The Glass Factory

MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

241 E. FOURTH STREET, FREDERICK, MARYLAND 21701

DOWNTOWN HISTORIC DISTRICT

OFFICE CONDO SUITE FOR SALE AT $540.000

Suite 204 is 1,974 SF with Two Separate Leased Suites
Ideal for Owner Occupant who wants to grow. Call for Details!



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

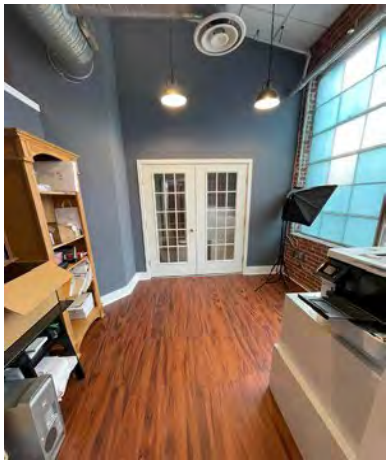
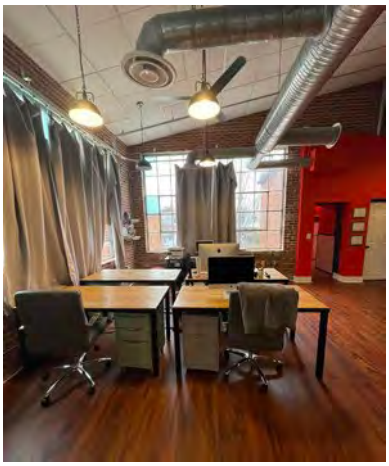
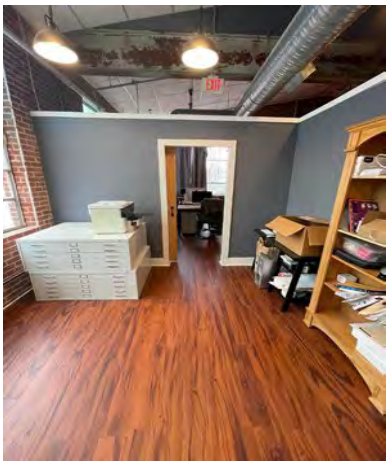
This East Street Location lies directly on the future main traffic corridor into the City of Frederick from a new Interstate 70 interchange.
Ideal Location for Professionals to Live near their Business). One of only Five Cities or City Sections to receive a 2005 Great American Main Street Award, bestowed annually by the National Trust for Historic Preservation. Walking Distance from Downtown Restaurants.

Click Here for Glass Factory Outside and Inside Foyer Video

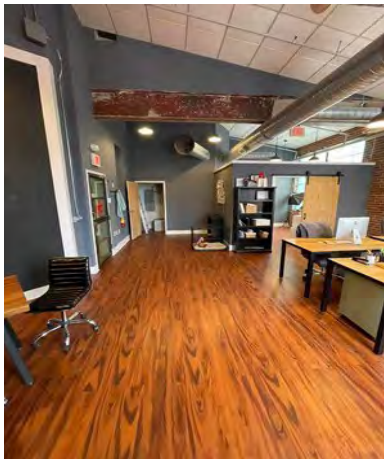
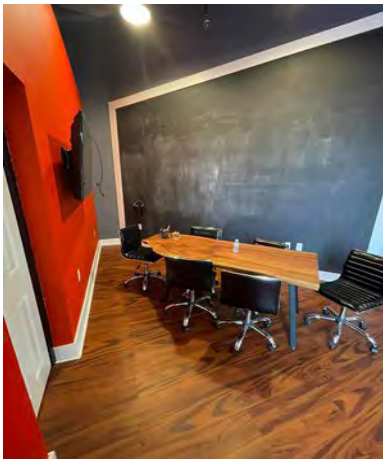
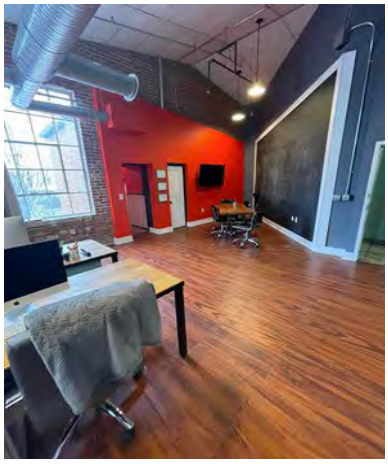
Click Here for Inside Video of Suite 204

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

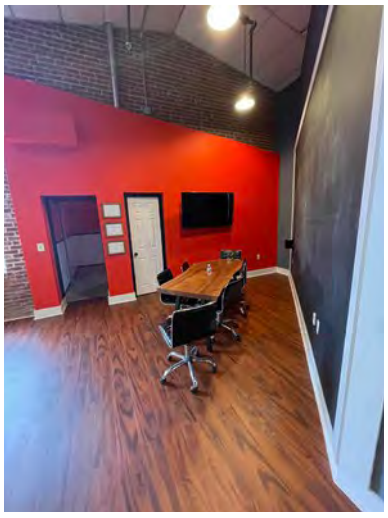
The Glass Suite 204A Pictures

View of Conference Room / Office and Open Area

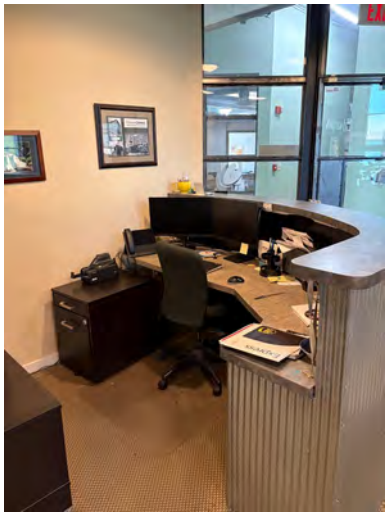
View of Open Area



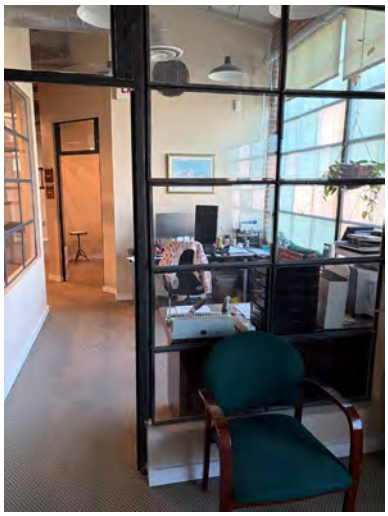


View of Kitchen Area and Utility Closet

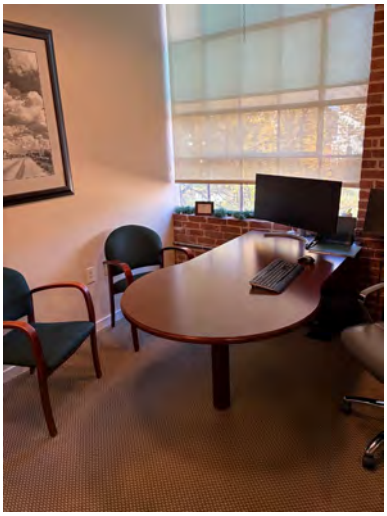
The Glass Suite 204 Pictures



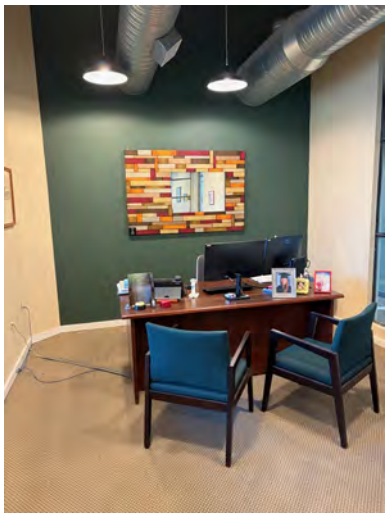
View of Entry Receptionist



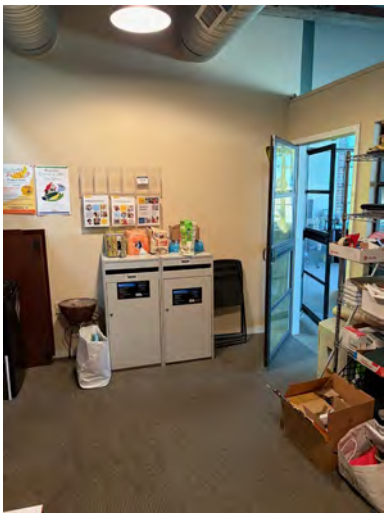
Two Cubicle Desks



Conference Room



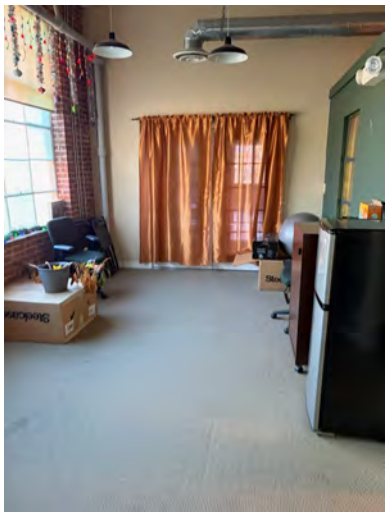
View of Managers Office



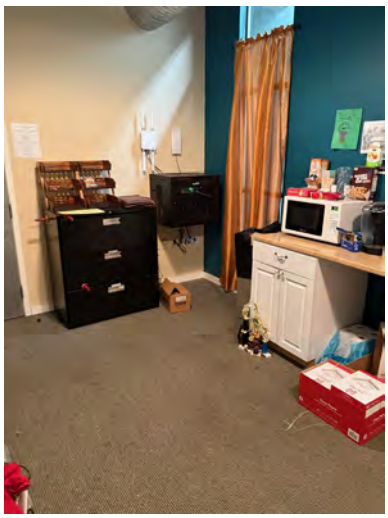
Open Area and 2nd Exit



2 Person Office Room



Open Area Access Suite 204A



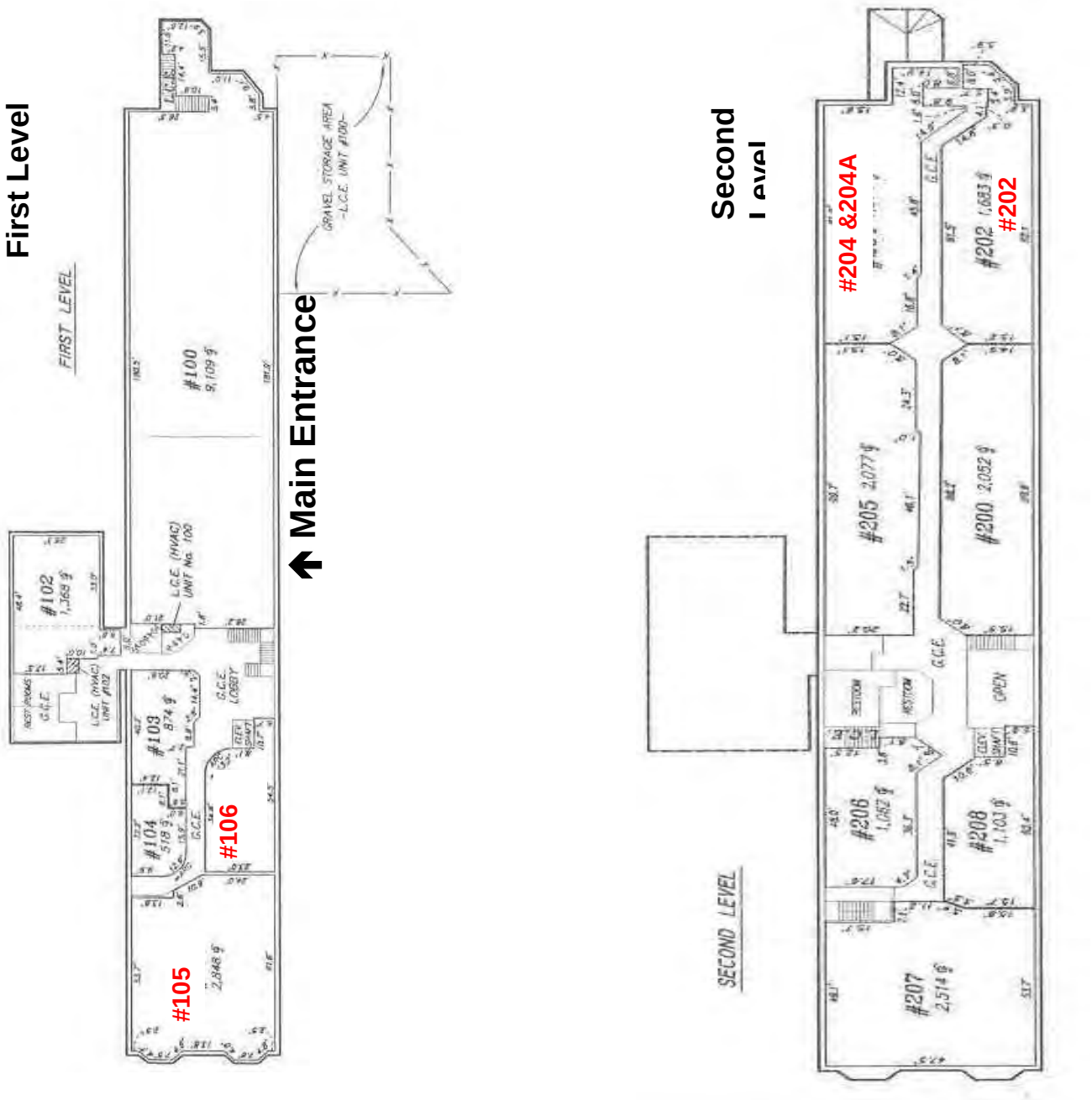
Kitchenette & Storage

THE GLASS FACTORY LAYOUT – SUITE 204 & 204A

UNIT	SF	PRICE	LOCATION/DESCRIPTION
204	1,974	**$540,000**	Second Floor West Side Near Rear Entrance.

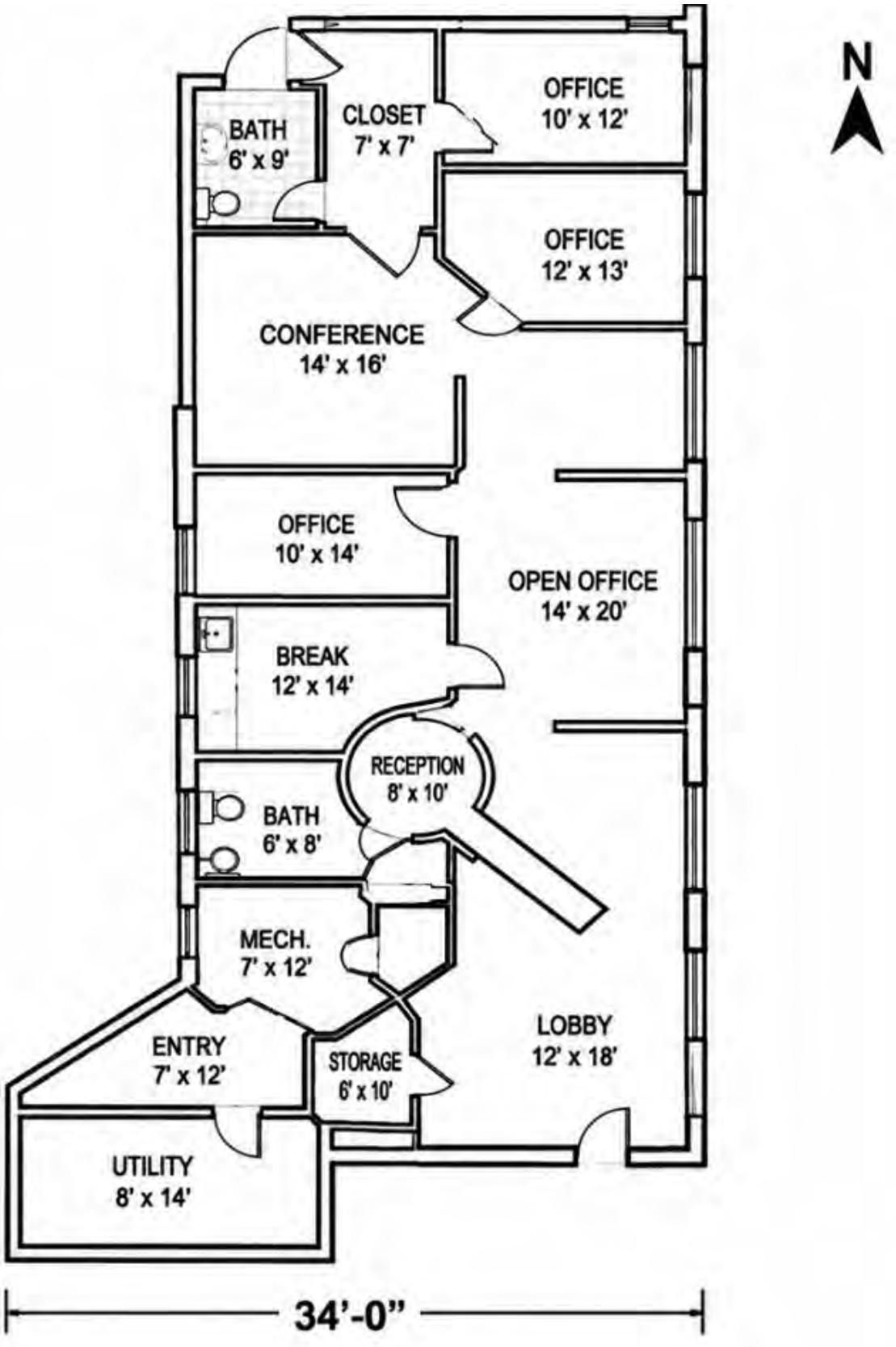
Also Available as Part of Portfolio – Call For Details.

East Fifth Street



East Fourth Street

Suite 204 & 204A Floorplan



THE GLASS FACTORY SUITE 204 INCOME/EXPENSE

UNIT #	CURRENT TENANT	SF	CURRENT LEASE EXPIRATION
Suite 204	Edward Jones Note: Modified Gross Lease	1,000	July 31, 2029
Suite 204A	East Coast Cabinetry NNN Lease Note: Would like to Vacate Upon Replacement	974	December 31, 2030
Total for Suite 204 & 204A Recorded as One Suite		1,974	

BASE MONTHLY RENT	MONTHLY CONDO FEE	MONTHLY INSURANCE	MONTHLY TAX	TOTAL MONTHLY PAYMENT
$2,050.00	Modified Gross	Modified Gross	Modified Gross	$2,050.00
$1,704.50	$212.12	$9.00	$263.75	$272.75
$3,754.50	$430.26	$27.00	$918.79	$2,322.75

BASE ANNUAL RENT	BASE PRICE PER SF	OFFERING PRICE	CAP RATE	SALES PRICE PER SF
Suite 204 $24,600	Suite 204 $24.60 SF			
Suite 204A $20,454	Suite 204A $21 SF			
Total for Suite $45,054.00	$22.82	$540,000.00	8.3%	$273.56

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

BK 6012 PG 0194

FREDERICK COUNTY CIRCUIT COURT (Land Records) SKD 6012, p. 0194, MSA_CE61_5856. Date available 05/24/2006. Printed 01/09/2017.

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;

BK 6012 PG 0195

(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;

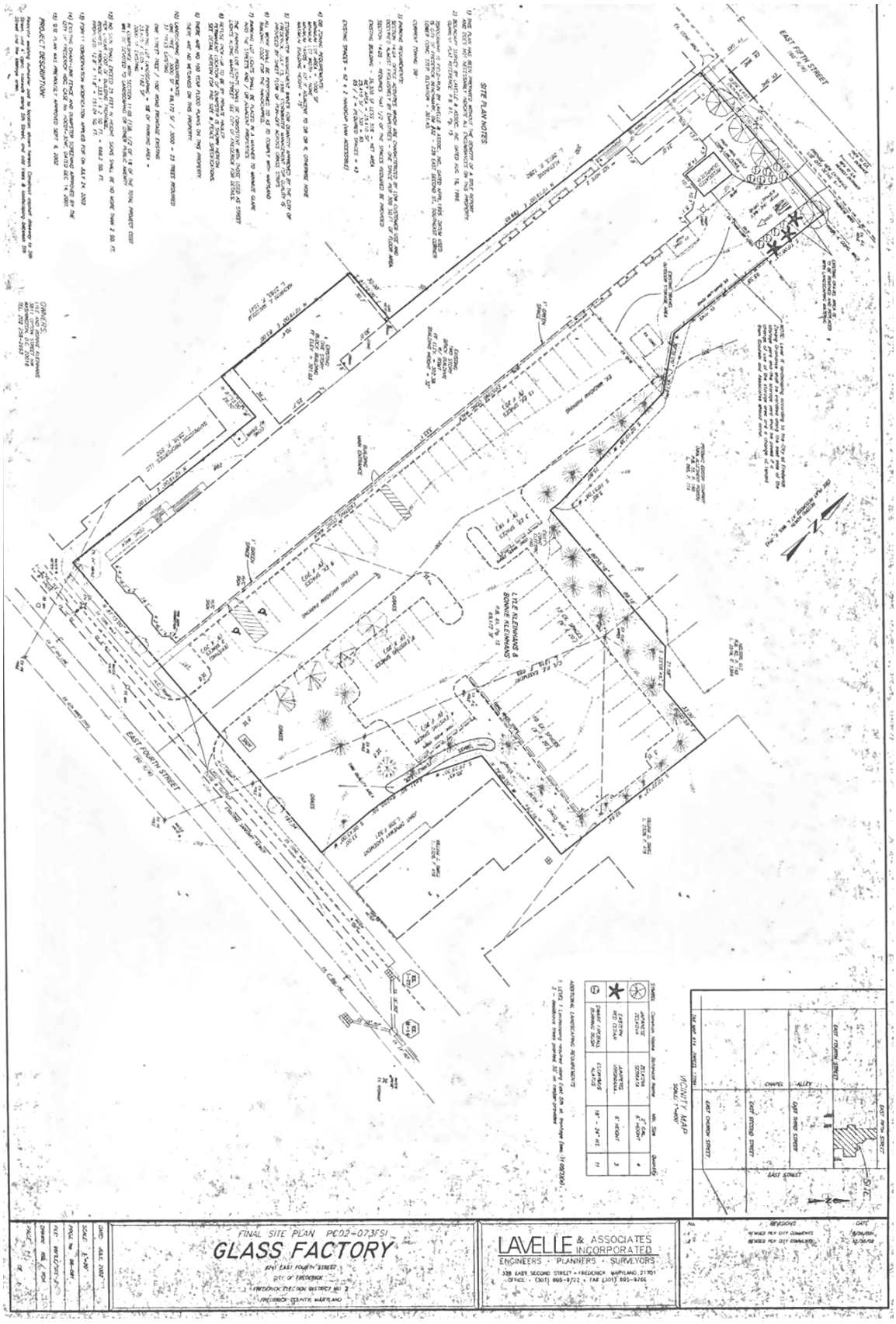
(h) heavy industrial manufacturing, paper manufacturing, metal machine shops; slaughterhouses, tanneries, rendering operations;

(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.

FREDERICK COUNTY CIRCUIT COURT (Land Records) SKD 6012, p. 0195, MSA_CE61_5856. Date available 05/24/2006. Printed 01/09/2017.

THE GLASS FACTORY SITE PLAN



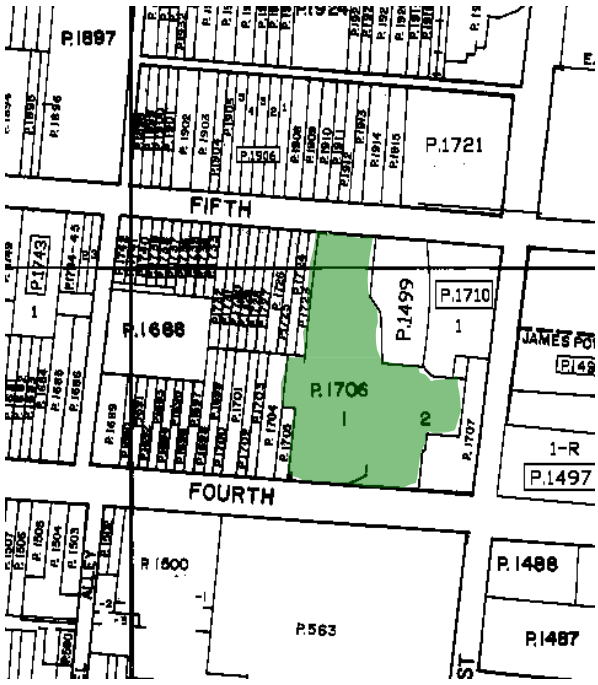
GLASS FACTORY PARKING:

Suite #	SF Per Suite	% Of Building
100	13,193	**38%**
102	1,368	**4%**
103	874	**3%**
104	518	**1%**
105	**2,848**	**8%**
106	**1,058**	**3%**
200	2,052	**6%**
202	**1,683**	**5%**
204	**1,974**	**6%**
205	2,077	**6%**
206	2,525	**7%**
207	3,258	**9%**
208	1,535	**4%**
Total 34,863		

Total SF 34,863
Total Parking 64 Spaces - Only 17 Required

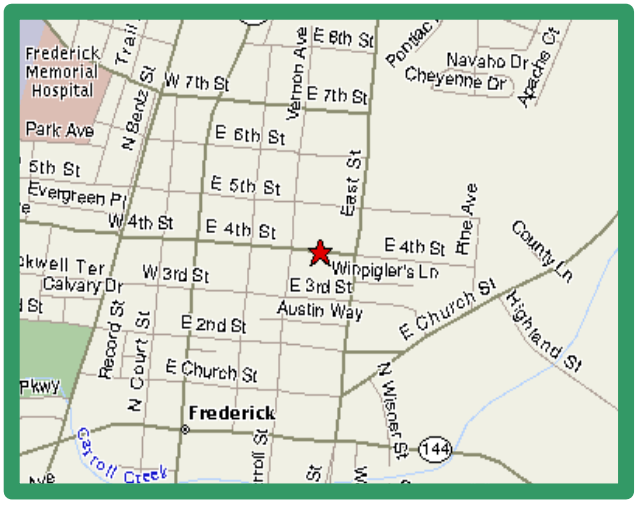
Required in DB Zoning - Historic District **1 Per 2000 SF**

MACKINTOSH, Inc.
COMMERCIAL BROKERAGE





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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262 W. Patrick Street

Frederick, Maryland 21701

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Email: Nancy@ngreen.com

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