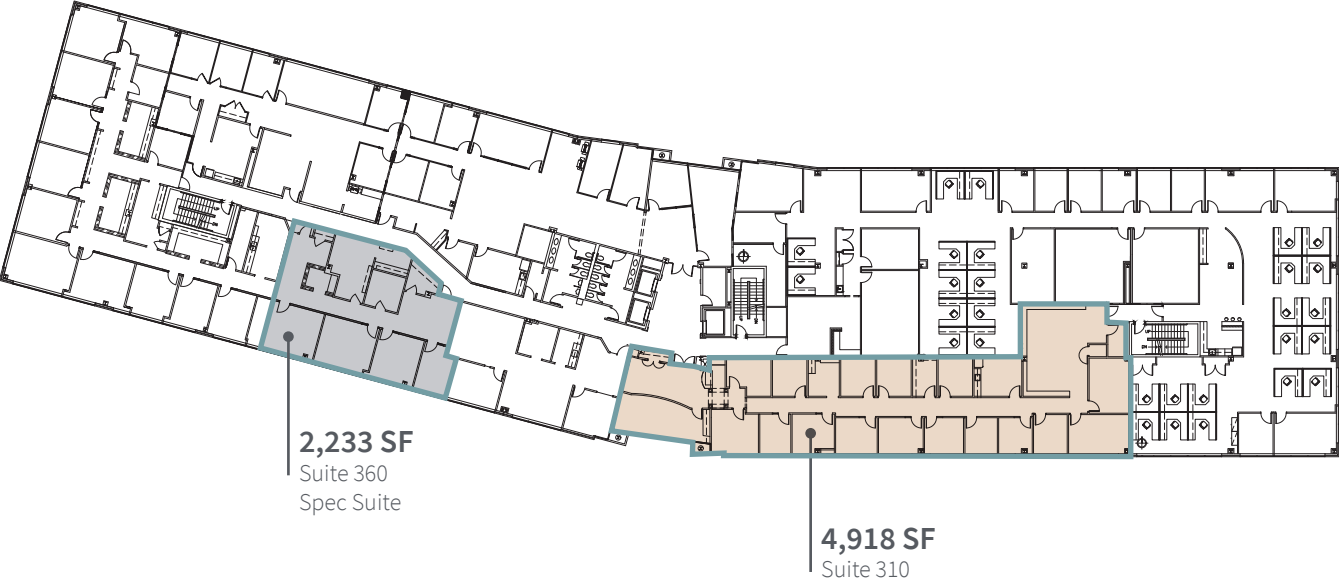
Floor Plans



2nd floor



3rd floor



4th floor



6,790 SF
Suite 430

Occupied Available



For more information, please contact:

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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.

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