



**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

**For Lease @ \$18 SF + NNN  
Lake Front Office Condos**

**Whittier Lake Front Condos**  
Whittier Drive, Frederick, Maryland 21702



**The Whittier Lake Front Condos are nestled at the main entrance of the Whittier Planned Urban Development offering great convenience to the neighbors of Whittier and the surrounding communities.**

**The Lake with beautiful walking and biking Paths offers an Optimal Office / Retail Environment for Employees and Customers.  
All information deemed reliable, but not guaranteed**

**AVAILABLE SUITES: One Suite Left:**

Suite	Rentable SF	Base Monthly Lease \$18 SF	NNN \$5.30 SF *Subject to Annual Adjustments	Total Monthly Rent
<b>201</b>	<b>1,515</b>	<b>\$2,273</b>	<b>\$669</b>	<b>\$2,942</b>

FOR ADDITIONAL INFORMATION CONTACT:

**Nancy Green – 301-748-3321**

Email: [Nancy@ngreen.com](mailto:Nancy@ngreen.com)

Website: <http://www.ngreen.com>

**Mackintosh Commercial Brokerage**

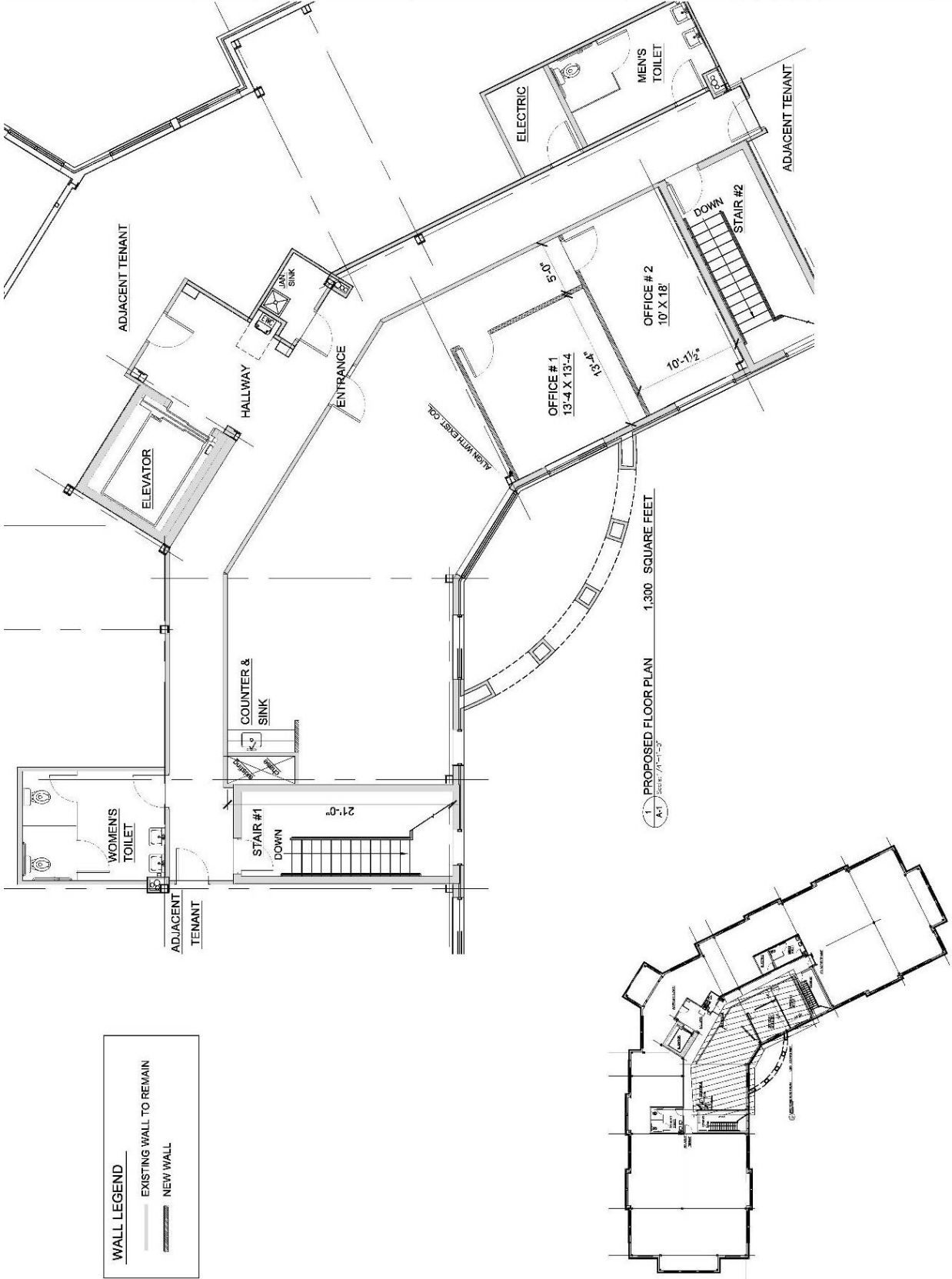
262 W. Patrick Street

Frederick, Maryland 21701

Broker: 1-800-727-SOLD

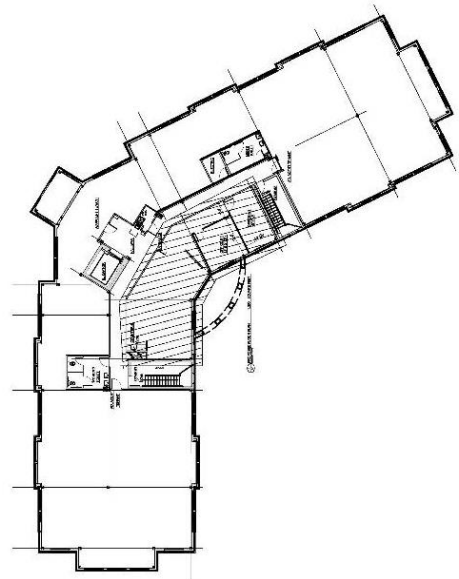
Fax #: 1240-489-7932

# Whittier Lake Front Office Building – Suite 201 Floor Plan



**WALL LEGEND**

	EXISTING WALL TO REMAIN
	NEW WALL



1  
A1  
PROPOSED FLOOR PLAN  
Scale: 1/8" = 1'-0"  
1,300 SQUARE FEET

**GENERAL CONTRACTOR**  
COMMERCIAL BUILDING CONTRACTORS, LLC  
8738 New London Road  
New Market, Maryland 21774  
Phone: 301-401-4245  
Fax: 301-865-1079

**ARCHITECTS and PLANNERS**  
**CWM GROUP, INC.**  
317 S. 2nd Street  
Frederick, MD 21701  
Phone: 301-223-8800  
Fax: 301-223-8800  
www.cwmgroup.com

The Building Books for the Success of Your Project

**PROPOSED FLOOR PLAN**  
TENANT IMPROVEMENTS FOR:  
PAUL SILL  
SUITE 201 AT 2405 WHITTIER DRIVE  
FREDERICK, MARYLAND

DATE	08/02/2017
NO.	REVISION 1.00
DATE	
NO.	
DATE	
NO.	

DATE	08/02/2017
PROJECT NO.	1847
PHASE	PRELIMINARY
DRAWN BY	
CHECKED BY	
SEAL	

# Whittier Lake Front Condos Building – Site Plan



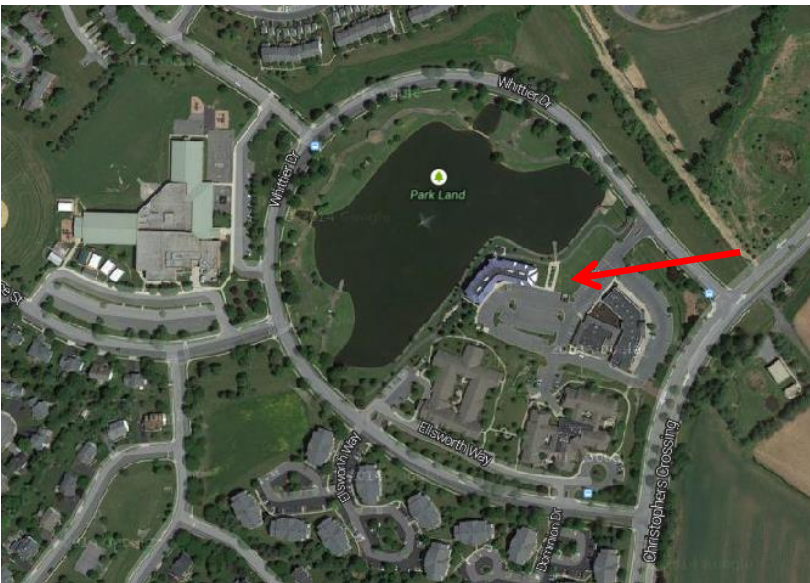
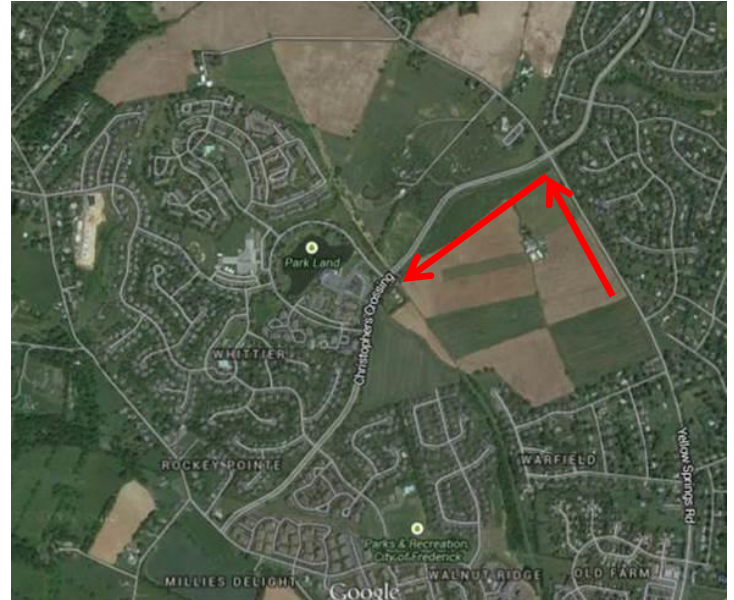
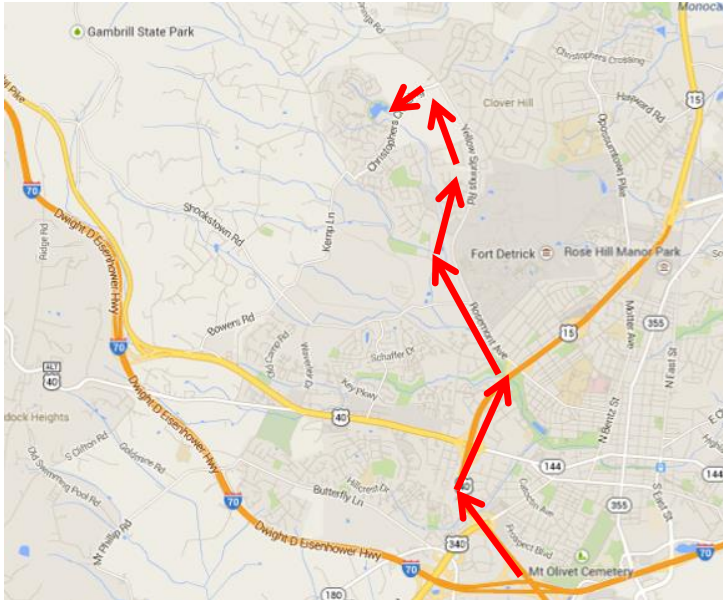
**Whittier Lakefront Condos  
For Sale or Lease**

**CALL:  
NANCY GREEN  
301-748-3322**

All information deemed reliable, but not guaranteed

# Whittier Lake Front Center Directions:

From the I-70 and I-270 Intersection in Frederick, Drive North on Route 15 to Exit 14 (Rosemont). Exit onto Rosemont Avenue and travel West past Fort Detrick. Rosemont Avenue becomes Yellow Springs Road. Continue for approximately two miles to Christopher Crossings. Turn Left onto Christopher Crossing. Continue to LakeFront Shopping Center. Turn Right onto Whittier Drive and Left into Shopping Center Parking Lot. The Pad Site is located in the grassy area between the Shopping Center and the Lake



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