The Glass Factory

MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

241 E. FOURTH STREET, FREDERICK, MARYLAND 21701

DOWNTOWN HISTORIC DISTRICT

OFFICE CONDO SUITE FOR SALE AT $460,000

Suite 202 is 1,683 SF with Two Separate Leased Suites
Ideal for Owner Occupant who wants to grow. Call for Details!



Suite 202 is a Condo Unit Within 44,840 SF Building on 1.49 Acres (64,620 SF)
The Glass Factory is a distinctive commercial property transformed from a former cannery into a striking modern office building in the 1990s. 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.

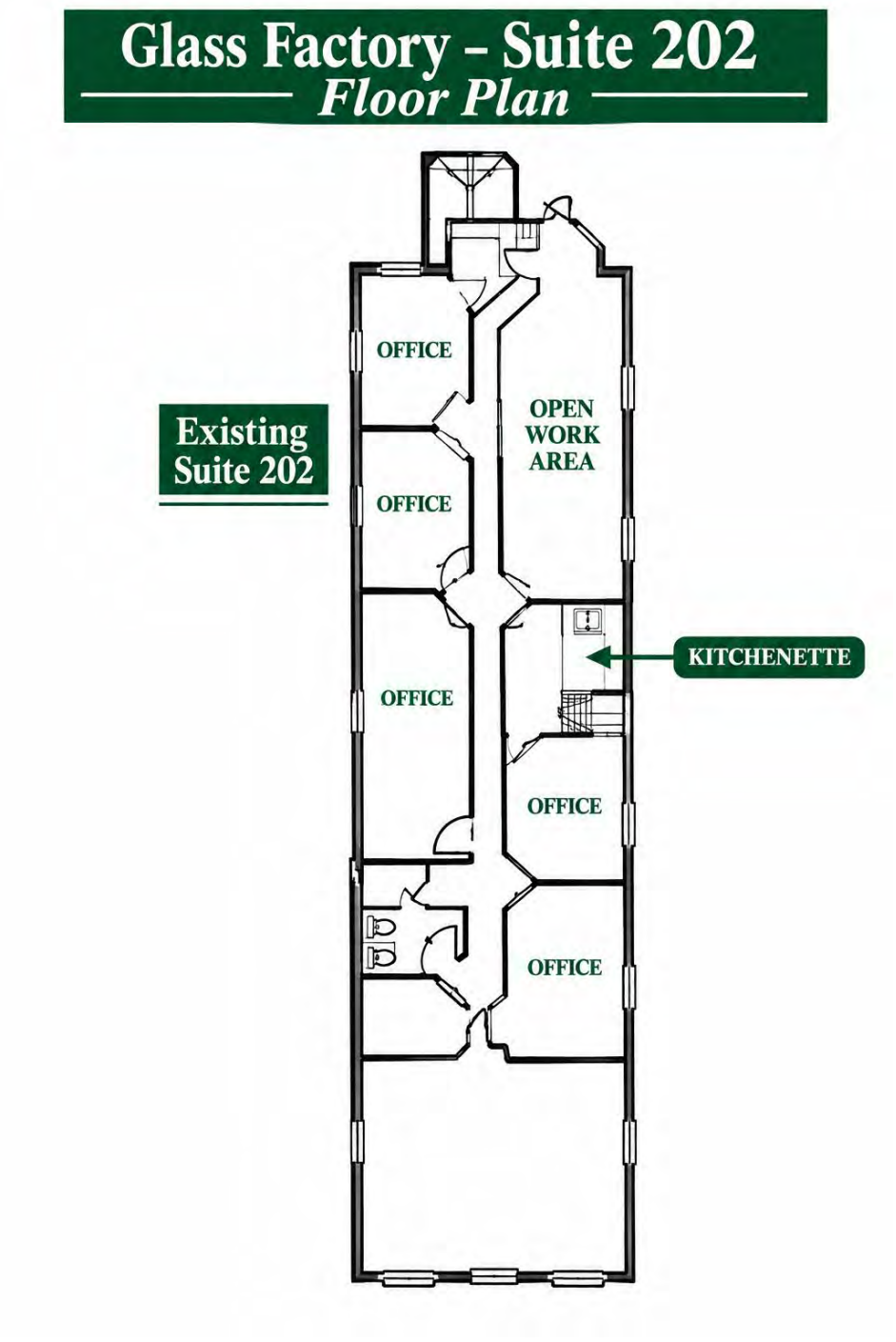
Click Here for Glass Factory Outside and Inside Foyer Video

Click Here for Inside Video of Suite 202

For Additional Info call: Nancy Green Cell Phone 301-748-3321
Mackintosh Commercial Brokerage, 262 W. Patrick Street, Frederick, Maryland 21701
Broker Office: 1-800-727-SOLD ext.235
Email: Nancy@ngreen.com / Website: www.ngreen.com

The Glass Factory Suite 202 Floorplan

Suite 202 is approximately 1,683 SF. There in an Entrance Foyer with Seating Area and four offices, as well as a large open work area, a utility room, and Kitchenette/Break Room



All information deemed reliable, but not guaranteed by Broker/Agent.

The Glass Factory Suite 202 Income Expense Details

UNIT #	CURRENT TENANT	SF	CURRENT LEASE EXPIRATION
Unit 202	**Benjamin West**	**1,683**	**December 31, 2027**

BASE MONTHLY RENT	MONTHLY CONDO FEE	MONTHLY INSURANCE	MONTHLY TAX	TOTAL MONTHLY PAYMENT
$2,753.00	$367.00	$11.00	$511.00	$3,642.00

BASE ANNUAL RENT	BASE PRICE PER SF	OFFERING PRICE	CAP RATE	SALES PRICE PER SF
$33,036.00	$19.63	$460,000.00	7.2%	$273.32

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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;

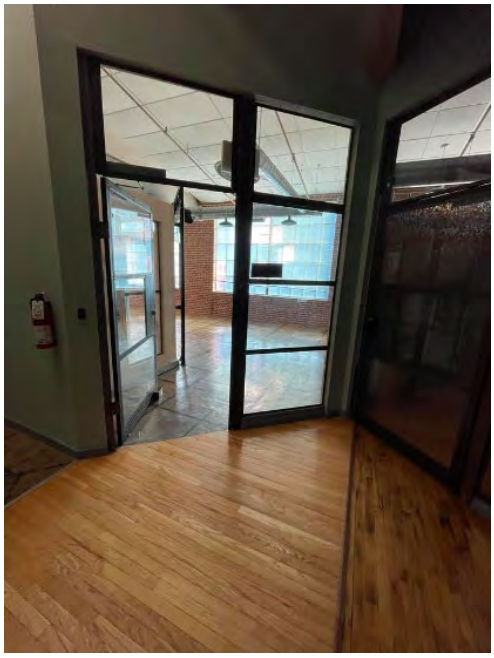
(h) heavy industrial manufacturing, paper manufacturing, metal machine shops; slaughterhouses, tanneries, rendering operations;

(i) laundries or commercial cleaning establishments;

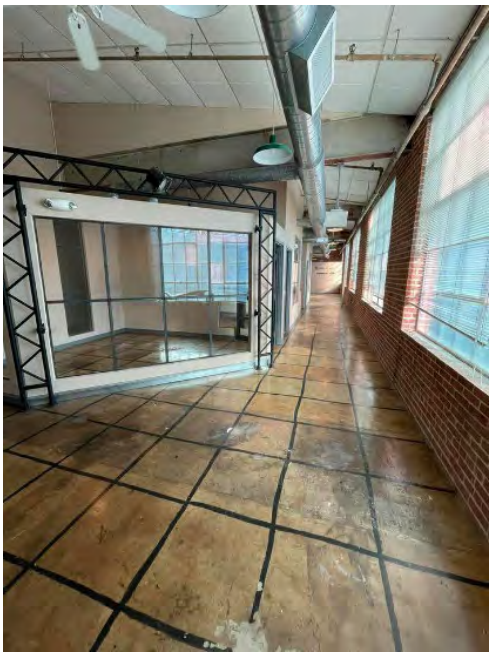
(j) any commercial or business use which employs more persons within the Unit, or otherwise involves the use and occupancy of more than the number of persons permitted in the size of the space of the Unit as is permitted by applicable laws and regulations.

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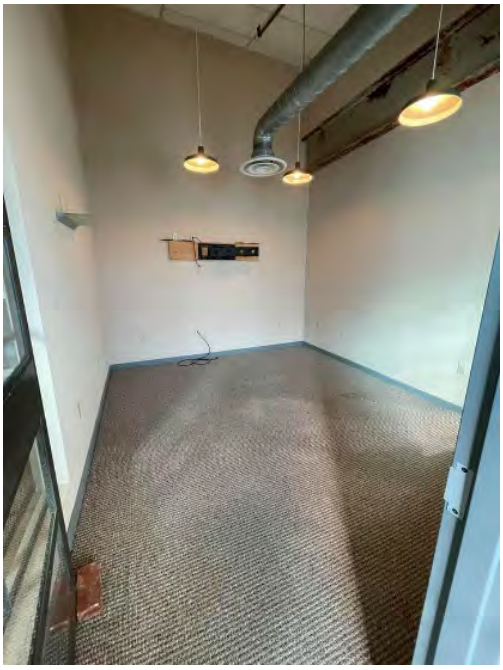
Glass Factory Suite 202 Interior Pictures



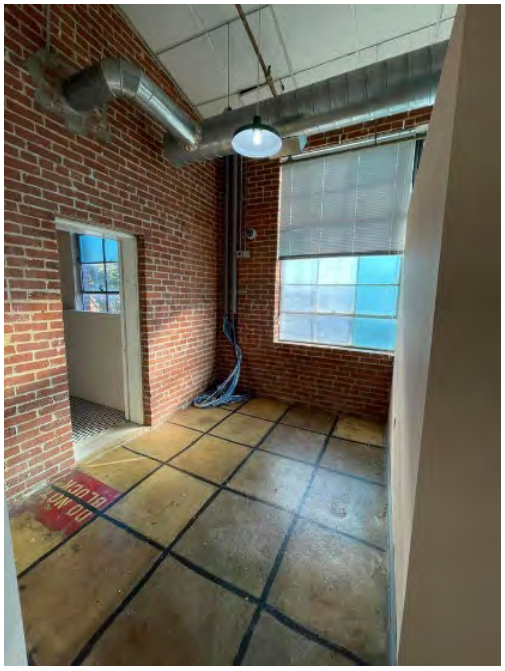
Interior Hallway to Front Entrance



Interior Hallway to Rear Work Area



Large Open Work Area

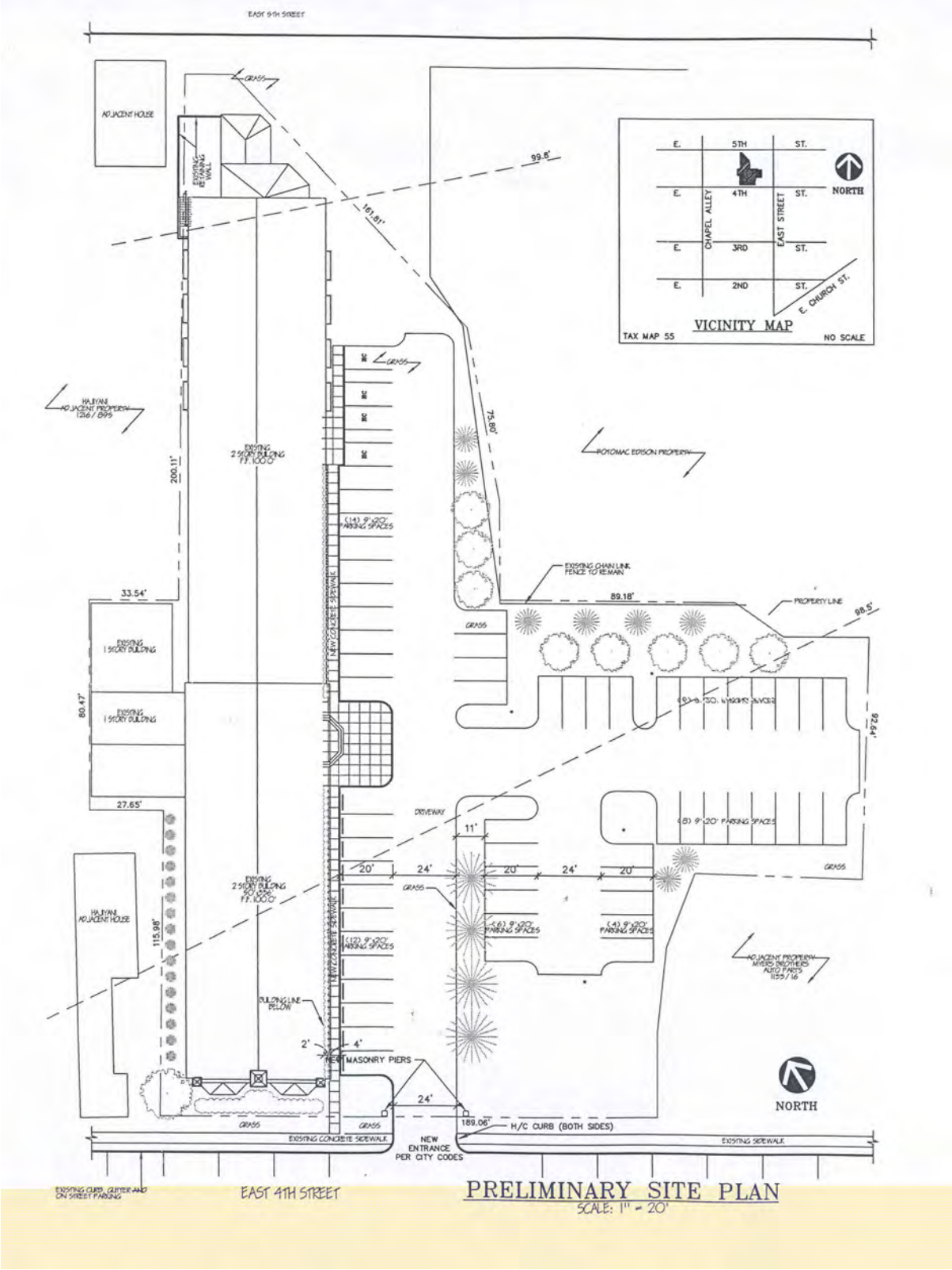


Rear Office #4 /Network Room



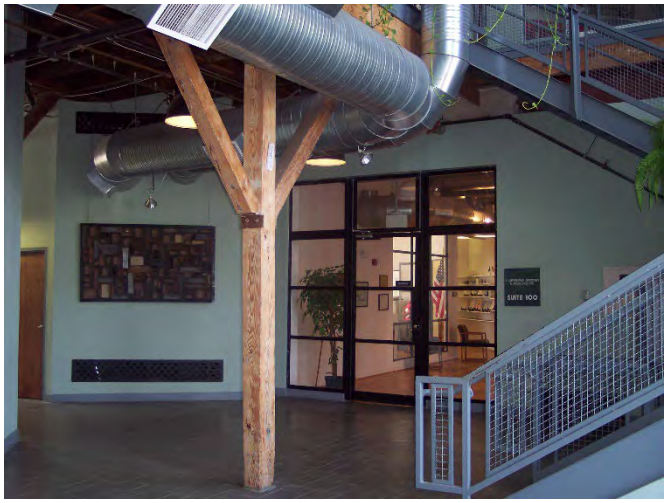
Breakroom

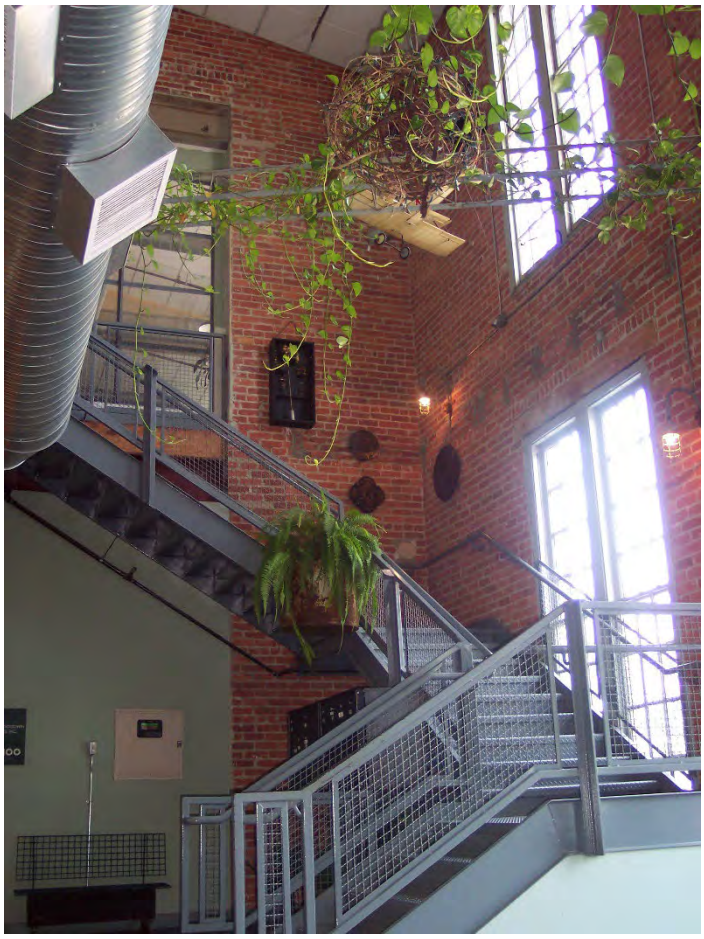
The Glass Site Plan

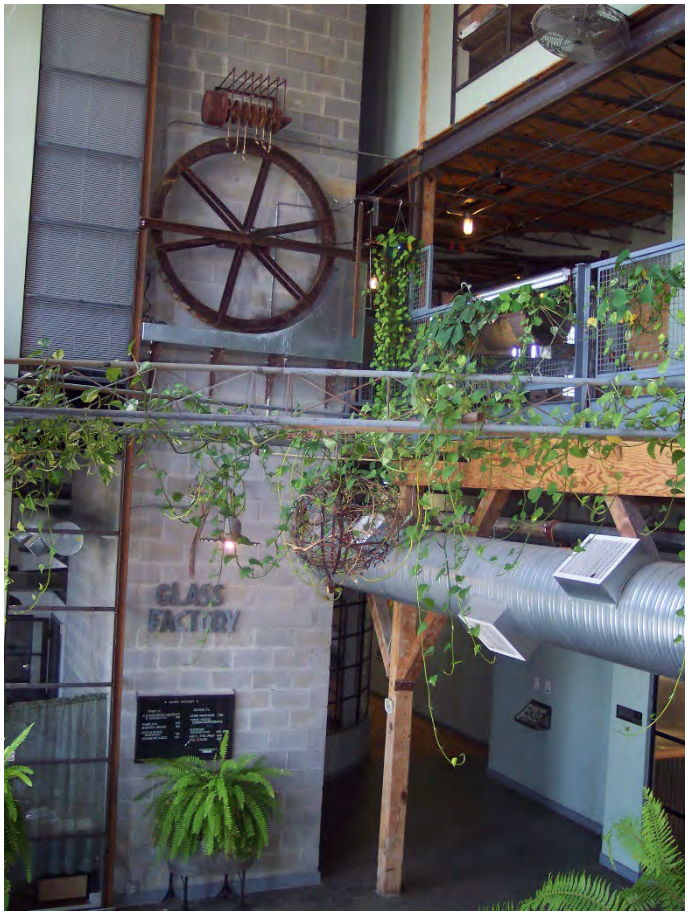


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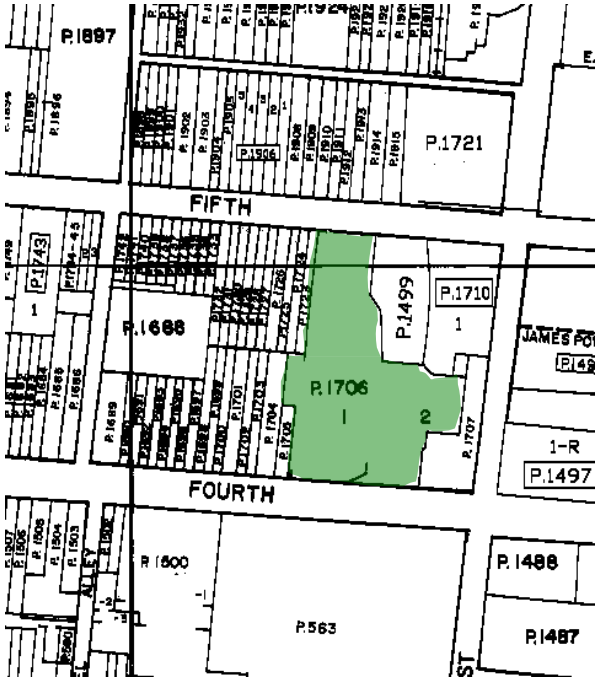
The Glass Factory Interior Lobby Pictures





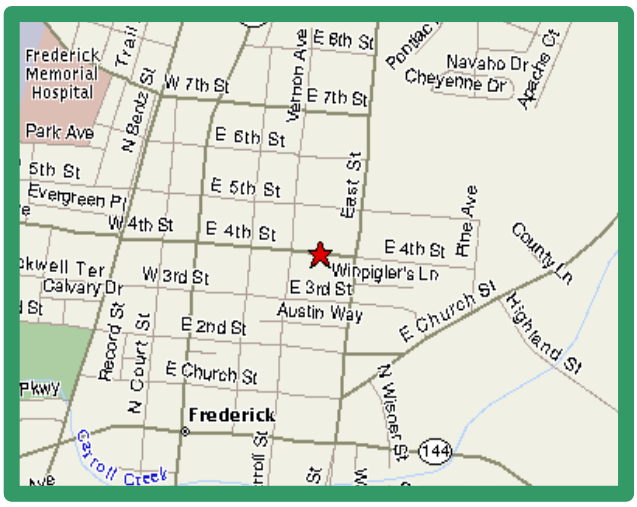


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Directions: From I 70 take Exit 56 (Patrick Street Exit), go straight on Patrick Street into Frederick about 1.5 miles, take a right onto East Street, go about 5 blocks, then take a left onto 4th Street, it is the second property on your right.



For Additional Info call: Nancy Green (301)748-3321
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Email: Nancy@ngreen.com

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