



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

SALE / LEASE

Presents:

Professional Office Condo

Located at 241 East 4th Street in Historic Downtown Frederick



Sale - \$454,020 ~ Lease - \$20 / SF + NNN

**Suite 204 - 1,974 SF Suite on the 2nd Floor of The Glass Factory
Beautifully Decorated Office Building in Historic Downtown Frederick.**

Available at \$4,150.33 / Month + Utilities.

This East Street Location lies directly on the future main traffic corridor into the City of Frederick from a new Interstate 70 exchange.

Ideal Location for Professionals to Live near their Business.

One of only Five Cities or City Sections to receive a 2005 Great American Main Street Award, bestowed annually by the National Trust for Historic Preservation.

Walking Distance from Downtown Restaurants. Zoned DB (Downtown Business)

The Building is located in the HUB zone, an area designated by the Federal Government whose Tenants are eligible for special consideration in obtaining government business.

NNN includes Taxes and \$2.00 /SF Condo Fee.

For Additional Info call: Nancy Green (240)529-0135 / (800) 301-5901

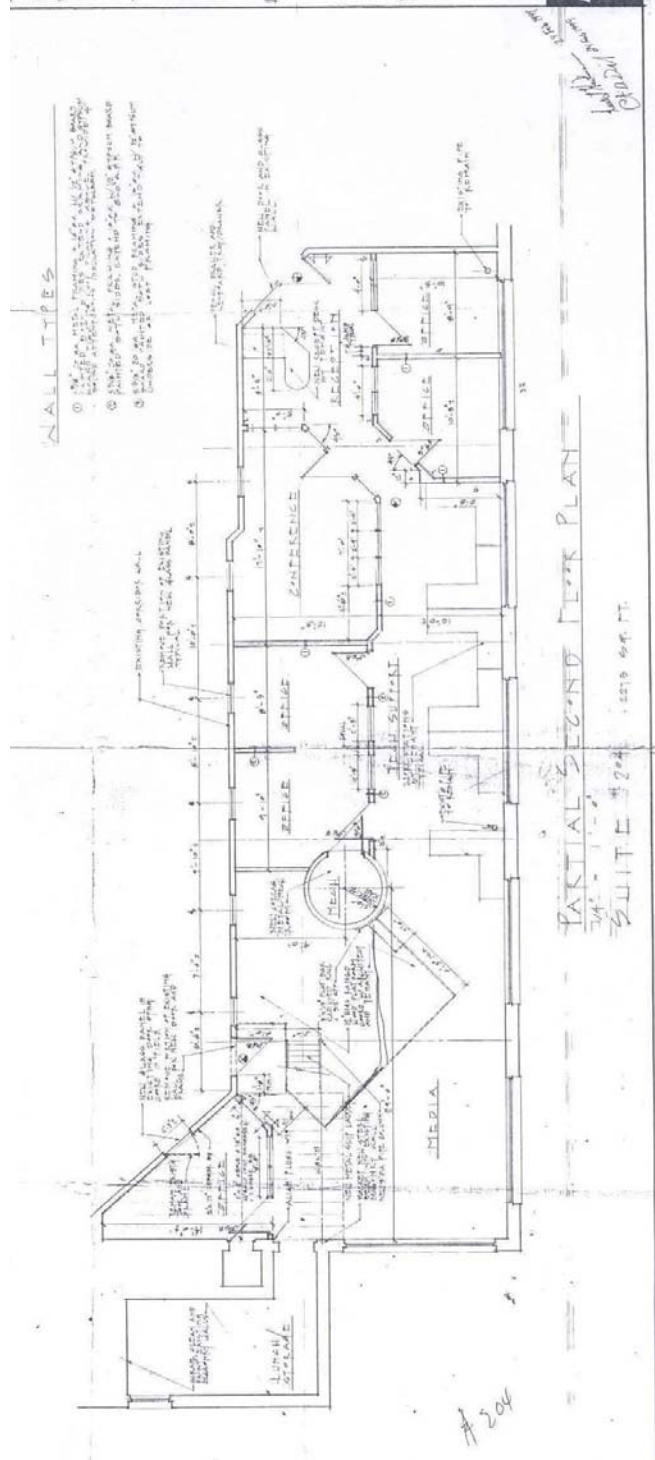
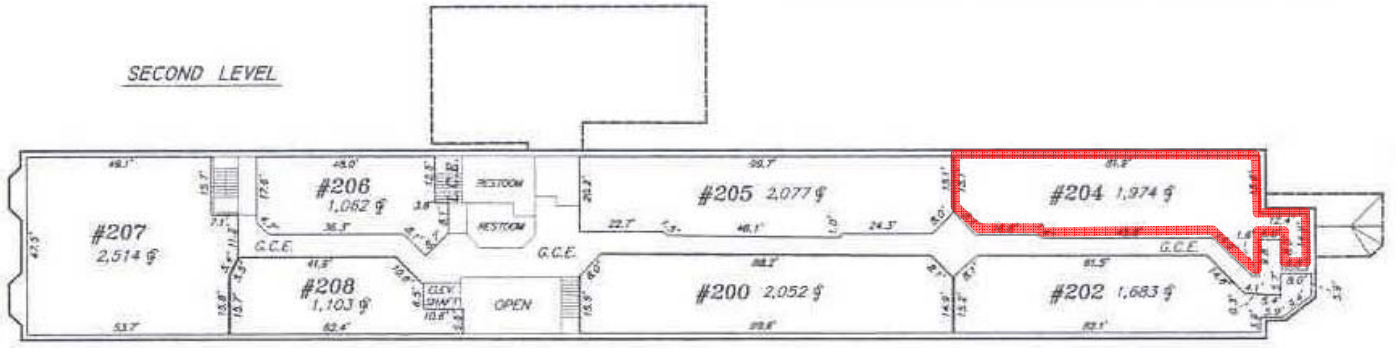
Mackintosh Commercial Brokerage, 262 W. Patrick Street, Frederick, Maryland 21701

Fax #: 301-846-4317 / O: 1-800-727-SOLD ext.235

Email: Nancy@ngreen.com / Website: www.ngreen.com

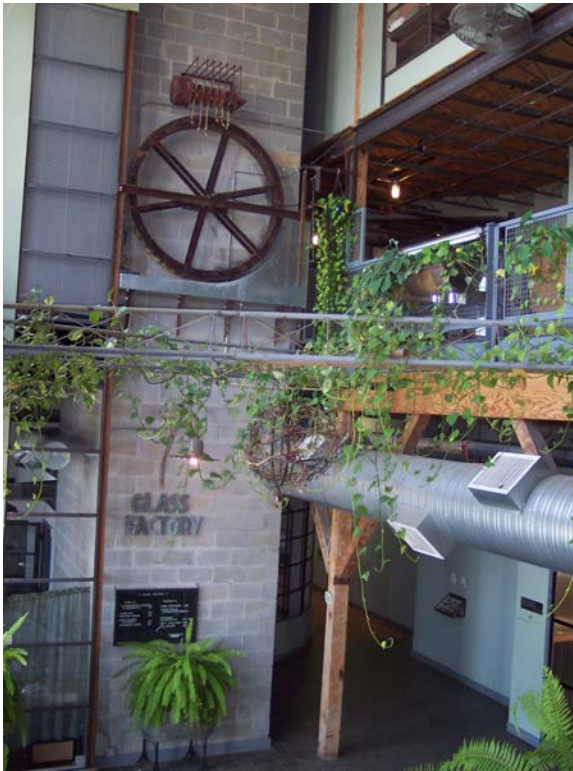
All information deemed reliable, but not guaranteed.

SECOND LEVEL



Glass Factory Suite 204 Floorplan

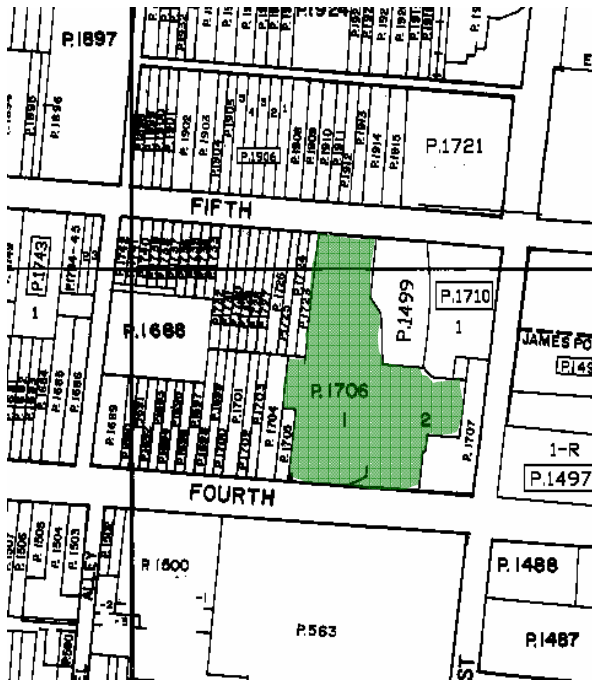
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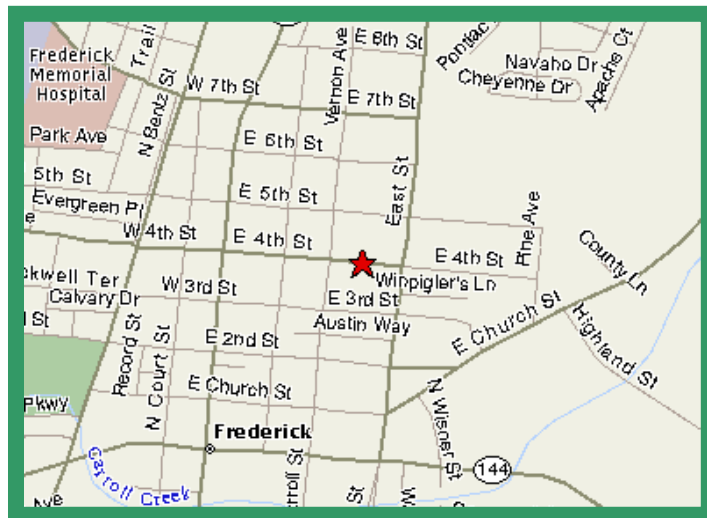
Glass Factory Lobby Photos



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Directions: From I 70 take Exit 56 (Patrick Street Exit), go straight on Patrick Street into Frederick about 1.5 miles, take a right onto East Street, go about 5 blocks, then take a left onto 4th Street, it is the second property on your right.



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