



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

NEW LISTING SALE / LEASE

Presents:

Professional Office Condo

**Located at 241 East 4th Street in Historic Downtown Frederick
The Glass Factory First Level - Suite 102**



Sale - \$355,680 ~ Lease - \$21 / SF + NNN

**Suite 102 - 1,368 SF Suite on the 1st Floor of The Glass Factory
Beautifully Decorated Office Building in Historic Downtown Frederick.
Contains a Wet Kitchen and Full Private Bath .
Available at \$3,047.25 / 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.

. 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 \$2.50 /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.

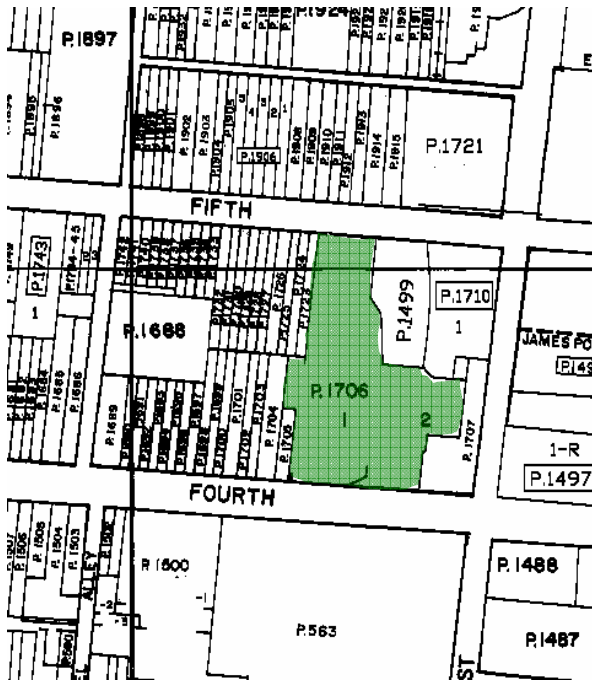


Interior Suite Photos

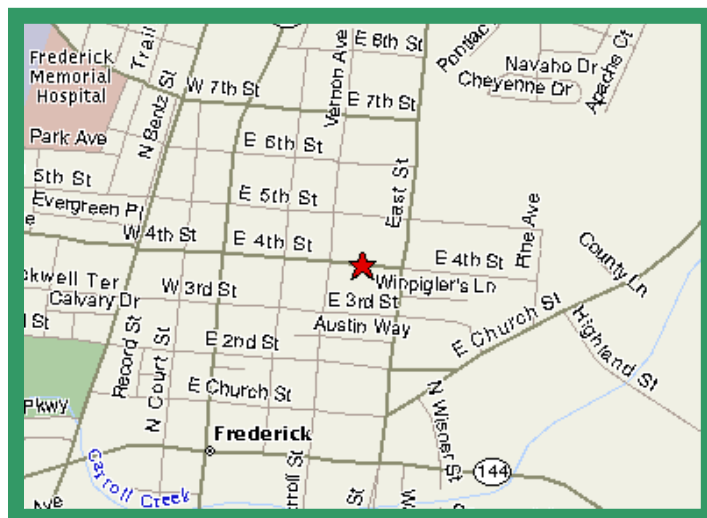
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Directions: From I 70 take Exit 56 (Patrick Street Exit), go straight on Patrick Street into Frederick about 1.5 miles, take a right onto East Street, go about 5 blocks, then take a left onto 4th Street, it is the second property on your right.



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