**MACKINTOSH, Inc.**
COMMERCIAL BROKERAGE

**Suite 105 CONDO FOR SALE @ $789,900**
**Lease - 2,848 SF @$21 SF + NNN ($5.79 SF)**

# Presents:

**2,848 SF – 5 Offices + Conference Room,**
**Three Large Open Areas, Large Kitchen**

# The Glass Factory

## 241 E 4th Street, Frederick MD 21701

**Click Here for Video of Suite 105**




**Beautifully Decorated 2,848 SF Office Space (No Retail)**
**in Historic Downtown Frederick**

**Five Offices, Conference Room,**
**Three Large Open Cubicle Areas, Large Kitchen**

**44,840 SF Building on 1.49 Acres (64,620 SF). DB Zoning.**

This East Street Location lies directly on the future main traffic corridor into the City of Frederick from a new Interstate 70 interchange.
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.
Total of 61 Parking Spaces, 18 of which are currently assigned.
Recently Renovated with new HVAC and Roof.

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**For Additional Info call: Nancy Green (301)748-3321**
**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.***

# The Glass Factory Suite 105 – CONDO USE RESTRICTIONS

## THE GLASS FACTORY USE RESTRICTIONS

**ARTICLE VIII**
**COVENANTS AND USE RESTRICTIONS**

In addition to all of the covenants contained herein, the use of the Condominium and each Unit therein is subject to the following:

Section 1. Use of Units The Condominium is designed developed and established for a combination of concurrent retail and professional office and business-commercial uses. No Unit may be used for residential purposes or residential combined with commercial purposes and use. Any retail or commercial use shall be in compliance with the provisions of this Declaration and the ordinances and codes of the City of Frederick, Maryland ("the City") and in accordance with the Covenants.

**Section 2 Commercial Uses Allowed. Commercial uses permitted within the Units shall include all of the following: professional offices and other trades or businesses generally compatible therewith which are permitted by the laws and ordinances of the City and this Declaration.**

**Section 3. Commercial Uses Prohibited-Generally. The following commercial uses and activities shall be prohibited in any of the Units, whether allowed by ordinances, regulations, or standards of the City, expect as expressly provided otherwise herein:**

**(a) Restaurants, food service or preparation, cocktail lounges, bars, supper clubs, public entertainment establishments with live or amplified music or other amplified noise;**

**(b) Retail businesses, art galleries, art workshops and studios, photographic studios,**

**(c) veterinary offices;**

**(d) junk or salvage operations;**

**(e) auto, truck or vehicle repairs or painting;**

**(f) manufacturing or assembly uses which use significant amounts of machinery or mechanical equipment**

**(g) manufacturing refining and or storage of chemicals, petro-chemicals or any radioactive materials;**

**(h) heavy industrial manufacturing, paper manufacturing, metal machine shops; slaughterhouses, tanneries, rendering operations;**

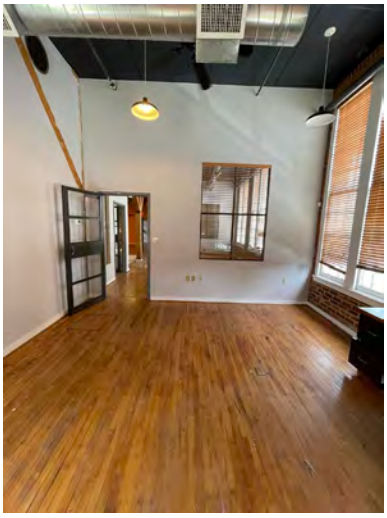
**(i) laundries or commercial cleaning establishments;**

**(j) any commercial or business use which employs more persons within the Unit, or otherwise involves the use and occupancy of more than the number of persons permitted in the size of the space of the Unit as is permitted by applicable laws and regulations.**

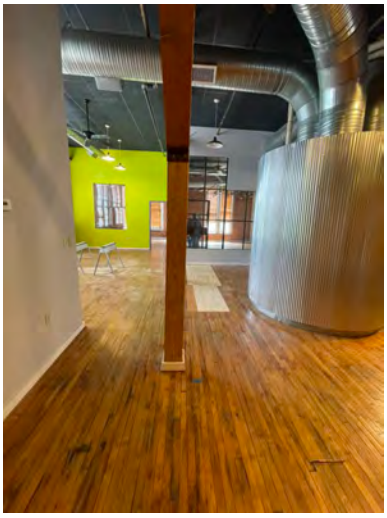
# Glass Factory – Suite 105 Floor Plan



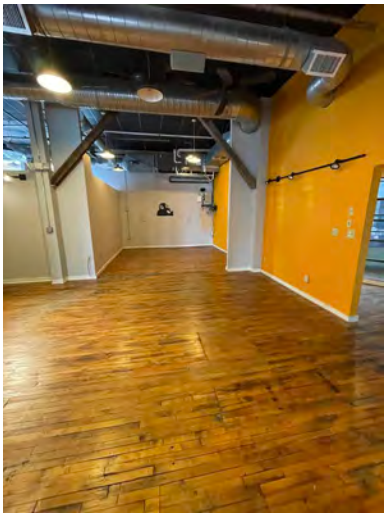
# Glass Factory – Suite 105 Photos



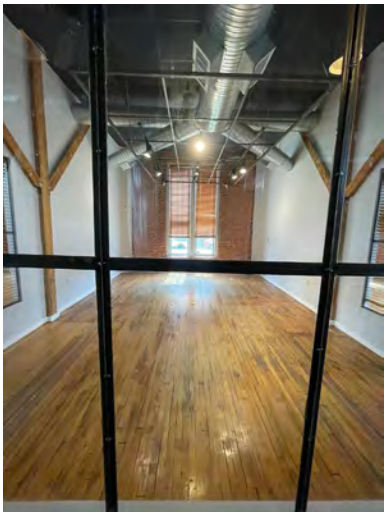
View to Suite Entrance



Large Open Area



Subdividable Open Area



Large Conference Room



Private Office



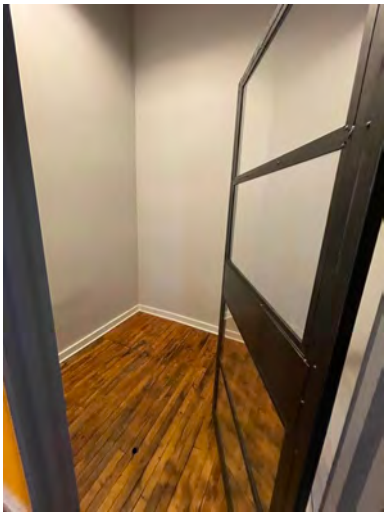
Corner Cubicle Area



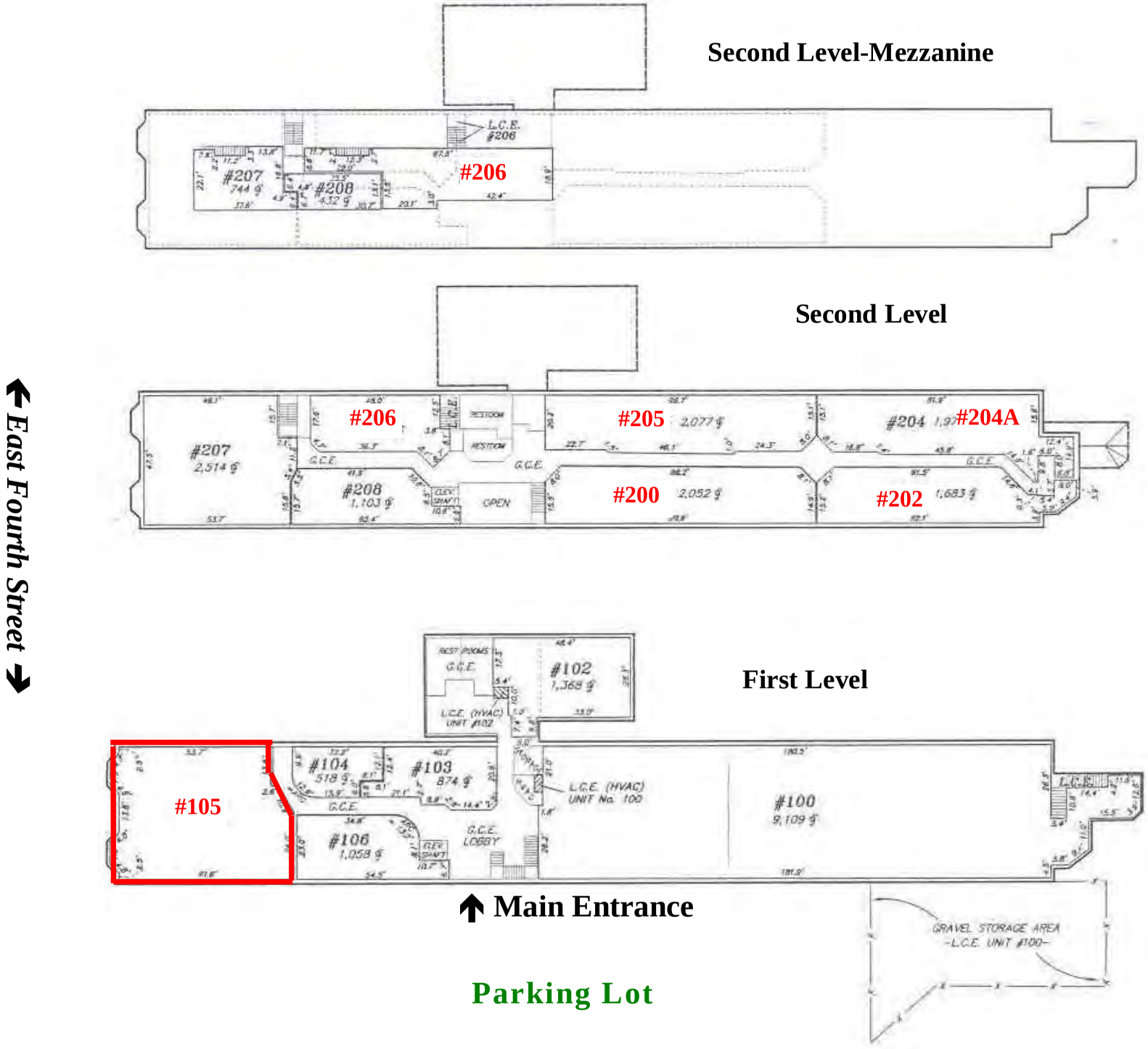
Private Office



Large Kitchen



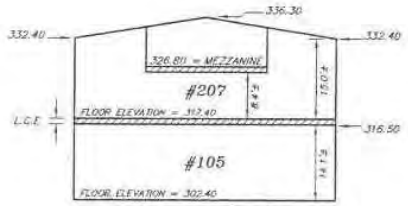
Former Soundproof Room



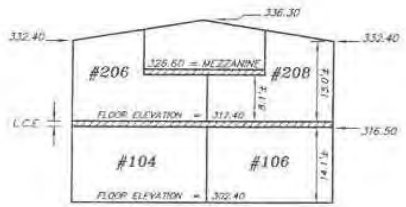

*All information deemed reliable, but not guaranteed.*

## CONDOMINIUM UNIT DESCRIPTION

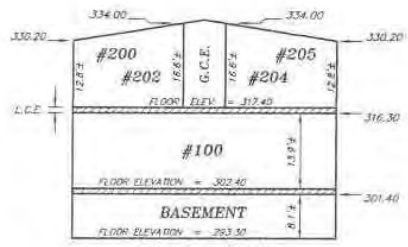
| CONDOMINIUM ELEVATIONS AND AREAS | | | | |
|---|---|---|---|---|
| UNIT NO. | STREET ADDRESS | LOWER ELEVATION | UPPER ELEVATION | TOTAL S.F. UNIT AREA |
| 100 | 241 EAST FOURTH STR. – SUITE 100 | 293.30 | 316.30 | 13,193 |
| 102 | 241 EAST FOURTH STR. – SUITE 102 | 301.00 | 317.00 | 1,368 |
| 103 | 241 EAST FOURTH STR. – SUITE 103 | 302.40 | 316.50 | 874 |
| 104 | 241 EAST FOURTH STR. – SUITE 104 | 302.40 | 316.50 | 518 |
| 105 | 241 EAST FOURTH STR. – SUITE 105 | 302.40 | 316.50 | 2,848 |
| 106 | 241 EAST FOURTH STR. – SUITE 106 | 302.40 | 316.50 | 1,056 |
| 200 | 241 EAST FOURTH STR. – SUITE 200 | 317.40 | 334.00 | 2,052 |
| 202 | 241 EAST FOURTH STR. – SUITE 202 | 317.40 | 334.00 | 1,683 |
| 204 | 241 EAST FOURTH STR. – SUITE 204 | 317.40 | 334.00 | 1,974 |
| 205 | 241 EAST FOURTH STR. – SUITE 205 | 317.40 | 334.00 | 2,077 |
| 206 | 241 EAST FOURTH+ STR. – SUITE 206 | 317.40 | 336.30 | 2,525 |
| 207 | 241 EAST FOURTH STR. – SUITE 207 | 317.40 | 336.30 | 3,258 |
| 208 | 241 EAST FOURTH STR. – SUITE 208 | 317.40 | 336.30 | 1,535 |



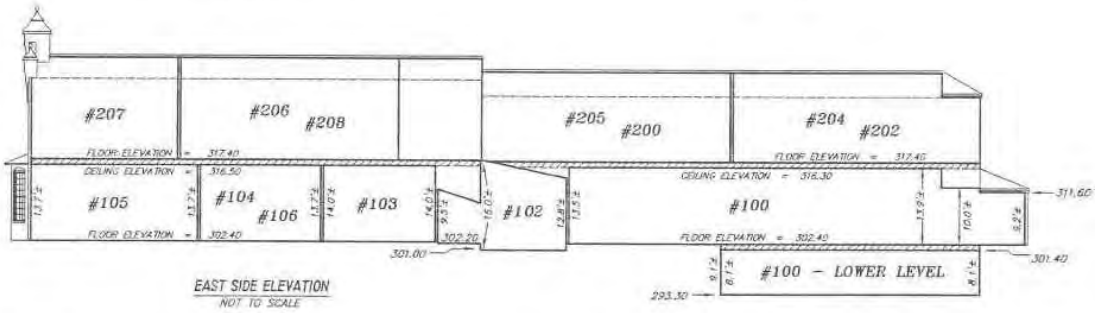

SOUTH SIDE ELEVATION
NOT TO SCALE




SOUTH SIDE ELEVATION
NOT TO SCALE




NORTH SIDE ELEVATION
NOT TO SCALE




EAST SIDE ELEVATION
NOT TO SCALE

NOTES:

1.) VERTICAL DATUM BASED ON CITY OF FREDERICK BENCHMARK #33 LOCATED AT #239 EAST SECOND STREET. THE SOUTHEAST CORNER OF THE LOWER CONCRETE STEP. (ELEVATION = 301.45)

2.) DIMENSIONS SHOWN HEREON BASED ON EXISTING CONSTRUCTED UNITS.


OWNERS:
LYLE AND BONNIE KLEINMANS
3811 UPTON STREET, NW
WASHINGTON, D.C. 20016
TEL: 202 258-2693


| DATE | REVISIONS |
|---|---|
| | |

SHEET 3 OF 3
CONDOMINIUM PLAT

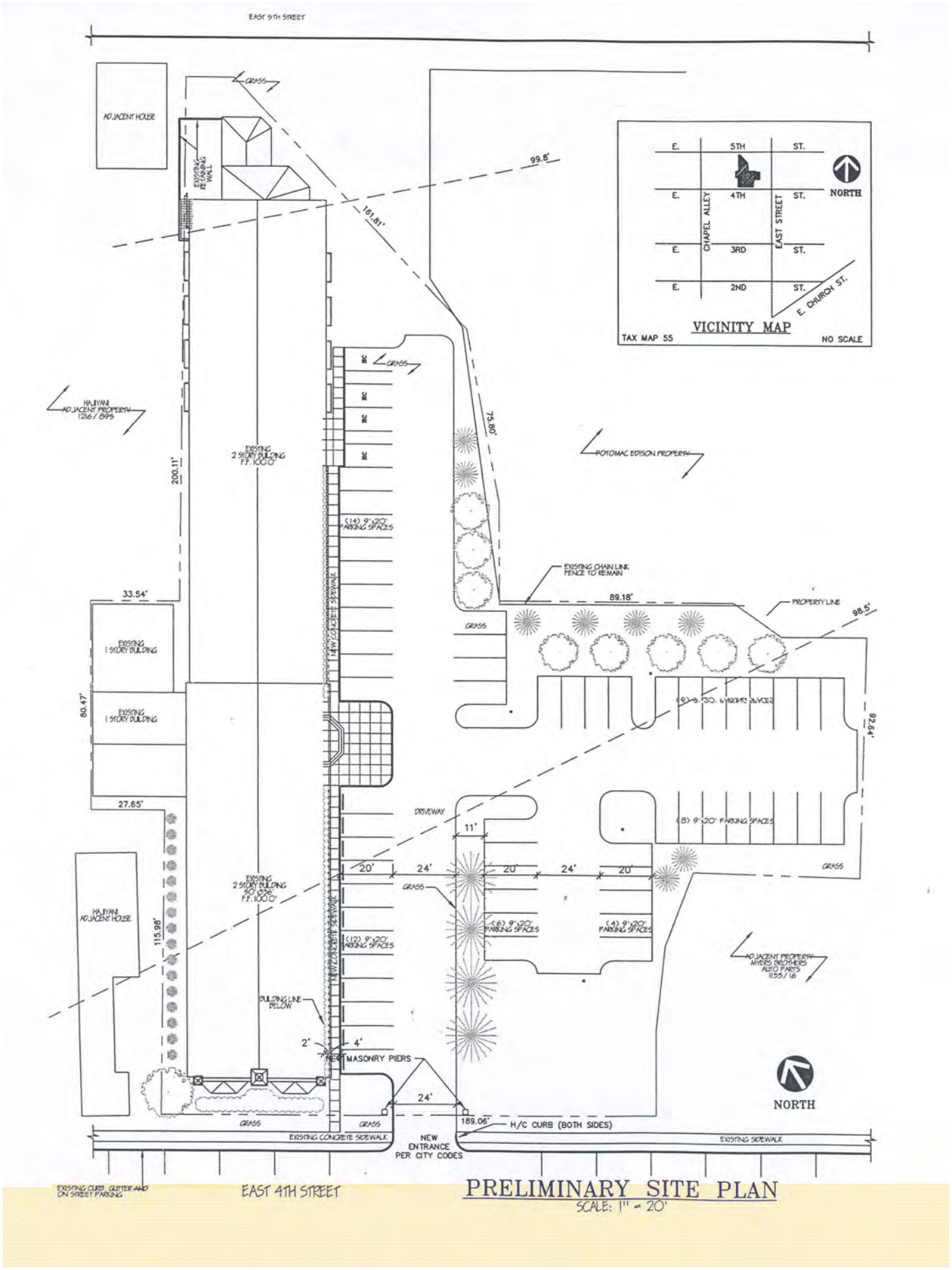
# GLASS FACTORY

SITUATED AT #241 EAST FOURTH STREET
CITY OF FREDERICK
FREDERICK ELECTION DISTRICT No. 2
FREDERICK COUNTY, MARYLAND

SCALE: AS NOTED — DECEMBER, 2005

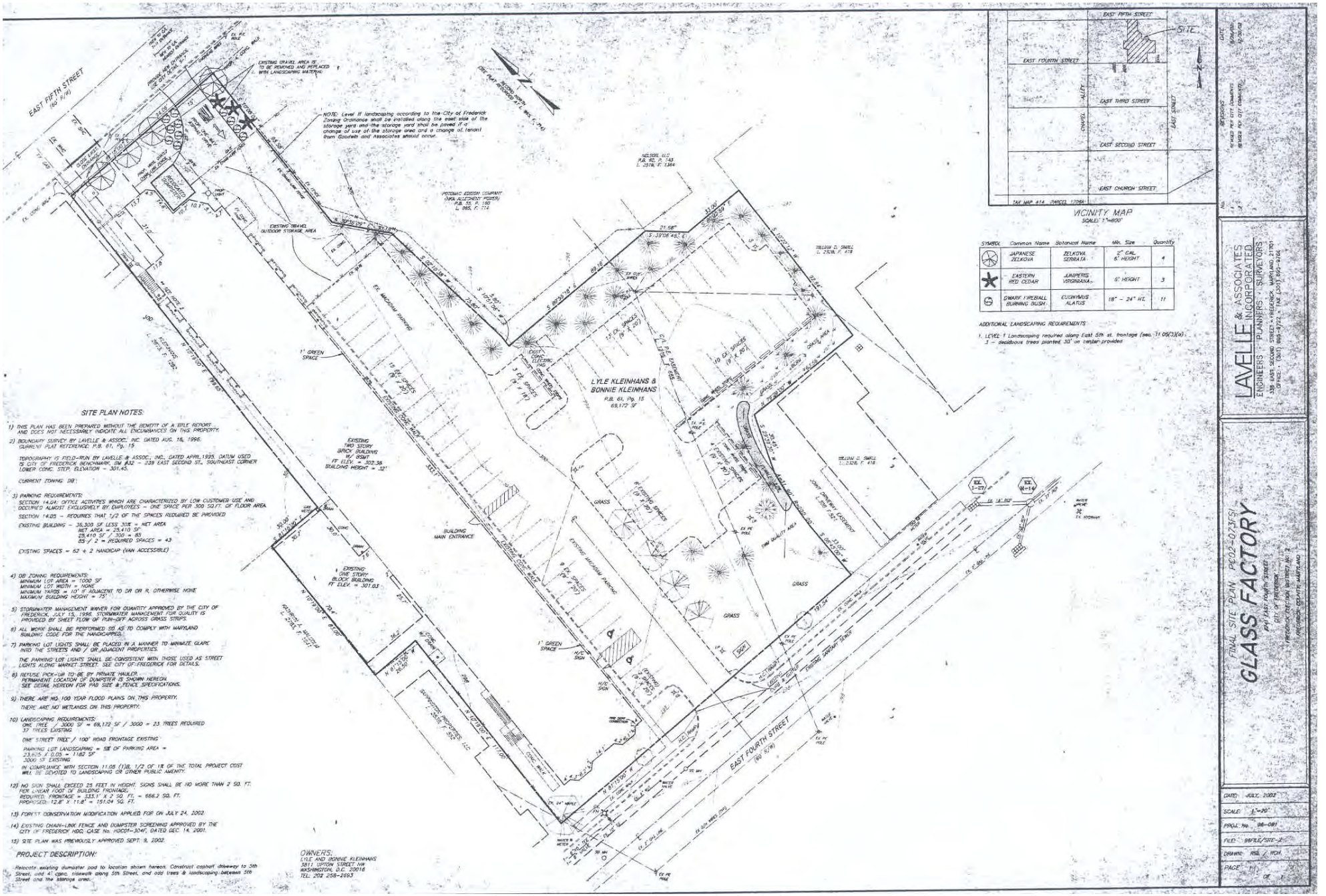

LAVELLE & ASSOCIATES INCORPORATED
LAND PLANNERS · SURVEYORS
1573 TILCO DRIVE · SUITE 1 · FREDERICK, MARYLAND 21704
OFFICE (301) 695-9722 – FAX (301) 695-9766


JCA — 95-174




# PRELIMINARY SITE PLAN

SCALE: 1" = 20'




| SYMBOL | Common Name | Botanical Name | Min. Size | Quantity |
|---|---|---|---|---|
| | JAPANESE ZELKOVA | ZELKOVA SERRATA | 2" CAL. 6' HEIGHT | 4 |
| | EASTERN RED CEDAR | JUNIPERUS VIRGINIANA | 6' HEIGHT | 3 |
| | DWARF FIREBALL BURNING BUSH | EUONYMUS ALATUS | 18" - 24" HT. | 11 |

ADDITIONAL LANDSCAPING REQUIREMENTS:

1. LEVEL 1 Landscaping required along East 5th st. frontage (sec. 11.05(D)(a).
   1 – deciduous trees planted 30' on center provided

## SITE PLAN NOTES:

1) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBANCES ON THIS PROPERTY.

2) BOUNDARY SURVEY BY LAVELLE & ASSOC., INC. DATED AUG. 15, 1996.
CURRENT PLAT REFERENCE: P.B. 61, Pg. 15

TOPOGRAPHY IS FIELD-RUN BY LAVELLE & ASSOC., INC., DATED APRIL, 1995. DATUM USED IS CITY OF FREDERICK BENCHMARK, STA #32 – 239' EAST SECOND ST., SOUTHEAST CORNER LOWER CONC. STEP. ELEVATION = 301.45.

CURRENT ZONING: DB;

3) PARKING REQUIREMENTS:
SECTION 14.04: OFFICE ACTIVITIES WHICH ARE CHARACTERIZED BY LOW CUSTOMER USE AND OCCUPIED ALMOST EXCLUSIVELY BY EMPLOYEES – ONE SPACE PER 300 SQ.FT. OF FLOOR AREA.
SECTION 14.05 – REQUIRES THAT 1/2 OF THE SPACES REQUIRED BE PROVIDED

EXISTING BUILDING – 36,300 SF LESS 30% = NET AREA
NET AREA = 25,410 SF
25,410 SF / 300 = 80
85 / 2 = REQUIRED SPACES = 43

EXISTING SPACES = 62 + 2 HANDICAP (VAN ACCESSIBLE)

4) DB ZONING REQUIREMENTS:
MINIMUM LOT AREA = 1000 SF
MINIMUM LOT WIDTH = NONE
MINIMUM YARDS = 10' IF ADJACENT TO DR OR R, OTHERWISE NONE
MAXIMUM BUILDING HEIGHT = 75'

5) STORMWATER MANAGEMENT WAIVER FOR QUANTITY APPROVED BY THE CITY OF FREDERICK, JULY 15, 1998. STORMWATER MANAGEMENT FOR QUALITY IS PROVIDED BY SHEET FLOW OFF PAVED AREAS ACROSS GRASS STRIPS.

6) ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH MARYLAND BUILDING CODE FOR THE HANDICAPPED.

7) PARKING LOT LIGHTS SHALL BE PLACED IN A MANNER TO MINIMIZE GLARE INTO THE STREETS AND / OR ADJACENT PROPERTIES.
THE PARKING LOT LIGHTS SHALL BE CONSISTENT WITH THOSE USED AS STREET LIGHTS ALONG MARKET STREET. SEE CITY OF FREDERICK FOR DETAILS.

8) REFUSE PICK-UP TO BE BY PRIVATE HAULER.
PERMANENT LOCATION OF DUMPSTER IS SHOWN HEREON.
SEE DETAIL HEREON FOR PAD SIZE & FENCE SPECIFICATIONS.

9) THERE ARE NO 100 YEAR FLOOD PLAINS ON THIS PROPERTY.
THERE ARE NO WETLANDS ON THIS PROPERTY.

10) LANDSCAPING REQUIREMENTS:
ONE TREE / 3000 SF = 69,172 SF / 3000 = 23 TREES REQUIRED
37 TREES EXISTING

ONE STREET TREE / 100' ROAD FRONTAGE EXISTING

PARKING LOT LANDSCAPING = 5% OF PARKING AREA =
23,615 X 0.05 = 1182 SF
2000 SF EXISTING

IN COMPLIANCE WITH SECTION 11.05 (1)B, 1/2 OF 1% OF THE TOTAL PROJECT COST WILL BE DEVOTED TO LANDSCAPING OR OTHER PUBLIC AMENITY.

12) NO SIGN SHALL EXCEED 25 FEET IN HEIGHT. SIGNS SHALL BE NO MORE THAN 2 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE.
REQUIRED FRONTAGE = 133.1' X 2 SQ. FT. = 666.2 SQ. FT.
PROPOSED: 12.8' X 11.8' = 151.04 SQ. FT.

13) FOREST CONSERVATION MODIFICATION APPLIED FOR ON JULY 24, 2002.

14) EXISTING CHAIN-LINK FENCE AND DUMPSTER SCREENING APPROVED BY THE CITY OF FREDERICK HDC, CASE No. HDC01-3041, DATED DEC. 14, 2001.

15) SITE PLAN WAS PREVIOUSLY APPROVED SEPT. 9, 2002.

## PROJECT DESCRIPTION:

Relocate existing dumpster pad to location shown hereon. Construct asphalt driveway to 5th Street, and 41 conc. sidewalk along 5th Street, and add trees & landscaping between 5th Street and the storage area.

OWNERS:
LYLE AND BONNIE KLEINHANS
3811 UPTON STREET, NW
WASHINGTON, D.C. 20016
TEL: 202 258-2693

DATE / DESCRIPTION
REVISED PER CITY COMMENTS 10/30/02
REVISED PER CITY COMMENTS 12/18/02
No.

LAVELLE & ASSOCIATES INCORPORATED
ENGINEERS · PLANNERS · SURVEYORS
330 EAST SECOND STREET • FREDERICK, MARYLAND, 21701
(OFFICE) (301) 695-9722 • FAX (301) 695-9766

FINAL SITE PLAN PR02-073(S)
# GLASS FACTORY
241 EAST FOURTH STREET
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
TAX MAP 414 PARCEL 1708

DATE: JULY, 2002
SCALE: 1"=20'
PROJ. No.: 96-081
FILE: 96FILE/SITE-2
DRAWN: RSB / RCH
PAGE: 1 OF 1

**MACKINTOSH, Inc.**
COMMERCIAL BROKERAGE

# The Glass Factory
## 241 East Fourth Street, Frederick, Maryland 21701
## Demographic Detail Comparison Chart

| Population Change | 1-mi. | 3-mi. | 5-mi. |
|---|---|---|---|
| Total Employees | 15,158 | 53,338 | 64,769 |
| Total Establishments | 1,552 | 4,156 | 5,590 |
| 2006 Total Population | 14,817 | 66,116 | 100,211 |
| 2006 Total Households | 6,496 | 27,264 | 39,051 |
| Population Change 1990-2006 | 994 | 21,418 | 37,263 |
| Household Change 1990-2006 | 756 | 9,650 | 15,239 |
| % Population Change 1990-2006 | 7.19% | 47.92% | 59.20% |
| % Household Change 1990-2006 | 13.17% | 54.79% | 64.00% |
| Population Change 2000-2006 | 593 | 7,321 | 12,651 |
| Household Change 2000-2006 | 376 | 3,506 | 5,552 |
| % Population Change 2000-2006 | 4.17% | 12.45% | 14.45% |
| % Households Change 2000-2006 | 6.14% | 14.76% | 16.57% |

| Housing | 1-mi. | 3-mi. | 5-mi. |
|---|---|---|---|
| 2000 Total Housing Units | 6,636 | 25,032 | 35,116 |
| 2000 Occupied Housing Units | 6,130 | 23,736 | 33,450 |
| 2000 Owner Occupied Housing Units | 2,656 | 13,671 | 21,858 |
| 2000 Renter Occupied Housing Units | 3,474 | 10,064 | 11,592 |
| 2000 Vacant Housing Units | 506 | 1,297 | 1,665 |
| % 2000 Occupied Housing Units | 92.37% | 94.82% | 95.26% |
| % 2000 Owner Occupied Housing Units | 40.02% | 54.61% | 62.25% |
| % 2000 Renter Occupied Housing Units | 52.35% | 40.20% | 33.01% |
| % 2000 Vacant Housing Units | 7.63% | 5.18% | 4.74% |

| Income | 1-mi. | 3-mi. | 5-mi. |
|---|---|---|---|
| 2006 Median Household Income | $43,899 | $54,261 | $59,900 |
| 2006 Per Capita Income | $25,801 | $27,777 | $28,669 |
| 2006 Average Household Income | $58,851 | $67,359 | $73,568 |

All Information Deemed Reliable, But Not Guaranteed.

**MACKINTOSH, Inc.**
**COMMERCIAL BROKERAGE**

# 241 East Fourth Street, Frederick, Maryland 21701

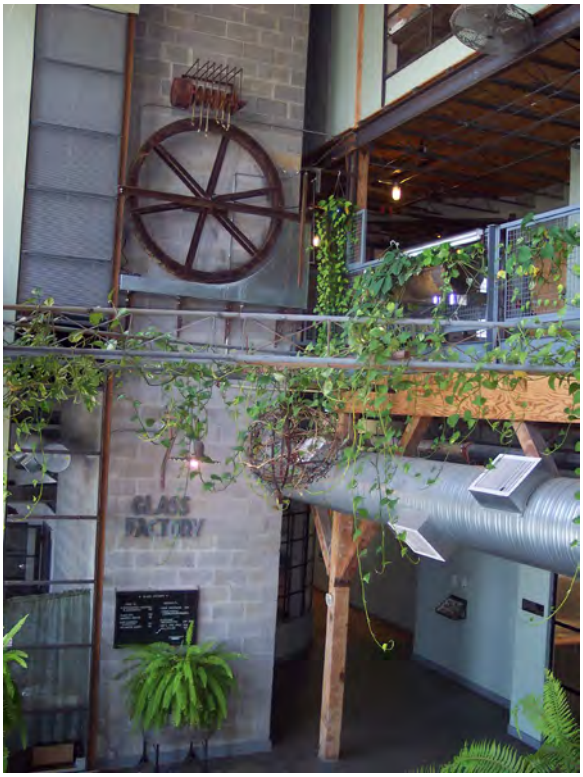


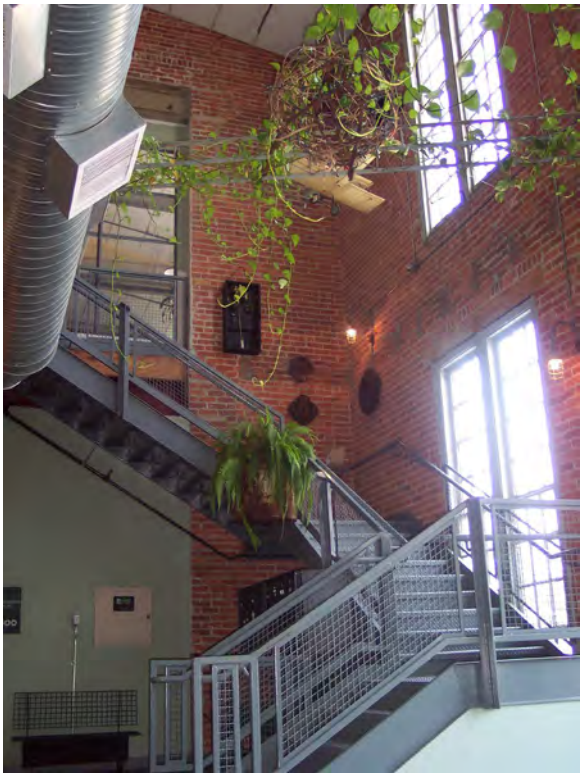

**For Additional Info call: Nancy Green (301)748-3321 / (800) 301-5901**
**Mackintosh Commercial Brokerage,** 262 W. Patrick Street, Frederick, Maryland 21701
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**COMMERCIAL BROKERAGE**

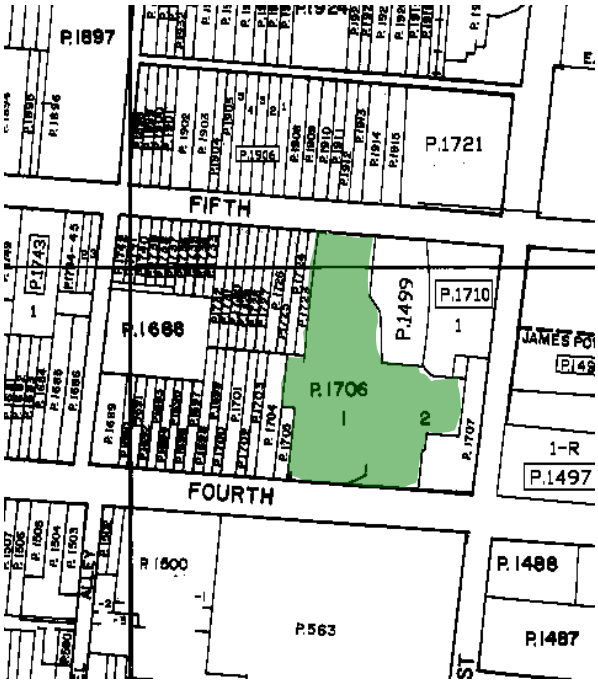




## Glass Factory Interior Photos

**MACKINTOSH, Inc.**
**COMMERCIAL BROKERAGE**

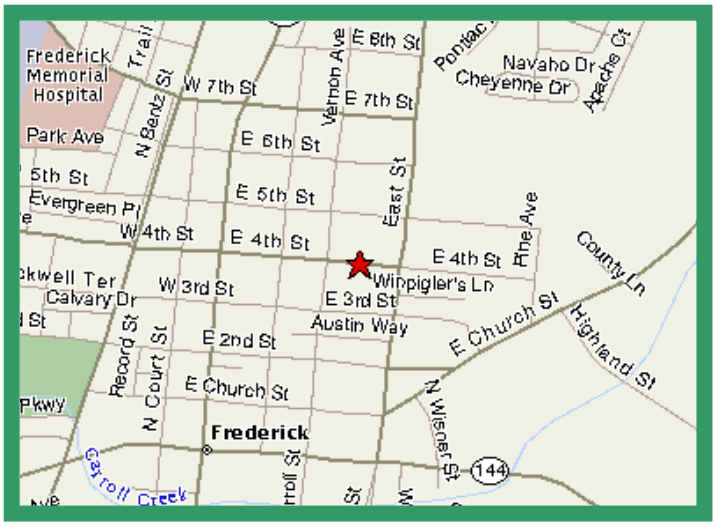






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**Directions:** From I 70 take Exit 56 (Patrick Street Exit), go straight on Patrick Street into Frederick about 1.5 miles, take a right onto East Street, go about 5 blocks, then take a left onto 4th Street, it is the second property on your right.





**For Additional Info call:**

**Nancy Green**

**(301)748-3321**

**Mackintosh Commercial Brokerage**

262 W. Patrick Street

Frederick, Maryland 21701

O: 1-800-727-SOLD ext.235

Fax # : 301-846-4317

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