
 OMB APPROVAL

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

FORM 3

INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF SECURITIES

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

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1. Name and Address of Reporting Person*

STEVEN D. KESLER

(Last) (First) (Middle)

250 WEST PRATT STREET, 23RD FLOOR

(Street)

BALTIMORE, MD 21201-2423

(City) (State) (Zip)

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2. Date of Event Requiring Statement (Month/Day/Year)

9/28/98

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3. IRS or Social Security Number of Reporting Person (Voluntary)

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4. Issuer Name and Ticker or Trading Symbol

CORPORATE OFFICE PROPERTIES TRUST (OFC)

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5. Relationship of Reporting Person to Issuer

(Check all applicable)

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

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

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

[X] Form Filed by One Reporting Person
 [] Form Filed by More than One Reporting Person

Table I -- Non-Derivative Securities Beneficially Owned

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<TABLE>
 <CAPTION>

1. Title of Security Ownership (Instr. 4)	2. Amount of Securities Beneficially Owned (Instr. 4)	3. Ownership Form: Direct (D) or Indirect (I) (Instr. 5)	4. Nature of Indirect Beneficial (Instr.5)

<S>	<C>	<C>	<C>
NO SECURITIES OWNED			

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</TABLE>
Explanation of Responses:

/s/Steven D. Kesler	11/10/98
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**Signature of Reporting Person	Date

** 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.

Alternatively, this form is permitted to be submitted to the Commission in electronic format at the option of the reporting person pursuant to Rule 101(b)(4) of Regulation S-T.