

CONDO FOR SALE

Anne Arundel County, MD

ADMIRAL CORPORATE CENTER

130 ADMIRAL COCHRANE DRIVE | ANNAPOLIS, MARYLAND 21401

EXAMPLE FINANCING TERMS:

Purchase Price	\$2,695,000.00
Loan	
LTV 85%	\$404,250.00 Down Payment
Rate	3.12%
Loan Term	25 years
Loan Amount	\$2,290,750
Monthly Payment	\$11,007.00
Annual Payment	\$132,078.00

Annual Rent PSF	\$15.35 PSF NNN
Conversion to Full Service	\$25.35 PSF Full Service (Fixed, No Rent Escalation)
Today's Market Rate	\$29.50 Full Service (3% Annual Rent Escalation)

OCCUPANCY COSTS SAVINGS \$4.15 PSF / \$35,700 ANNUAL SAVINGS



AVAILABLE

Suite 200: 8,600 sf (entire floor)

BUILDING SIZE

26,060 sf

PARKING

Free surface parking

SALE PRICE

\$2,695,000

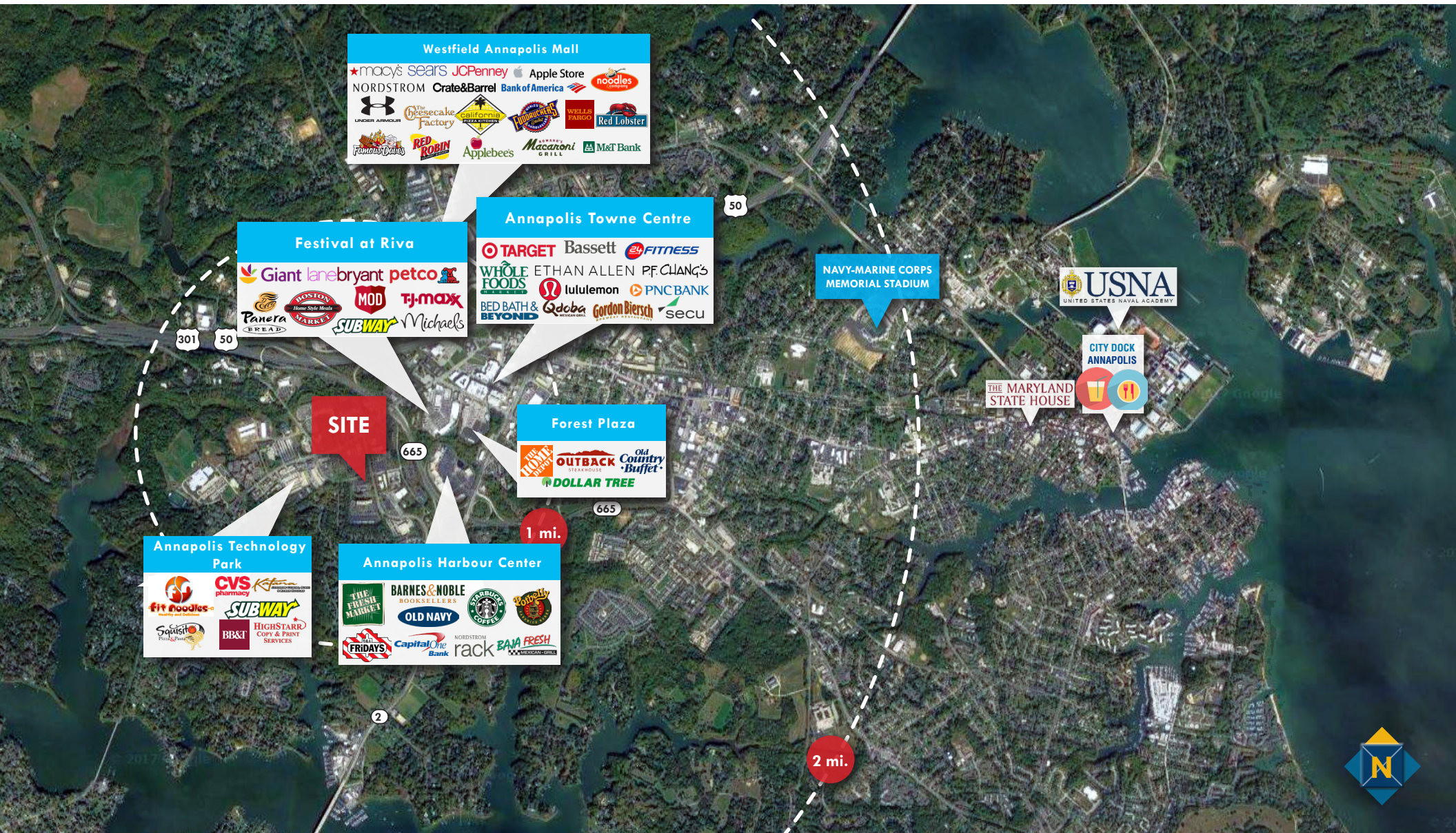
HIGHLIGHTS

- ▶ Entire floor condominium unit for sale in excellent condition with stunning glass lines and brick facade
- ▶ Professional office featuring 25+ offices, 10 workstation areas, M/W restrooms, 2 kitchenettes, supply/workrooms, large conference room, and reception area
- ▶ Prominent building at the corner of Admiral Cochrane Drive and Harry S. Truman Parkway



TRADE AREA

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BIRDSEYE

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 **MACKENZIE**
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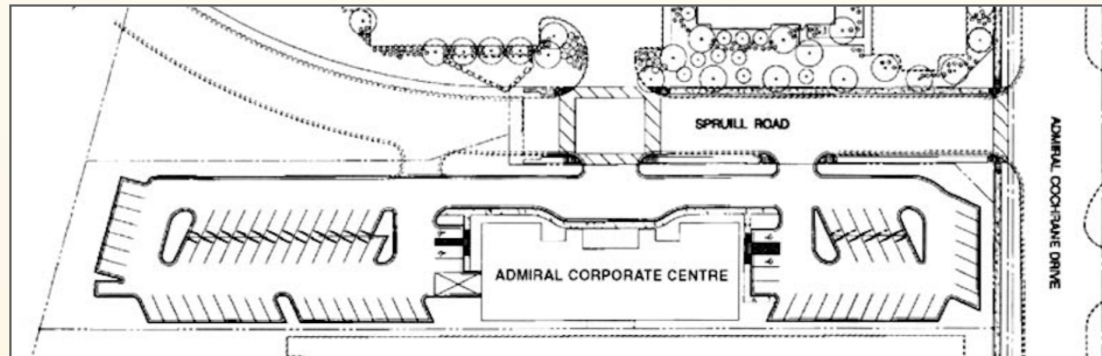
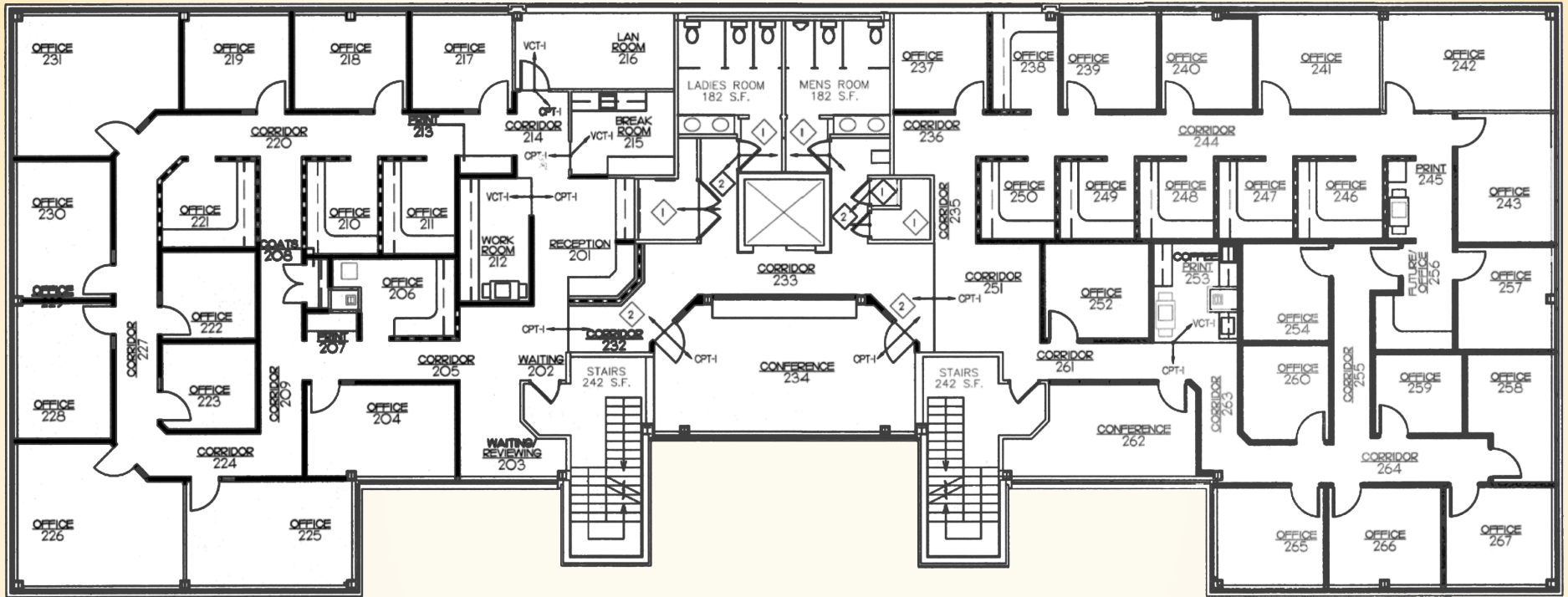
FOR SALE



Anne Arundel County, MD

FLOOR PLAN

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CONDOMINIUM INFORMATION

ADMIRAL CORPORATE CENTER | 130 ADMIRAL COCHRANE DRIVE | ANNAPOLIS, MARYLAND 21401

Address: 130 Admiral Cochrane Drive, Unit 200
Annapolis, Maryland 21401

Heating/Cooling Fuel: Natural gas

Available: 8,600 square feet

Heating/Cooling System: Heat pump(s)

Floor: Second floor

Roofing: Rubber

Zoning: W1 - Industrial Park District

Building Elevators: Two

Parking: 3.9:1,000 sf / free surface parking lot

Sprinklers: Yes

Floors: Concrete

Office Build-Out: 25 offices, 10 workstations

Ceiling Height: 8' - 10'