Lakefront Center - 2405 WHITTIER DRIVE - Suites 106-111

For Lease $27 NNN



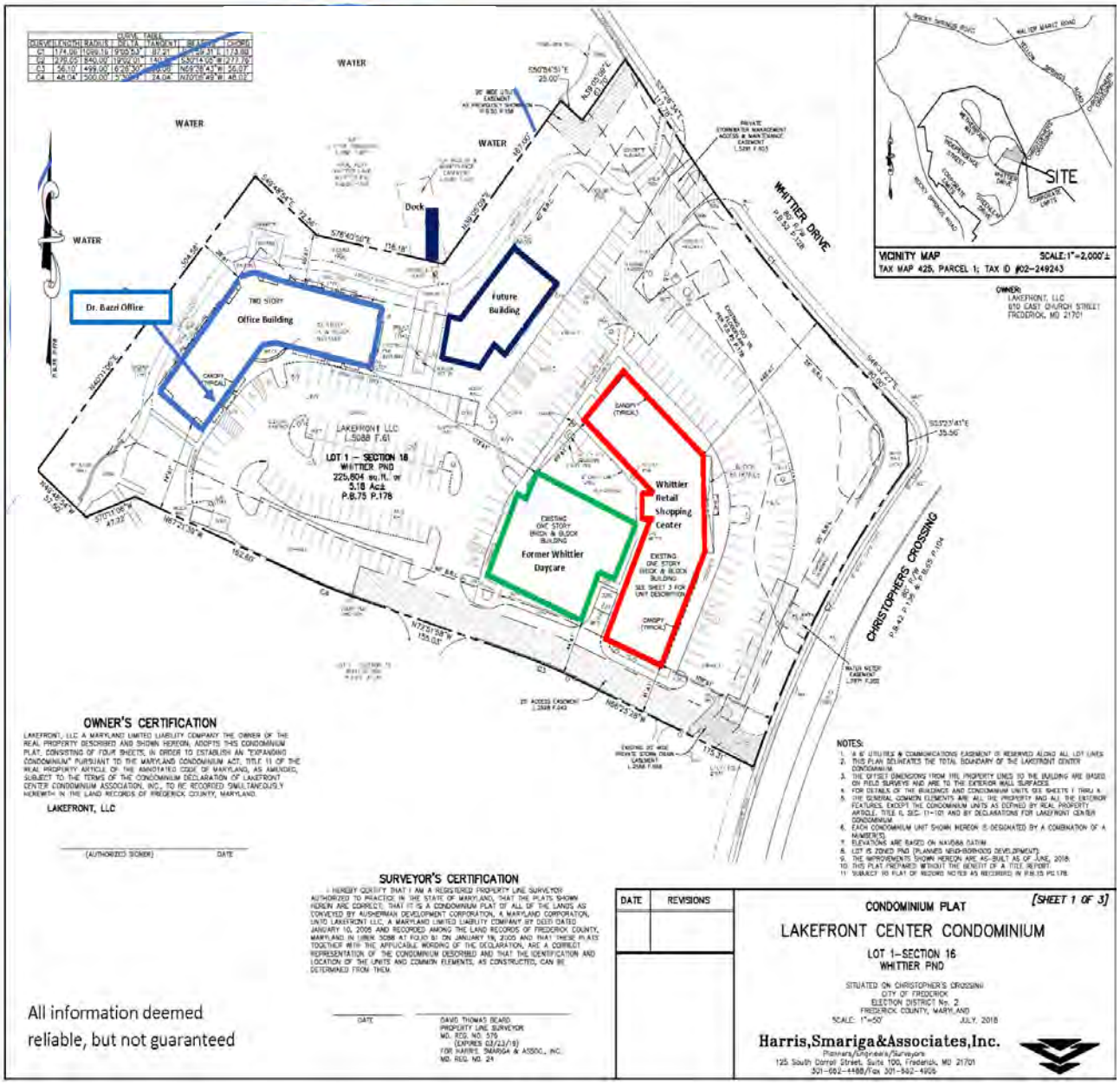


Space Availale	UNIT	SF	Lease Price Per SF	NNN Per SF	Annual Base Rent	Monthly Gross Rent
Currently Anytime Fitness	106-111	5,709	$27.00	$10.90	$216,372	**$18,031.00**



All information deemed reliable, but no guaranteed by broker.

WHITTIER PUD



OWNER'S CERTIFICATION

LAKEFRONT, LLC A MARYLAND LIMITED LIABILITY COMPANY THE OWNER OF THE REAL PROPERTY DESCRIBED AND SHOWN HEREON, ADOPTS THIS CONDOMINIUM PLAT, CONSISTING OF FOUR SHEETS, IN ORDER TO ESTABLISH AN "EXPANDING CONDOMINIUM" PURSUANT TO THE MARYLAND CONDOMINIUM ACT, TITLE 11 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, SUBJECT TO THE TERMS OF THE CONDOMINIUM DECLARATION OF LAKEFRONT CENTER CONDOMINIUM ASSOCIATION, INC., TO BE RECORDED SIMULTANEOUSLY HEREWITH IN THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND.

LAKEFRONT, LLC

(AUTHORIZED SIGNER) DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED PROPERTY LINE SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF MARYLAND, THAT THE PLATS SHOWN HEREIN ARE CORRECT; THAT IT IS A CONDOMINIUM PLAT OF ALL OF THE LANDS AS CONVEYED BY AUSHERMAN DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, UNTO LAKEFRONT LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 16, 2008 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 5088 AT FOLIO 61 ON JANUARY 16, 2008 AND THAT THESE PLATS TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, ARE A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF THE UNITS AND COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

DATE

DAVID THOMAS BEARD
PROPERTY LINE SURVEYOR
MD. REG. NO. 576
(EXPIRES 03/23/19)
FOR HARRIS, SMARIGA & ASSOC., INC.
MD. REG. NO. 24

All information deemed reliable, but not guaranteed

NOTES:
1. A 6' UTILITIES & COMMUNICATIONS EASEMENT IS RESERVED ALONG ALL LOT LINES.
2. THIS PLAN DELINEATES THE TOTAL BOUNDARY OF THE LAKEFRONT CENTER CONDOMINIUM.
3. THE OFFSET DIMENSIONS FROM THE PROPERTY LINES TO THE BUILDING ARE BASED ON FIELD SURVEYS AND ARE TO THE EXTERIOR WALL SURFACES.
4. FOR DETAILS OF THE BUILDINGS AND CONDOMINIUM UNITS SEE SHEETS 1 THRU 4.
5. THE GENERAL COMMON ELEMENTS ARE ALL THE PROPERTY AND ALL THE EXTERIOR FEATURES, EXCEPT THE CONDOMINIUM UNITS AS DEFINED BY REAL PROPERTY ARTICLE, TITLE 6, SEC. 11-101 AND BY DECLARATIONS FOR LAKEFRONT CENTER CONDOMINIUM.
6. EACH CONDOMINIUM UNIT SHOWN HEREON IS DESIGNATED BY A COMBINATION OF A NUMBER(S).
7. ELEVATIONS ARE BASED ON NAVD88 DATUM.
8. LOT IS ZONED PND (PLANNED NEIGHBORHOOD DEVELOPMENT).
9. THE IMPROVEMENTS SHOWN HEREON ARE AS-BUILT AS OF JUNE, 2018.
10. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
11. SUBJECT TO PLAT OF RECORD NOTES AS RECORDED IN P.B.15 PG.178.

DATE	REVISIONS

CONDOMINIUM PLAT (SHEET 1 OF 3)

LAKEFRONT CENTER CONDOMINIUM

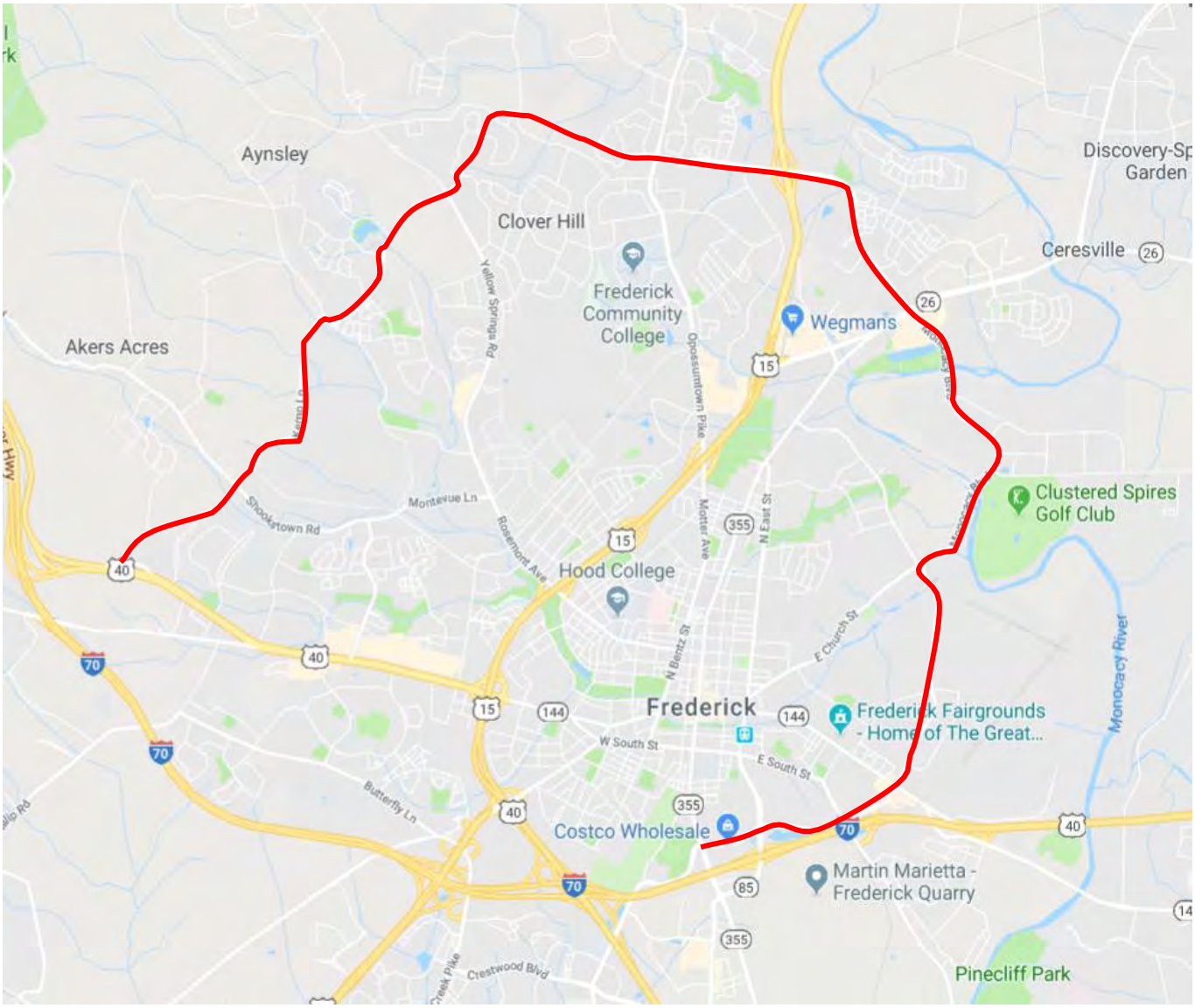
LOT 1–SECTION 16
WHITTIER PND

SITUATED ON CHRISTOPHER'S CROSSING
CITY OF FREDERICK
ELECTION DISTRICT No. 2
FREDERICK COUNTY, MARYLAND
SCALE: 1"=50' JULY, 2018

Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carroll Street, Suite 100, Frederick, MD 21701
301-662-4488/Fax 301-662-4905

All information deemed reliable, but no guaranteed by broker.

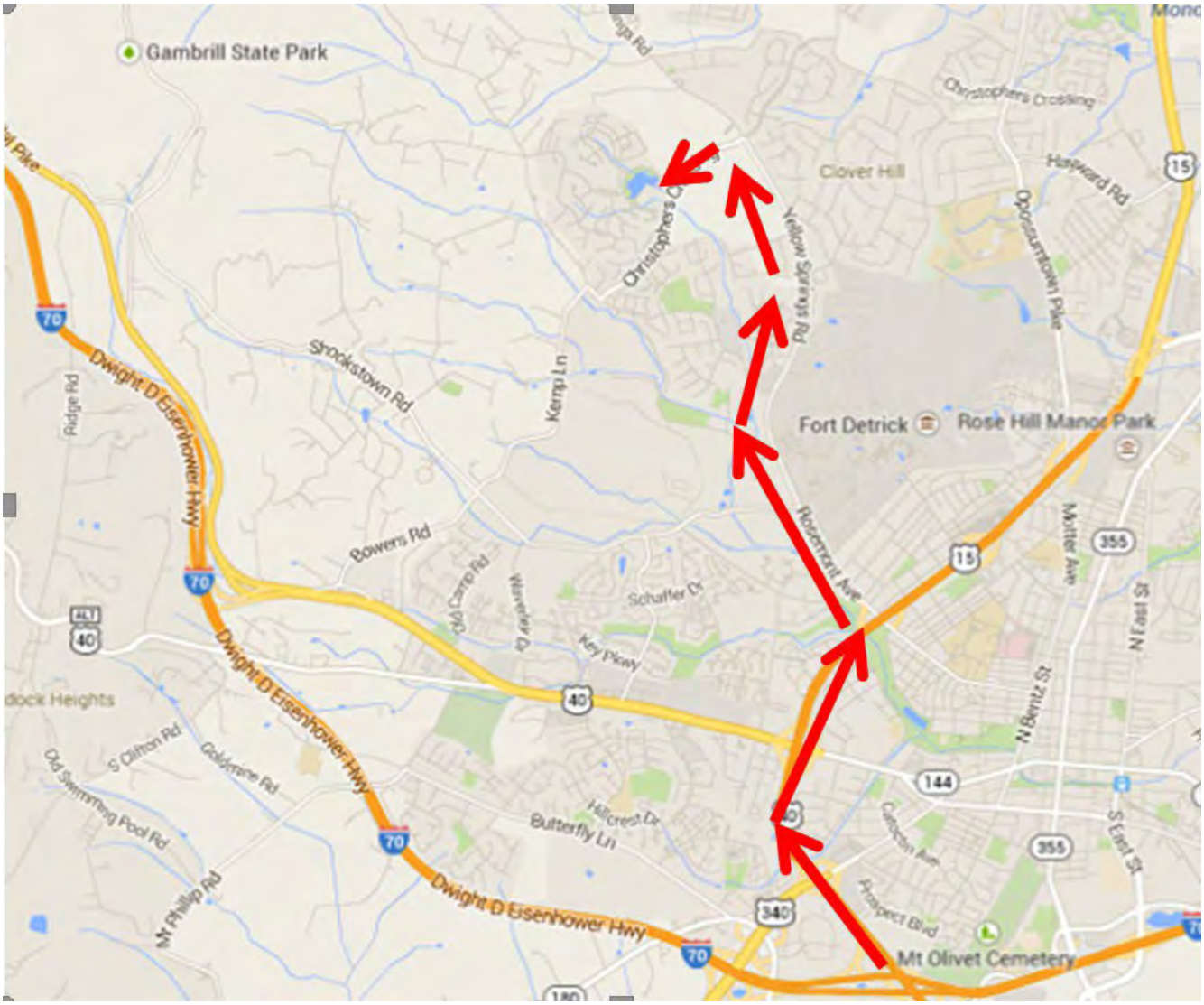
Frederick Maryland Monocacy By-Pass Future Plan



All information deemed reliable, but no guaranteed by broker.

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 Lake Front Shopping Center. Turn Right onto Whittier Drive and Left into Shopping Center Parking Lot.



All information deemed reliable, but no guaranteed by broker.