
OMB APPROVAL

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U.S. SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 4

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,
Section 17(a) of the Public Utility Holding Company Act of 1935 or
Section 30(f) of the Investment Company Act of 1940

Check box if no longer subject of Section 16. Form 4 or Form 5 obligations
may continue. See Instruction 1(b).

1. Name and Address of Reporting Person*

(Last) (First) (Middle)

CONSTELLATION ENERGY GROUP, INC. (FORMERLY BALTIMORE GAS AND ELECTRIC CO.)

(Street)

250 W. PRATT STREET

(City) (State) (Zip)

BALTIMORE, MARYLAND 21201

2. Issuer Name and Ticker or Trading Symbol

CORPORATE OFFICE PROPERTIES TRUST ("OFC")

3. IRS Identification Number of Reporting Person, if an Entity (Voluntary)

52-1964611

4. Statement for Month/Year

SEPTEMBER 2000

5. If Amendment, Date of Original (Month/Year)

=====
6. Relationship of Reporting Person to Issuer
(Check all applicable)

Director 10% Owner
 Officer (give title below) Other (specify below)

7. Individual or Joint/Group Filing (Check applicable line)

Form filed by one Reporting Person
 Form filed by more than one Reporting Person

=====
Table I -- Non-Derivative Securities Acquired, Disposed of,
or Beneficially Owned
=====

<TABLE>
<CAPTION>

Owner-	3.	4.	5.	6.
Form:	7.	Securities Acquired (A) or Disposed of (D)	Amount of Securities	ship

Direct or Indirect	Nature of Ownership	Transaction Date (mm/dd/yy)	Transaction (Instr. 3, 4 and 5)				Beneficially Owned at End of Month (Instr. 3 and 4)	(D)
			Code	Amount	or Price	(A)		
1.	Indirect Beneficial		(Instr. 8)					(I)
	Title of Security (Instr. 3) (Instr. 4) (Instr. 4)		Code V					
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>								
	COMMON SHARES OF BENEFICIAL INTEREST (b)	9/29/00	C (a)	1,845,378	(A)	(a)	8,876,171	I

</TABLE>
* If the Form is filed by more than one Reporting Person, see Instruction 4 (b) (v).

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

(Print or Type Responses)

(Over)

(Form 4-07/98)

FORM 4 (continued)

Table II -- Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

<TABLE>
<CAPTION>

10.

Owner-
ship

Form

9.
Number
of
Deriv-

of	Deriv- ative Secur- ity: Direct (D) or In- Title of direct Derivative (I) Security (Instr. (Instr. 3) 4)	11. Nature of In- direct Bene- ficial Owner- ship (Instr. 3) 4)	Conver- sion or Exer- cise Price of Deriv- ative Secur- ity	3. Trans- action Date (Instr. Month/ Day/ Year)	4. Trans- action Code (Instr. 8) ----- Code V	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) ----- (A) (D)	6. Date Exercisable and Expiration Date (Month/Day/Year) ----- Date Expira- tion Exer- cisable Date	7. Title and Amount of Underlying Securities (Instr. 3 and 4) ----- Amount or Number of Title Shares	8. Price of Deriv- ative Secur- ity (Instr. 5)	active Secur- ities Bene- ficially Owned at End Month (Instr. 4)
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<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
SERIES A	1.8748	9/29/00	C(a)		984,308	9/29/00	--	COMMON SHARES	(a)	1		
1 (b) CONVERTIBLE PREFERRED SHARES OF BENEFICIAL INTEREST			SHARES OF COMMON SHARES FOR EACH SHARE OF SERIES A PREFERRED									

</TABLE>
Explanation of Responses:

(a) Acquired pursuant to the terms of a Contribution Agreement, dated as of May 14, 1998 and September 28, 1998, by and among the entities listed therein as sellers and Corporate Office Properties, L.P. and the Issuer and a Service Company Asset Contribution Agreement, dated as of May 14, 1998 by and among Constellation Real Estate, Inc., KMS Oldco, Inc., Constellation Real Estate Group, Inc., Corporate Office Properties, L.P. and the Issuer. The Common Shares of Beneficial Interest and the Series A Convertible Preferred Shares of Beneficial Interest were acquired in exchange for real property and other assets transferred to the Issuer. The Series A Convertible Preferred Shares of Beneficial Interest are convertible into Common Shares of Beneficial Interest at the conversion rate of 1.8748 Shares of Common Shares for each Share of Series A Preferred after September 28, 2000.

(b) The Common Shares of Beneficial Interest and the Series A Convertible Preferred Shares of Beneficial Interest are held by Constellation Real Estate, Inc. (formerly Constellation Properties, Inc.), a wholly owned subsidiary of Constellation Real Estate Group, Inc., which is a wholly owned subsidiary of Constellation Holdings, Inc., which is a wholly owned subsidiary of Constellation Enterprises, Inc., which is a wholly owned subsidiary of Constellation Energy Group, Inc.

/s/ David A. Brune

10/10/00

**Signature of Reporting Person

Date

David A. Brune

Vice President, Chief Financial Officer and Secretary

Constellation Energy Group, Inc.

Vice President, Chief Financial Officer and Secretary

Constellation Enterprises, Inc.

Chairman of the Board

Constellation Real Estate, Inc.

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations.

See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed.

If space provided is insufficient, see Instruction 6 for procedure.

Page 2 of 3

JOINT FILING
LISTING OF OTHER REPORTING PERSONS

REPORTING PERSONS	IRS NUMBER
Constellation Real Estate, Inc. (formerly Constellation Properties, Inc.)	52-1237835
Constellation Enterprises, Inc.	52-2080643

Page 3 of 3