



**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

**Office Space For Lease**  
**2,050 SF & \$12.00 SF + NNN (\$2.29)**  
**Five Offices & Conference Room**

**427 East Patrick Street, Frederick MD 21701**



**High Visibility Office Space on East Patrick Street.**  
**Five Offices with Conference Room, Reception Room,**  
**Two Entrances, Kitchen and Two Restrooms. M1 Zoning**  
**Fully Networked Throughout with Computer Room.**  
**Fully Air Conditioned HVAC / Tenant Pays Electric**  
**Adjacent to Fairgrounds. Free Off Street Parking Lot.**

<i>Base Price Per SF</i>	<i>Monthly Base Rent</i>	<i>Monthly NNN \$2.29 SF *Subject to Annual Adjustment</i>	<i>Total Monthly</i>
<b>\$12.00</b>	<b>\$2,050.00</b>	<b>\$391.21</b>	<b>\$2,441.21</b>

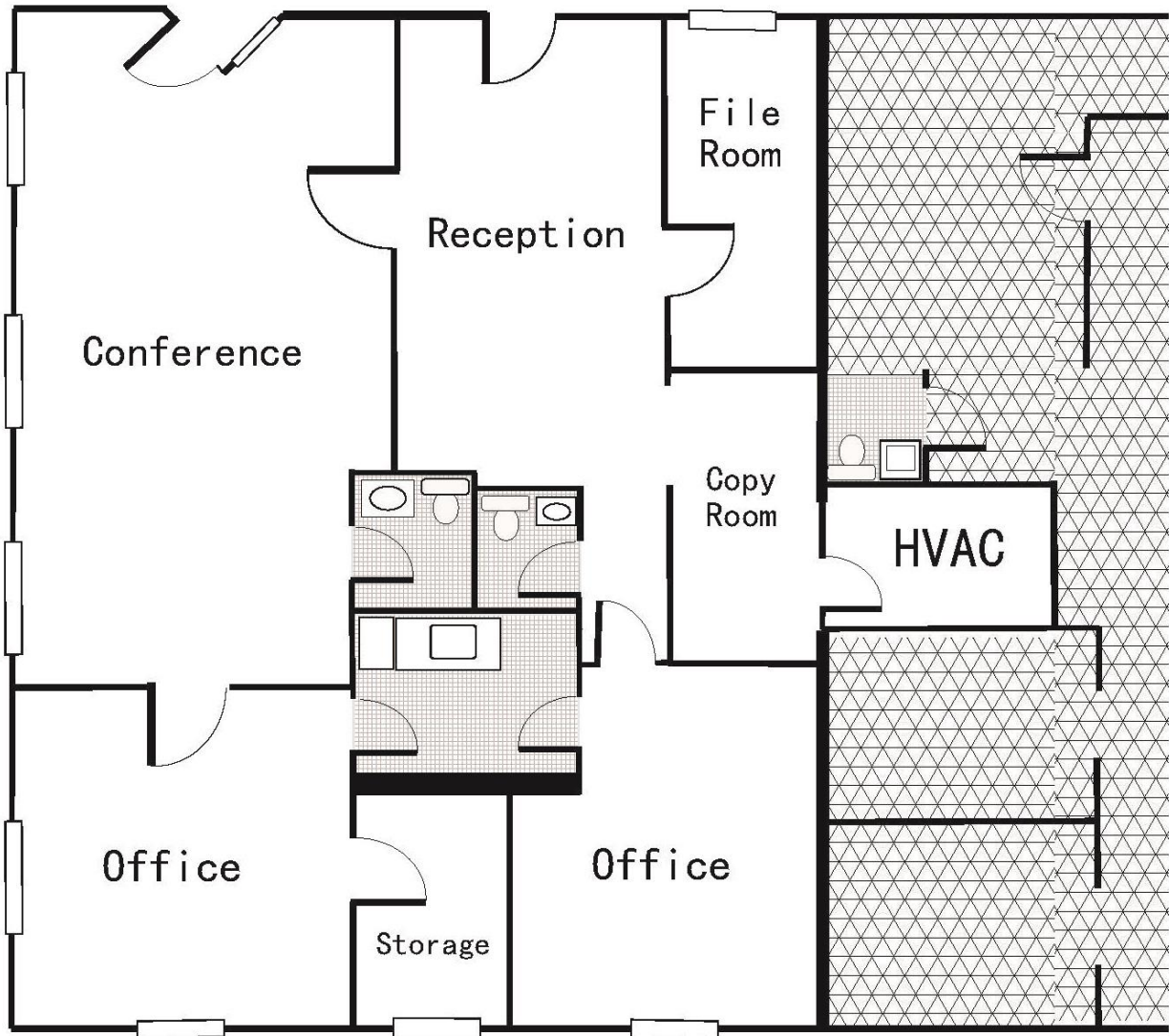
**FOR ADDITIONAL INFORMATION CONTACT:**  
**Nancy Green - 240-529-0135**  
**Email: [Nancy@NGreen.com](mailto:Nancy@NGreen.com)**  
**Website: <http://www.NGREEN.com>**

**Mackintosh Commercial**  
262 W. Patrick Street  
Frederick, Maryland 21701  
Broker: 1-800-727-SOLD  
Fax # : 1-240-489-7932

*All information deemed reliable, but not guaranteed.*



## 427 E. Patrick Street Floor Plan



*All information deemed reliable, but not guaranteed.*

## 4-6 West South Street Photos



Office Outside View



East Patrick Street View



Side and Rear Parking Lot



Left Door Reception Area



Right Door Conference Room



Interior Reception Room



Large Conference to Rear



Reception Room to Rear Office



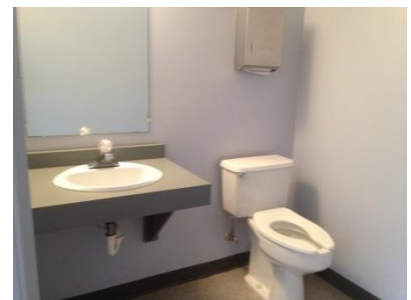
Separate Kitchen Area



HVAC System



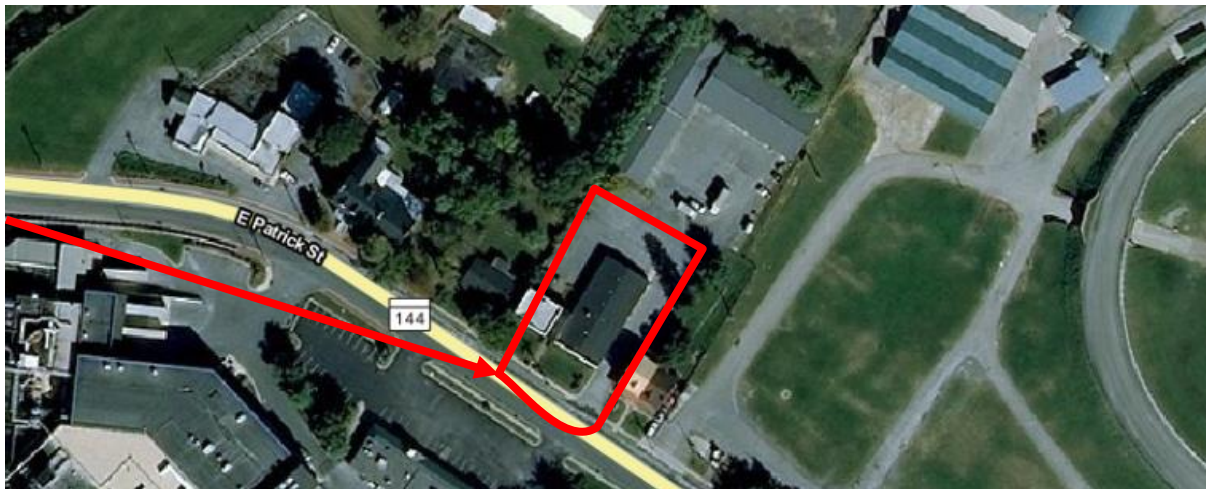
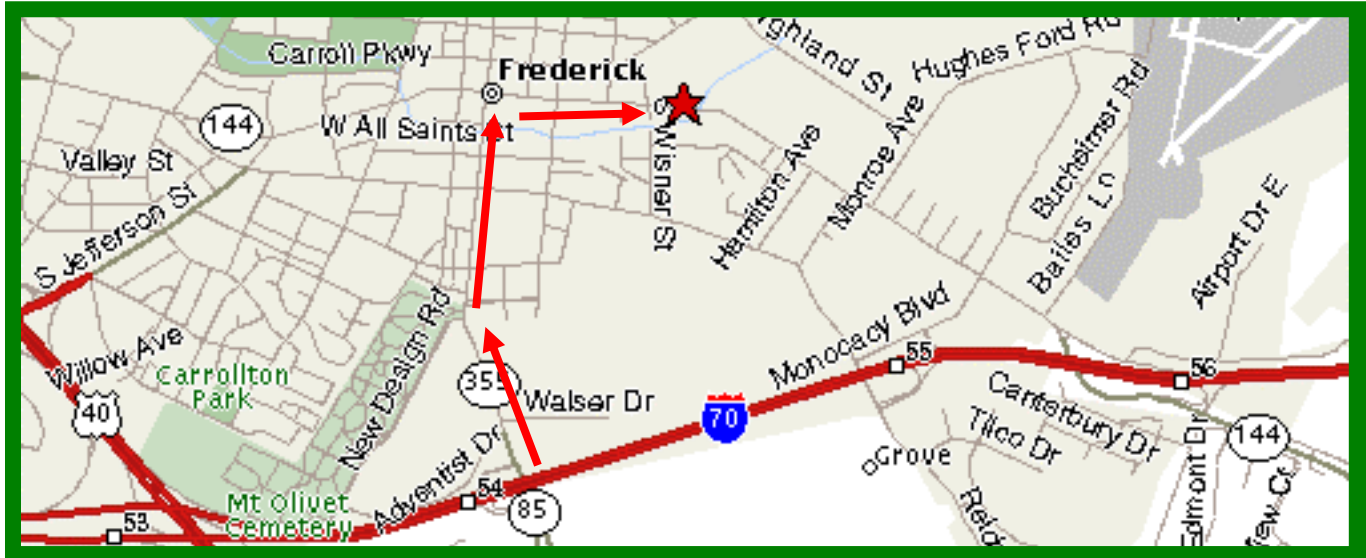
Network and Phones



One of Two Bathrooms

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**Directions:** From I-70 and I-270 (Route 15) Intersection continue East on I-70 to Exit 52. Exit onto East Street (Hwy 144) North into Frederick City. Continue on East Street Around Circle and across Carroll Creek to Second Light. Turn Right onto Patrick Street East and continue past Carroll Creek project to 427 East Patrick Street on Left. Parking usually available on East Street in front of Building or in Rear Parking Lot.

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