



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

For Sale @ 5.6 Million
16,526 SF – 3 Condos

Whittier Lake Front Condos For Sale

2405 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.



Suggested List \$5,600,000

25% Down \$1,400,000.00

Mortgage \$4,200,000.00

Monthly Payments

if @ 6.5% 20 Year \$31,332.00

Amortization

Monthly Net from Other Tenants \$17,453.99

Monthly Owner User Balance \$13,878.01

Square Footage 16,526

Cap Rate Fully Leased 7.0%

Price Per SF \$193.71

Confidential - Whittier 2026 Rent Roll - Updated 9/17/26

WHITTIER LAKEFRONT - 2405 WHITTIER DRIVE (RETAIL & OFFICE)

LEASEE	UNIT	SF	Increase Date	% Increase	Lease Terms	Annual CAMs/Dues Office \$10.90 SF	Monthly Base Income 12/26	Annualized Base 2026	Option Periods Available
Owner Occupant	106-111	5,709				\$62,228.10			OWNER OCCUPANT
Henry Jackson	200	9,302	4/1/2026	3%	5 yrs - Ending 3/31/29	\$101,391.80	\$14,802.74	\$177,632.88	2 - 5 year option terms 4/2029 and 4/2034
Value of Life Kuman Math	201	1,515	9/1/2026	5%	9/1/25 - 8/31/2030	\$16,513.50	\$2,651.25	\$31,815.00	One Five Year Option to Renew

Total Leased 16,526

\$180,133.40

\$209,447.88

For Whittier Housing Development Information - [Whittier - Ausherman Properties - Residential Properties](#)

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

Whittier Lake Front Condo Building – Buildout Specifications

Shell Specific Improvements

Site Work:

- Lighted paved parking with dumpster and service areas.
- Landscaped green spaces.
- Concrete walks.
- Electric, water, and sewer services to the building shell.

Concrete / Masonry:

- Concrete foundations and masonry foundation walls.
- Stairways and elevator shafts built of concrete masonry.
- Exterior base masonry wall up to 1st floor windows with cast stone first floor windowsills.

Metals:

- Steel framed structure with composite concrete floor slabs.
- Steel framed pitched roof truss system.
- Steel framed stairs with concrete fill.
- Steel railings.

Thermal and Moisture Protection:

- Pre-Finished metal sloped roof system with 20 yr. finish.
- Thermal barriers at all concrete slabs on grade.
- Canopies at entrances.

Doors & Windows:

- Aluminum pre-finished thermal break window system with double-glazing.
- Pre-finished aluminum exterior door and entrance systems.
- Solid core interior wood veneer doors in all common areas, but not in the entrance to the Unit.
- Commercial Grade Door hardware.

Finishes:

- Granite or ceramic tile or carpet floor finish at all public lobbies and entrance corridors.
- Ceramic tile floors in public restrooms.
- Acoustical and drywall ceilings in lobbies and corridors.
- Carpeted corridors to the Unit.
- Painted drywall wall finishes for common areas.
- Framed demising walls separating common areas.

Specialties:

- Building Directory in Lobby.

Outline Specification for Building Shell

Elevators:

- Hydraulic elevators with stainless steel doors and jambs.
- Cab interiors appropriate for lobby finishes.

Fire Sprinkler:

- Buildings are fully fire sprinkled in accordance with regulations. Heads to be turned down and relocated to meet code as required for each Unit by the Unit tenant/owner.
- Building Fire Alarm System as required with the Unit tenant/owner connecting thereto at the Unit tenants/owner's cost.

Plumbing:

- All core spaces are provided with restrooms sized for entire floor areas.
- Future water and sewer tie-in locations are provided in several locations on each floor for additional Unit owner plumbing requirements to be run to each Unit at Unit tenants/owner's expense.

Heating / Air Conditioning:

- Roof top HVAC equipment with fresh air make-up and variable air volume equipment in the Unit as shown on plans. Added VAV equipment as needed by the Unit tenant/owner to be installed at Unit tenant/owner's expense. Ducted distribution from VAV equipment provided by Unit owner and temperature controls by the Unit tenant/owner.
- All HVAC for common areas is completed by the Seller.

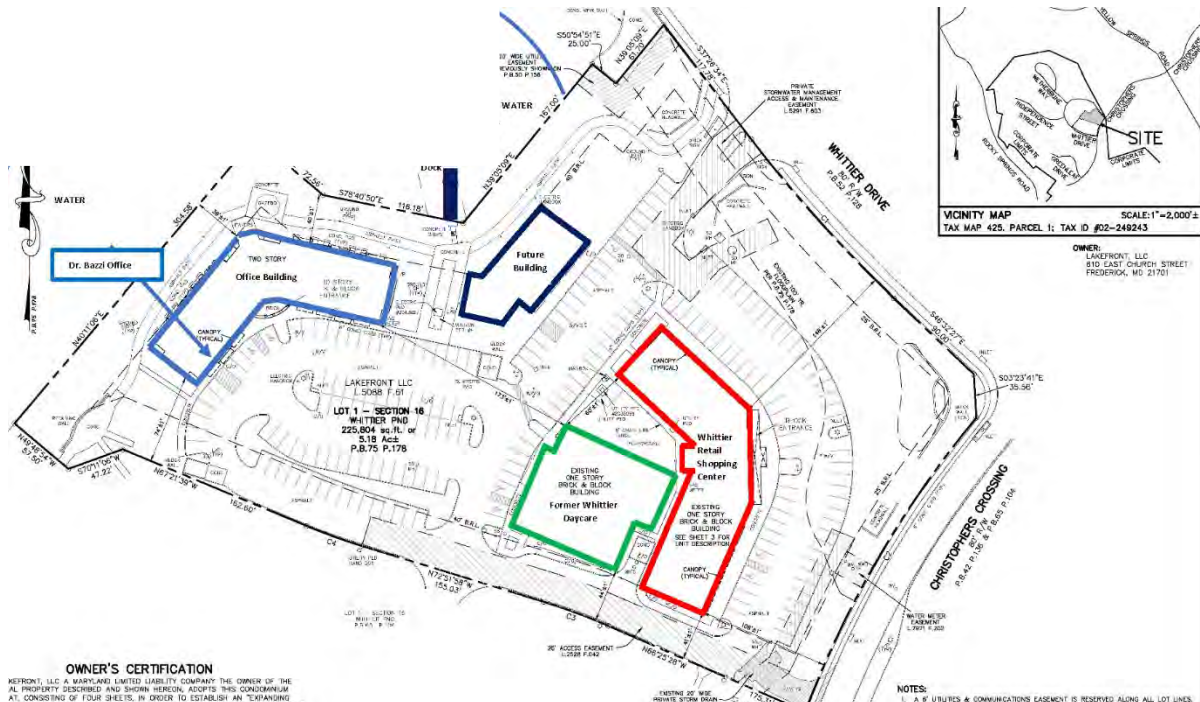
Electrical:

- All main service electrical panels with 277/480V 3-phase power provided at central electrical room on each floor provided by seller. Individual meters for the Unit provided by Seller.
- Conduit only rough-in from electrical room to the Unit provided by Seller. The Unit owner to provide individual panels as required for tenant/owner.
- All electrical work for common areas is completed by Seller.

Unit Specific Improvements

- Concrete floor all floors.
- Metal Stud Walls on outside walls to meet code (insulation and drywall provided by the Unit owner).
- Metal Stud Demising Walls to meet code by the Unit tenant/owner.
- Ceiling exposed to deck above with ceiling system providing plenum for HVAC and other utilities.
- All utilities extended to the Unit by Unit tenant/owner as provided in above provisions under Shell Specific Improvements.
- 3' x 7' solid core wood door with a glass sidelight will be provided for each space.

Whittier Lake Front PUD



Whittier Office Building

2405 Whittier Drive, Frederick, MD 21702

SUITE 101
NOT INCLUDED
IN SALE

FIRST FLOOR



First Floor –	
Gross Floor Area	10,894 sq.ft.
Core Area	1,454 sq.ft.
Net Leaseable Area	9,440 sq.ft.
Second Floor –	
Gross Floor Area	10,894 sq.ft.
Core Area	1,560 sq.ft.
Net Leaseable Area	9,334 sq.ft.
Total Building –	
Gross Floor Area	21,788 sq.ft.
Core Area	3,014 sq.ft.

SECOND FLOOR



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

PROPERTY INFORMATION:

THE LOCATION

2405 Whittier Drive is located within the **Whittier Planned Urban Development**, surrounded by established residential neighborhoods and complementary commercial uses.

The property benefits from a built-in neighborhood customer base and proximity to other businesses and services. The surrounding Whittier commercial environment includes medical, professional, educational, fitness, restaurant and retail users, creating a natural ecosystem for businesses serving local residents.

The property is also located less than two miles from the **Fort Detrick entrance gate**, according to previous property marketing.

A DESTINATION — NOT JUST AN ADDRESS

Lakefront visibility.

Natural light.

Flexible floor plan.

Established commercial environment.

5,709 SF available for an owner-user.

16,526 SF total center.

True NNN structure.

This combination makes 2405 Whittier Drive a compelling opportunity for a business owner looking for a permanent Frederick location with a distinctive image.

IDEAL FOR

Medical / Healthcare

- Medical practice
- Specialty physician
- Physical therapy
- Rehabilitation
- Wellness center
- Dental-related uses
- Specialty healthcare

Fitness / Wellness

- Fitness studio
- Boutique gym
- Pilates
- Yoga
- Personal training
- Wellness center
- Sports performance

Professional Office

- Law firm
- Accounting
- Financial services
- Engineering
- Architecture
- Technology
- Corporate headquarters

Retail / Customer-Facing

- Specialty retail
- Showroom
- Design studio
- Furniture/interiors
- Boutique commercial concept

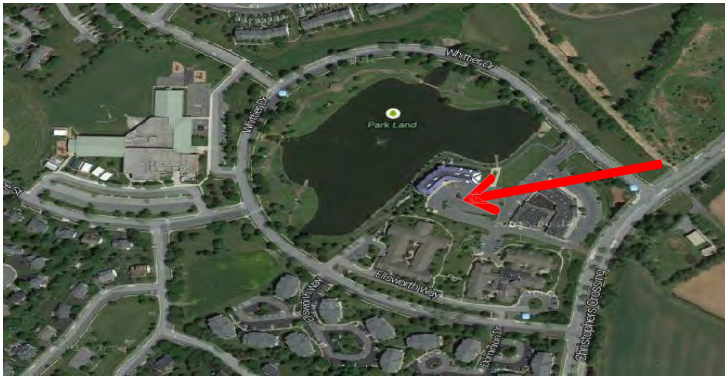
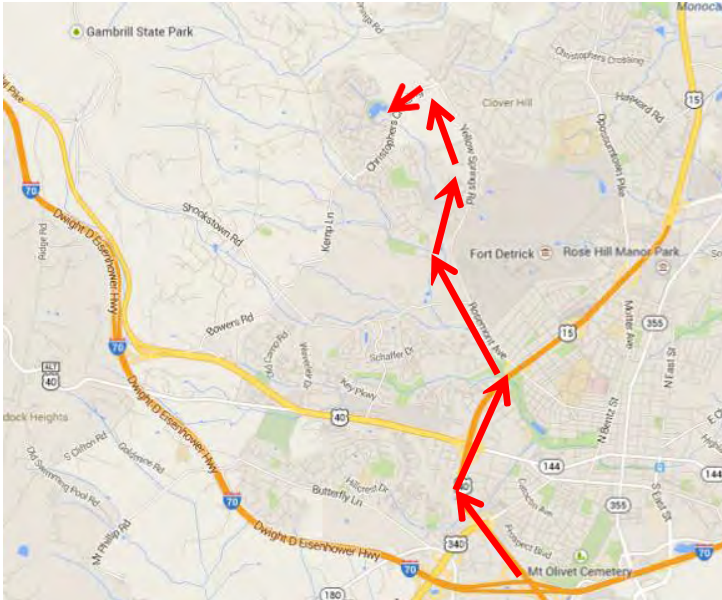
Restaurant / Hospitality Concept

The lakefront setting and large windows also create potential for a distinctive restaurant or café concept, subject to zoning, parking, building systems and municipal approvals.



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 Office Building is to the right of the Shopping Center and beside the Lake.



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