

INITIAL STATEMENT OF BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person * SINGER KAREN M (Last) (First) (Middle) 11741 GREENSPRING AVENUE (Street) LUTHERVILLE, MD 21093 (City) (State) (Zip)	2. Date of Event Requiring Statement (Month/Day/Year) 02/09/2004	3. Issuer Name and Ticker or Trading Symbol CORPORATE OFFICE PROPERTIES TRUST [OFC]	
		4. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input type="checkbox"/> Director <input type="checkbox"/> 10% Owner <input checked="" type="checkbox"/> Officer (give title below) <input type="checkbox"/> Other (specify below) VP, General Counsel & Sec	5. If Amendment, Date Original Filed (Month/Day/Year)
		6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person	

Table I - Non-Derivative Securities Beneficially Owned

1. Title of Security (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 Ownership (Instr. 5)
Common Shares	200	D	
Common Shares	4,818 ⁽¹⁾	D	
Common Shares	2,202 ⁽²⁾	D	

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

SEC 1473 (7-02)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

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

1. Title of Derivative Security (Instr. 4)	2. Date Exercisable and Expiration Date (Month/Day/Year)		3. Title and Amount of Securities Underlying Derivative Security (Instr. 4)		4. Conversion or Exercise Price of Derivative Security	5. Ownership Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 5)	6. Nature of Indirect Beneficial Ownership (Instr. 5)
	Date Exercisable	Expiration Date	Title	Amount or Number of Shares			
Options to Acquire Common Stock	06/01/2003 ⁽³⁾	06/01/2009	Options to Acquire Common Stock	8,000	\$ 8	D	
Options to Acquire Common Stock	05/30/2003 ⁽⁵⁾	05/30/2010	Options to Acquire Common Stock	8,000	\$ 8.625	D	
Options to Acquire Common Stock	01/29/2004 ⁽⁴⁾	01/29/2011	Options to Acquire Common Stock	8,000	\$ 9.54	D	
Options to Acquire Common Stock	01/01/2002 ⁽⁶⁾	01/01/2012	Options to Acquire Common Stock	25,000	\$ 11.87	D	
Options to Acquire Common Stock	01/01/2005 ⁽⁷⁾	01/01/2014	Options to Acquire Common Stock	7,500	\$ 20.34	D	

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other

SINGER KAREN M 11741 GREENSPRING AVENUE LUTHERVILLE, MD 21093			VP, General Counsel & Sec	
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Signatures

Karen Miller Singer		02/09/2004
<small>**Signature of Reporting Person</small>		<small>Date</small>

Explanation of Responses:

- * If the form is filed by more than one reporting person, *see* Instruction 5(b)(v).
 - ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Restricted Stock granted on 1/31/03, which vests on annual basis starting on first anniversary of grant and for four years thereafter in the following percentages: 16%, 18%, 20%, 22% and 24%.
 - (2) Restricted Stock granted on 1/31/04, which vests on annual basis starting on first anniversary of grant and for four years thereafter in the following percentages: 16%, 18%, 20%, 22% and 24%.
 - (3) All Options fully vested as of 6/1/02.
 - (4) All options fully vested as of 1/29/04
 - (5) All Options fully vested as of 5/30/03
 - (6) 6,250 Options vested on the date of grant and balance of Options vest on each anniversary thereafter in the amount of 6,250 Options per year.
 - (7) Options vest in thirds (2,500 options per year) commencing on the first anniversary of the grant

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *See* Instruction 6 for procedure.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.