



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

Class "A" Office Suite For Lease – 2,667 SF

Corporate Drive Building 5291 Corporate Drive, Frederick, MD 21703



5291 CORPORATE DRIVE is a premier office campus environment situated on one of the most beautiful parcels of land within the prestigious Westview Office Complex. The Wormald Companies developed and constructed three (3) Class-A buildings on the site, designed by the award-winning architectural firm of Banta Campbell Architects. Each Suite Contains HVAC and there are restrooms in the common area. Plenty of Parking Surrounds the Building.

Current Tenants Include:

A Morton Thomas (Engineering Firm), Employee Navigator (HR and Benefits Firm), Goldwater Bank, Lakeside Title Company, CAPS Inc. (Collections Service), Roth Staffing Services, Diesel Technology Forum (Non-Profit), and RSM US LLC (CPA firm).

**Only One 2,667 SF Available Suite Left:
Suite 205 – 2,667 SF @ \$21 SF + NNN (\$8.28 SF)**

All information deemed reliable, but not guaranteed

FOR ADDITIONAL INFORMATION CONTACT:
Nancy Green - 301-748-3321
Email: Nancy@ngreen.com
Website: <http://www.ngreen.com>

Mackintosh Commercial Brokerage
262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1240-489-7932

Corporate Drive – Additional Information:

5291 Corporate Drive, consisting of approx. 26,900 SF of gross building area, has been designed to accommodate the needs of today's office user. Office design, whether open or private office, can be efficiently created within the Column grid of the building.

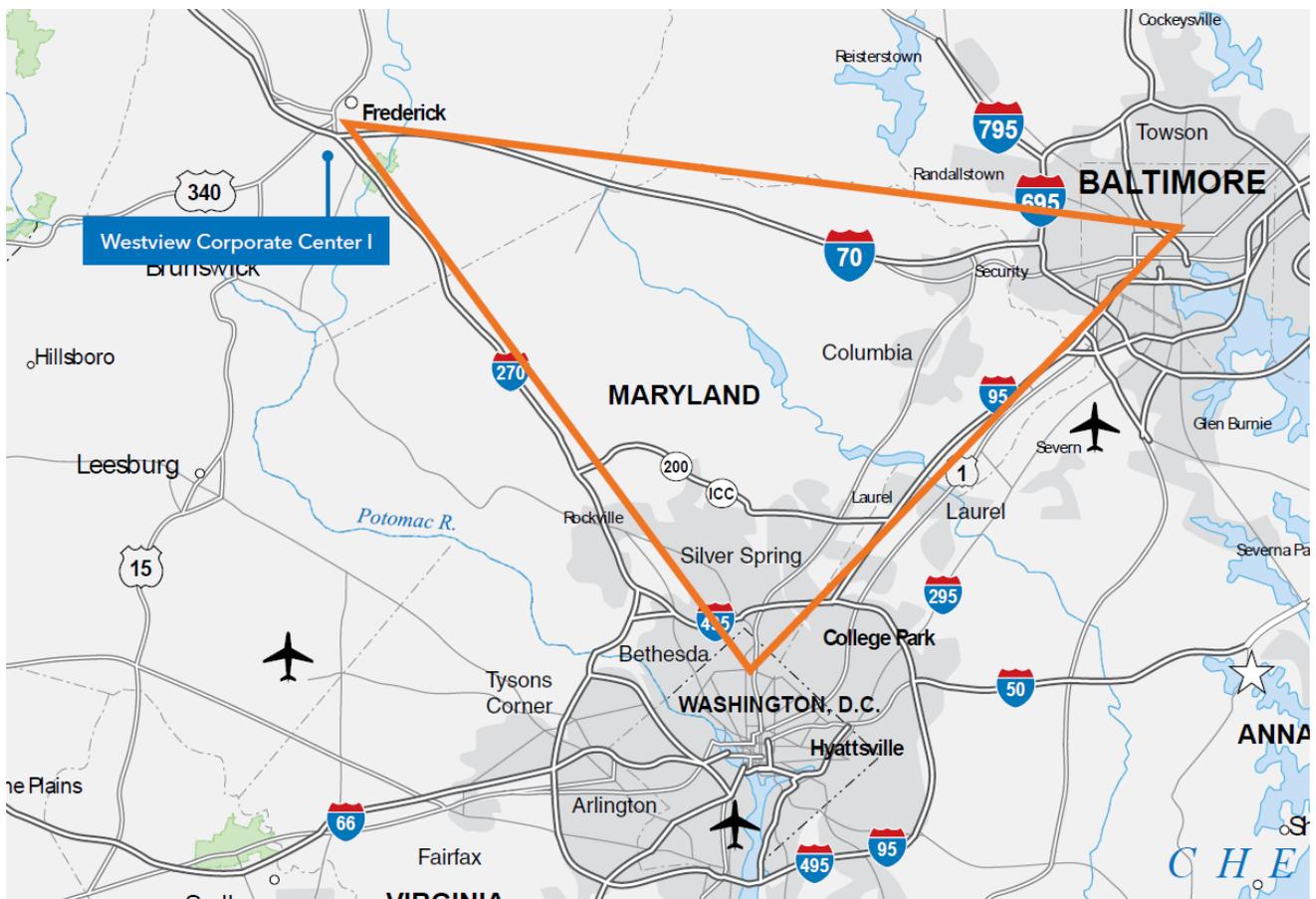
Office size can be tailored to individual tenant needs and requirements.

The façade of the building is brick and glass, accented with stately precast elements. Attractive landscaping further makes a statement for tenants and clients alike. Upon entering the building, a vaulted ceiling with stained wood trim and columns will set the tone for an upscale professional office center. The elevator is a custom wood-paneled, brushed bronze accented centerpiece to the building.

In addition to offering the visitor a first-class elevator, the lobby also leads to an open, carpeted stairway appointed with stained wood railings and trim providing another first-class opportunity to transition to the second floor. With 4.2 parking spaces per 1,000 square feet of rentable area, there is ample parking for both tenants and their clients.

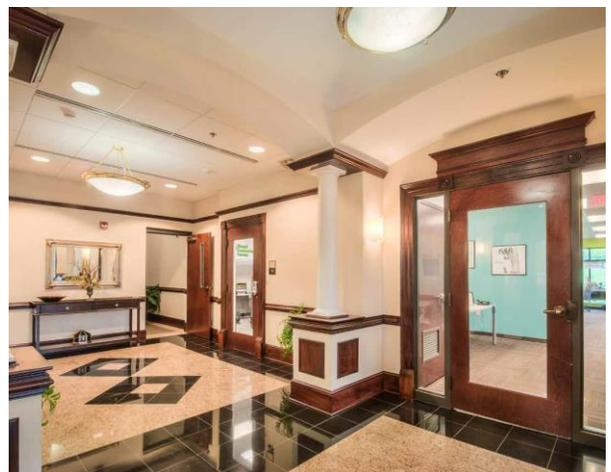
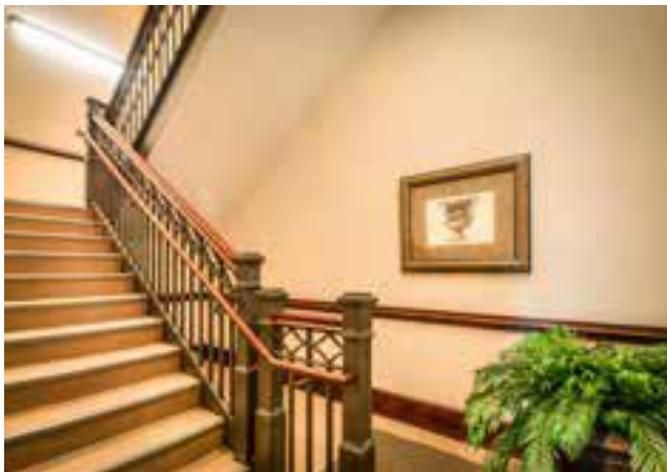
WESTVIEW OFFICE COMPLEX

Westview Office Complex is the preferred address for Frederick's upscale business community, and is home to several national and regional companies, including Marriott Corporation & BB&T Regional Headquarters. Conveniently located on the south side of Frederick, just off I-270, at the gateway into Frederick, and within proximity of I-70 and the MARC station, the Westview Office Complex offers a wide range of amenities. Westview Promenade and Westview Corner offer restaurants, shopping and entertainment within walking distance to provide a range of services to tenants at 5291 Corporate Drive. The nearby Kingsbrook Shopping Center also provides shopping, restaurant and banking services within walking distance.



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Corporate Drive – Additional Photos:



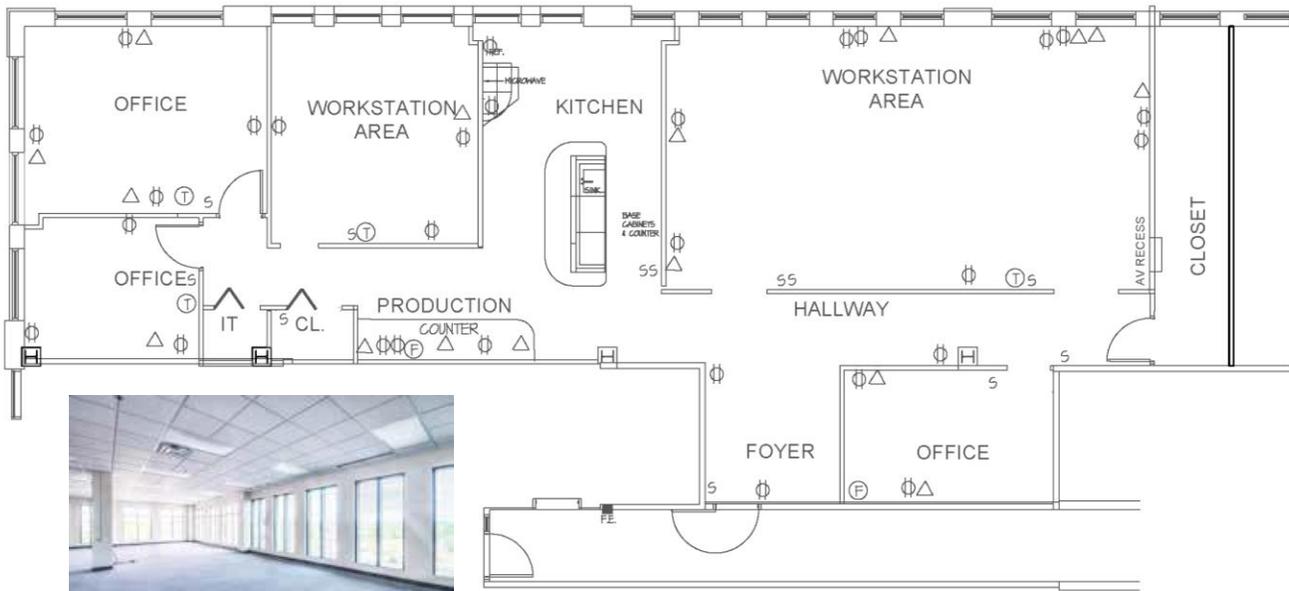
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Corporate Drive – One Suite Available:

Suite 205 = The Suite is 2,667 SF

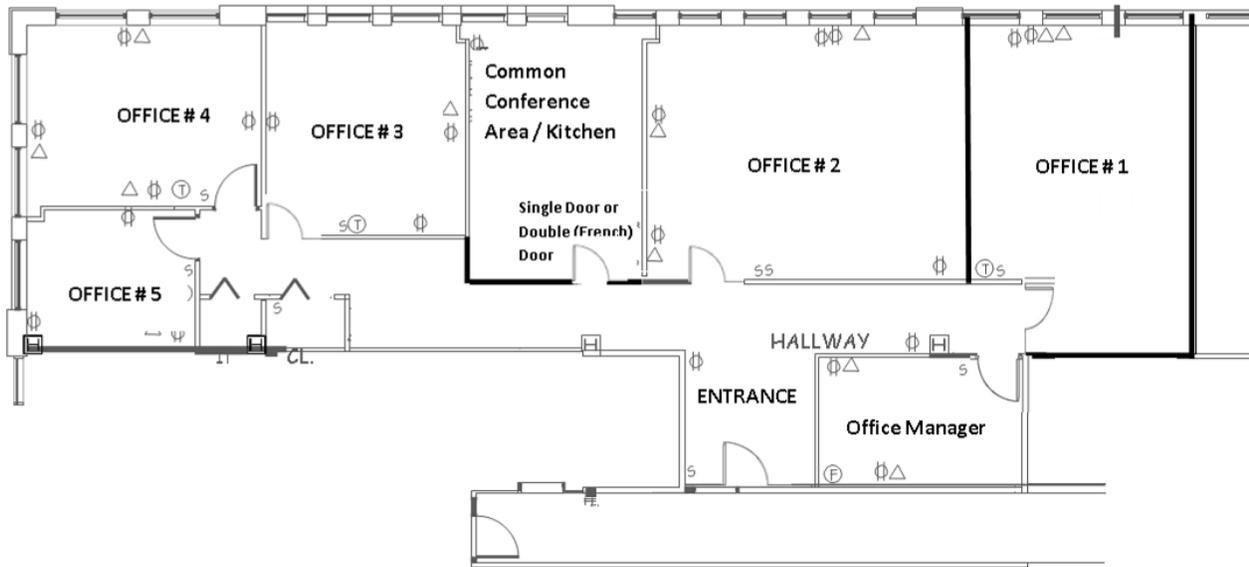
The Suite contains Receptionist Office, Two Private Offices, Two Workstation areas that can be converted into a Conference Room and Two Offices. There is a Kitchen, IT Closet and Production Counter. The Space has Elevator Access, High Speed Internet Access and is Sprinklered.

Suite 205 – Current Layout



FLOOR PLAN
SCALE: 1/8" = 1'-0"

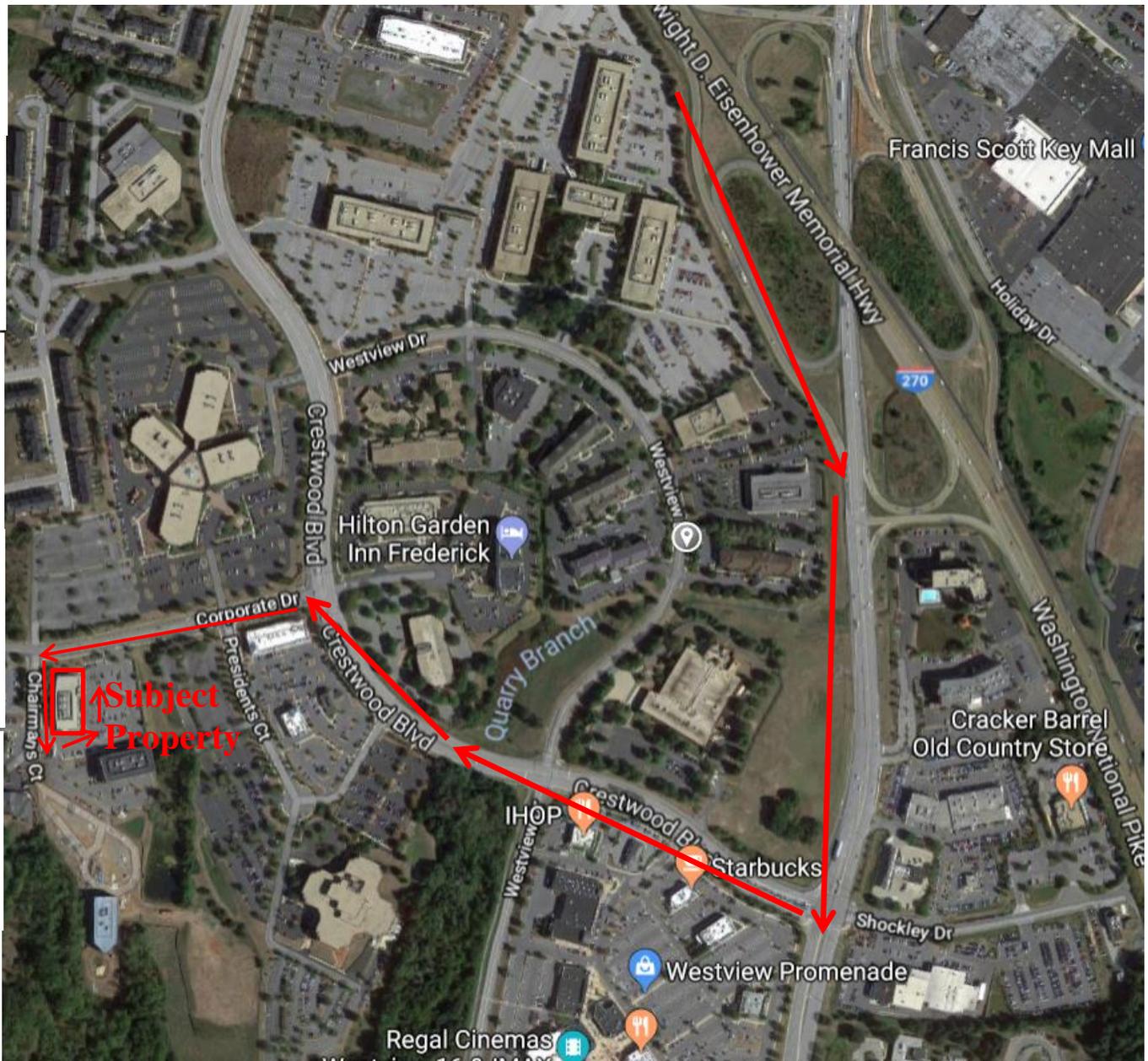
Suite 205 – Alternate Office Layout



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5291 Corporate Drive Directions:

From Frederick take Interstate 270 South to Exit 31B, Turn Right onto Buckeystown Pike, then turn next right onto Crestwood Boulevard. Continue on Crestwood Boulevard to Corporate Drive. Turn Left onto Corporate Drive and Continue to Chairman's Court. Turn Left onto Chairman's Court and then immediately Turn next Left into parking Lot and Turn Left at to Building on Left at 5291 Corporate Drive.



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