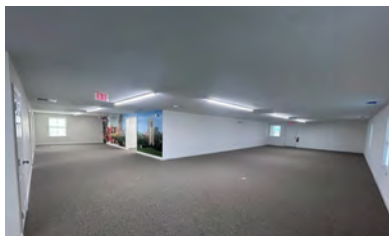


MACKINTOSH, Inc. **Ideal Contractor / Office Use / Medical**

Commercial Brokerage

For Sale @ \$1,600,000

For Lease 3,973 SF @ \$14 SF + NNN



Move-In Ready Office Space Designed for Growth

3,900 SF | 6008 Fair Oaks Drive | Frederick, MD

PROPERTY OVERVIEW

[Click Here for Outside Video](#)

This newly renovated upper-floor office suite offers 3,900 SF of flexible, professional space in a freestanding building. The layout includes five private offices, a large open floor plan for meetings or collaboration, a kitchenette, restroom, and multiple storage rooms. Available for immediate occupancy.

[Click Here for Inside Video of 1st Floor](#)

[Click Here for Inside Video of 2nd Floor](#)

SITE & LOCATION

Situated on approximately one-third acre with ample on-site parking, this property is surrounded by grass and mature trees and offers quick access to Route 15 and Route 340. Located adjacent to Jefferson Tech Park. Well and septic on site.

ZONING

Currently zoned ORI (Office, Research & Industrial) with LI (Light Industrial) zoning under discussion, providing potential future flexibility.

LEASE TERMS

Base Rent: \$14.00 / SF | NNN: \$2.48 / SF Year 1 Gross Monthly Rent: **\$5,386.21**

Five (5) year term with 5% annual increases

Schedule a Tour Today Nancy Green · Mackintosh
Commercial · 301-748-3321 · nancy@ngreen.com



Directions: From Intersection of Interstate 70 and Route 340/ Route 15, North of Frederick, Continue to Exit 11 (Route 180), at Intersection Turn Right onto Jefferson Pike, Continue on Jefferson Pike to Fair Oaks Drive, Turn Left onto Fair Oaks Drive and Continue to Property on Right at end of the road

**6008 Fair Oaks Drive Offering a
7,844 SF Free-Standing Building on 29,620 SF (0.68Acre).**

The Property is located off of Jefferson Pike with access to Route 15 & Interstate 70. Zoning is ORI (Office Research Industrial). Property has 12 X 14 Foot Drive-In Door & 13+ Parking Spaces. 3-Phase Electric, Five Offices, 3/4 Acre Lot with Storage Shed.

3,973 SF		6008 Fair Oaks Drive, Frederick, Maryland 21702			
Lease Year	Base Price Per Square Foot	Base Monthly Rent	Monthly Estimated Operating Expenses \$2.48 SF - Subject to Annual Adjustments	Total Monthly Rent	Annual Base Rent
Year 1	\$14.00	\$4,635.17	\$821.09	\$5,456.26	\$55,622.00
Year 2	\$14.70	\$4,866.92	\$821.09	\$,301.90	\$58,403.10
Year 3	\$15.44	\$5,111.93	\$821.09	\$5,933.02	\$61,343.12
Year 4	\$16.21	\$5,366.86	\$821.09	\$6,187.95	\$64,402.33
Year 5	\$17.02	\$11,123.50	\$821.09	\$12,816.50	\$67,620.46

ADDITIONAL INFORMATION CONTACT:

**Nancy Green -
Call: 301-748 3322**

Mackintosh Commercial
262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1-240-489-7932
Email: Nancy@ngreen.com

6008 Fair Oaks Drive – Zoning ORI

The Office/Research Industrial District (ORI) is intended to provide for the development of office, research and limited manufacturing uses in high visibility locations along major highways. Development in this district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting. This district shall permit limited manufacturing, fabrication or assembly operations which would, by nature of the product, or magnitude of production, be compatible with research, professional or business offices. Commercial uses shall be limited to those which are primarily oriented towards servicing those businesses located within the Office/Research Industrial District.

P = Some Permitted Uses:

- Agricultural Activities
- Apiary
- Agritourism Enterprise

PS = Principal permitted use subject to site development plan approval:

- Motel / Hotel
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- **Commercial School or Education Program**
- Medical Clinic
- **Office Business**
- **Office Professional**
- Restaurant
- Laboratory Research, experimental or testing
- **Limited Manufacturing and assembly use**
- Community Fire and Rescue Service

6008 Fair Oaks Drive – Frederick County Tax Credits

[Discover Frederick Maryland \(discoverfrederickmd.com\) Click Here](http://discoverfrederickmd.com)

6008 Fair Oaks Drive – Pictures:

6008 Fair Oaks Drive is a 7,844 SF Free Standing High Bay Flex Building on 29,620 SF (0.68Acre). Zoning is ORI (Office Research Industrial). Property has 12 X 14 Foot Drive-In Door & 13 Parking Spaces. 3-Phase Electric, Five Offices, 3/4 Acre Lot with Storage Shed. Air Conditioning in the Work Area and Office. Two Restrooms (One on Each Floor). Heat in the Warehouse. LED Lighting. Warehouse Shelving, Large Kitchen Area, Well and Septic.



Front & Side Outside View From Parking



Rear View of Building High Bay Drive-In Door



Large Open "L" Shaped Area



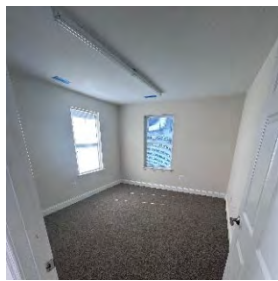
One of Two Stairwells



2nd Floor – Floor Plan (5 Offices)



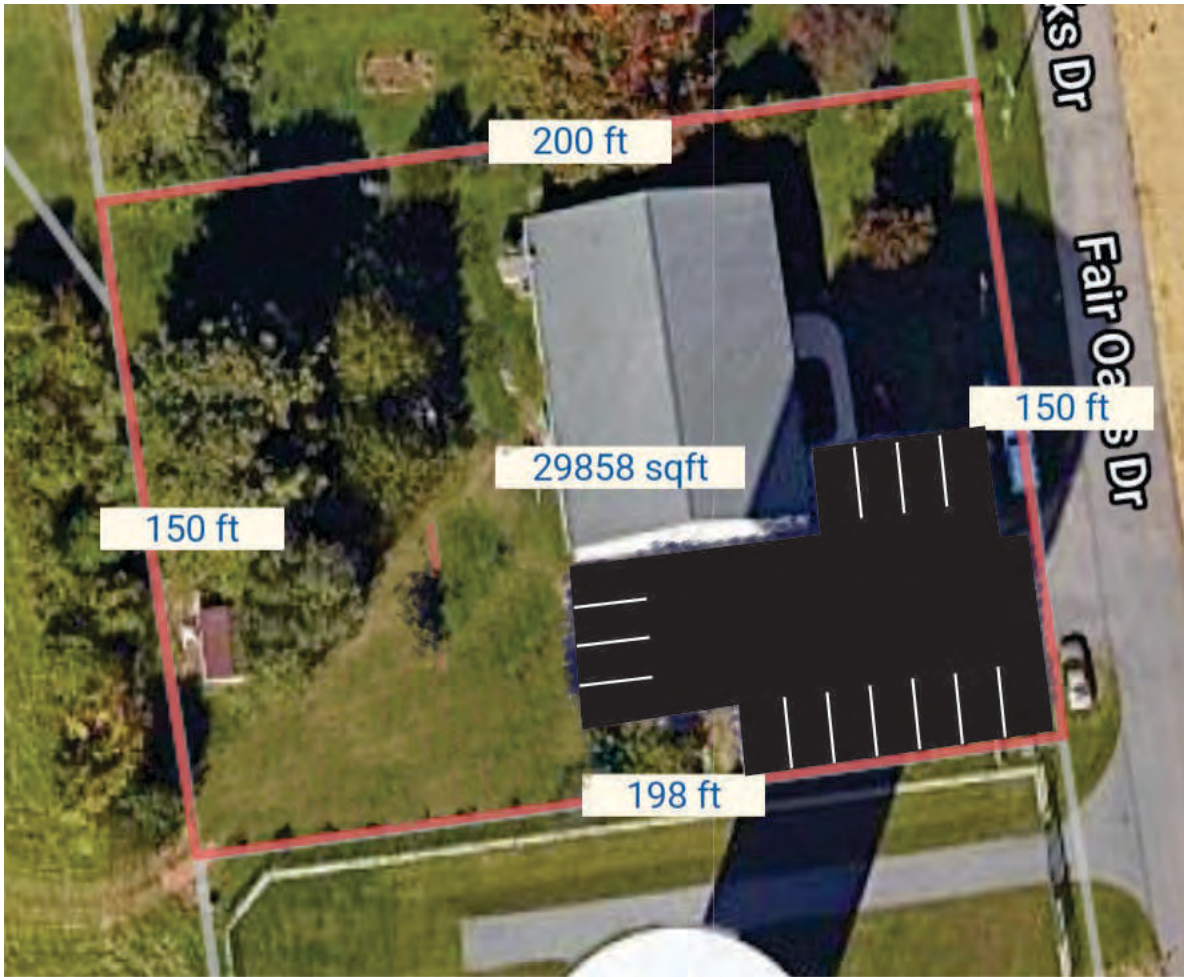
Kitchenette and Storage Room



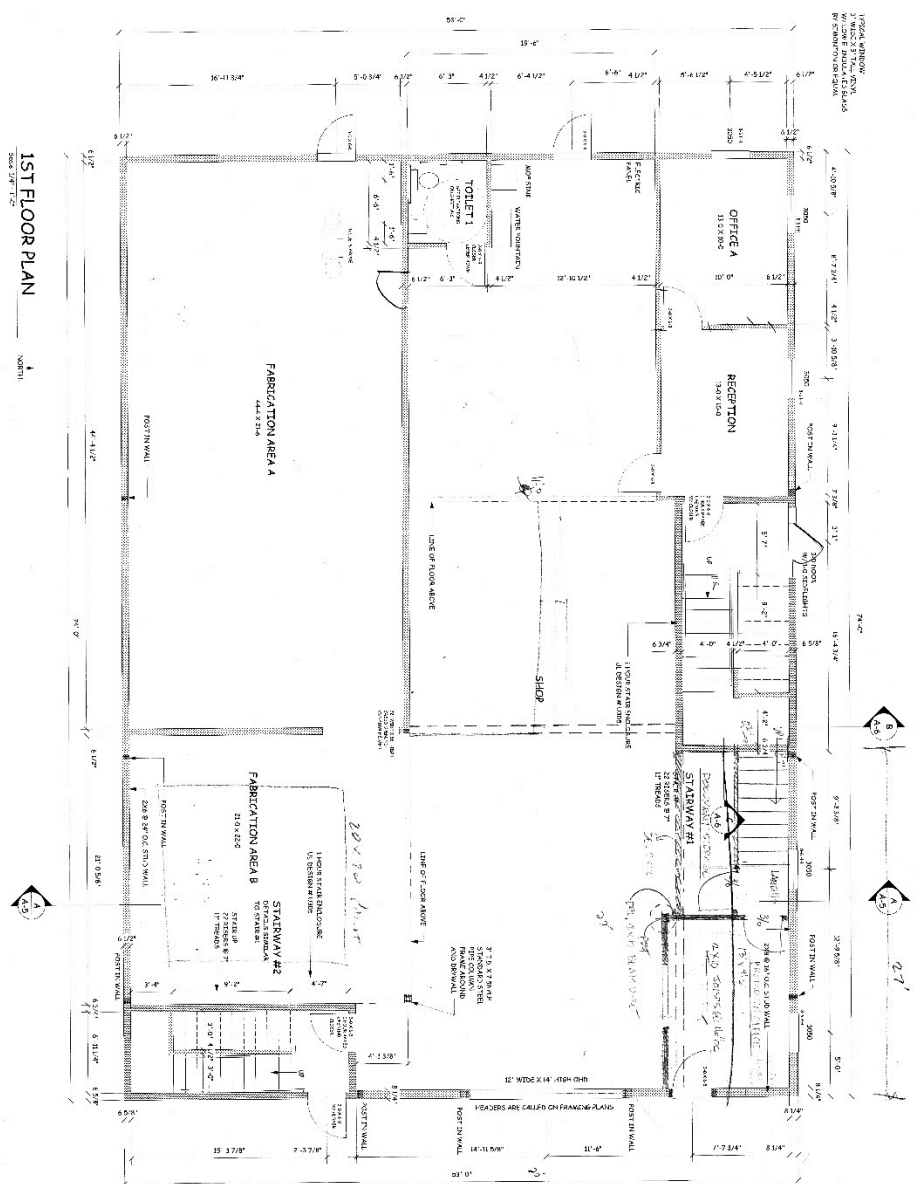
Five Offices Total



6008 Fair Oaks Drive – 3/4 Acre Lot – Extra Parking Available



- First Floor Plan



1ST FLOOR PLAN
 FLOOR AREA: 3992 SF INCLUDING STAIRS, (RUE SF)
 2008-09-10

- NOTES**
1. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
 2. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
 3. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
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 9. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
 10. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.

WALL LEGEND

- 2" CMU EXPOSED 8' OR 7' O.C. UNLESS SHOWN OTHERWISE
- 1" CMU EXPOSED 8' OR 7' O.C. UNLESS SHOWN OTHERWISE
- 1/2" CMU EXPOSED 8' OR 7' O.C. UNLESS SHOWN OTHERWISE
- 1/4" CMU EXPOSED 8' OR 7' O.C. UNLESS SHOWN OTHERWISE
- 1/2" CMU EXPOSED 8' OR 7' O.C. UNLESS SHOWN OTHERWISE
- 1/4" CMU EXPOSED 8' OR 7' O.C. UNLESS SHOWN OTHERWISE
- 1/2" CMU EXPOSED 8' OR 7' O.C. UNLESS SHOWN OTHERWISE
- 1/4" CMU EXPOSED 8' OR 7' O.C. UNLESS SHOWN OTHERWISE

THE MECHANICAL, PLUMBING, AND ELECTRICAL COORDINATORS HAVE NOT BEEN EVALUATED FOR COMPLIANCE WITH THESE DOCUMENTS

CONFORM WITH THE BOSTON ACCESSIBILITY CODE

REVIEWED PER PLAN REVIEW AS NOTED

DESIGN OF THE TIMES

ARCHITECTURE

100 STATE STREET, SUITE 200
 BOSTON, MA 02109
 TEL: 617-552-1234
 FAX: 617-552-1235
 WWW.DOTIMES.COM

DATE: 10/10/08

PROJECT: 08-001

DRAWING: 101

SCALE: AS SHOWN

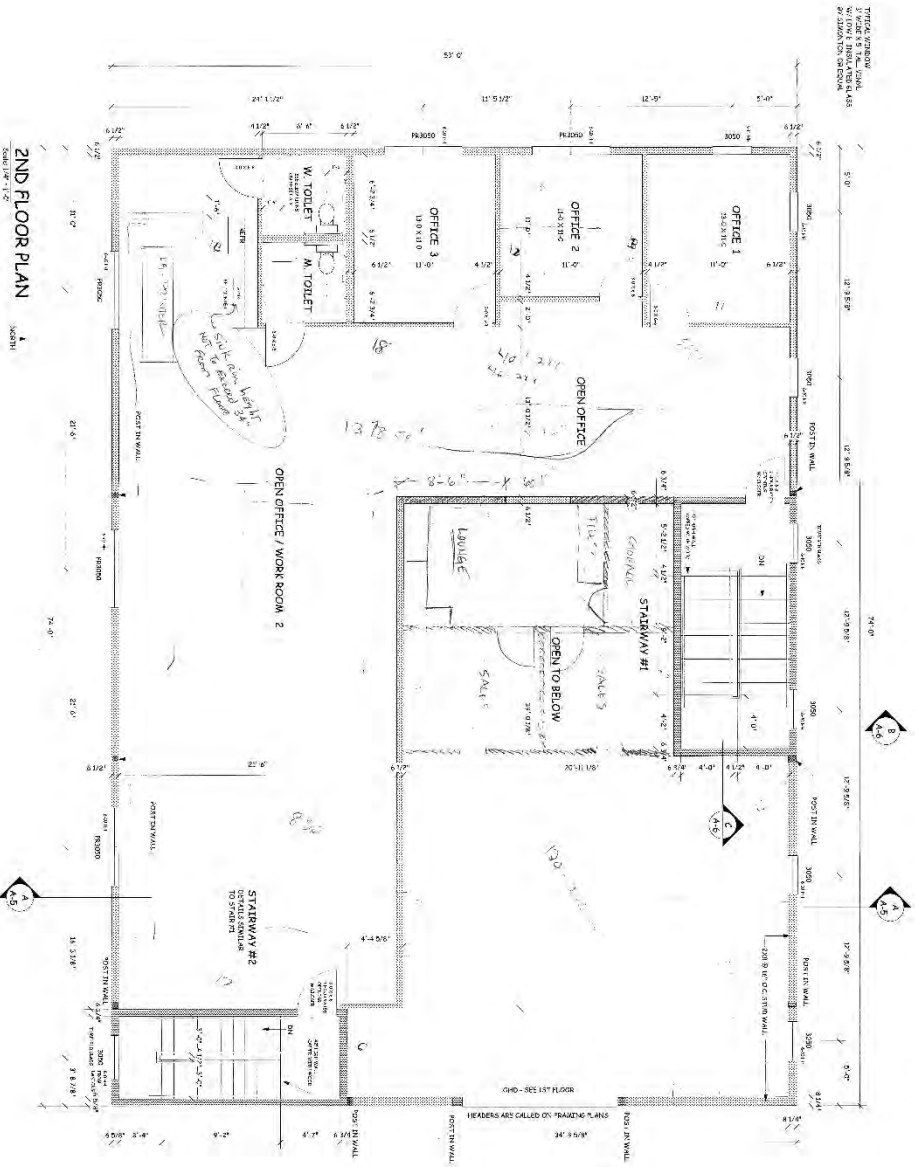
BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

3911
 7844
 540
 7324
 504 + 2414
 204 571 010

Fair Oaks Drive - Second Floor Plan



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES

1. SEE FLOOR PLAN FOR THE LOCATION OF ALL WALLS.
2. DIMENSIONS TO WALLS UNLESS NOTED OTHERWISE.
3. DIMENSIONS TO WALLS UNLESS NOTED OTHERWISE.

DESIGNED BY: [Name]

DESIGNER: [Name]

DATE: [Date]

PROJECT: [Project Name]

SCALE: 1/8" = 1'-0"

REVISIONS:

NO. 1

DATE: [Date]

DESCRIPTION: [Description]

BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

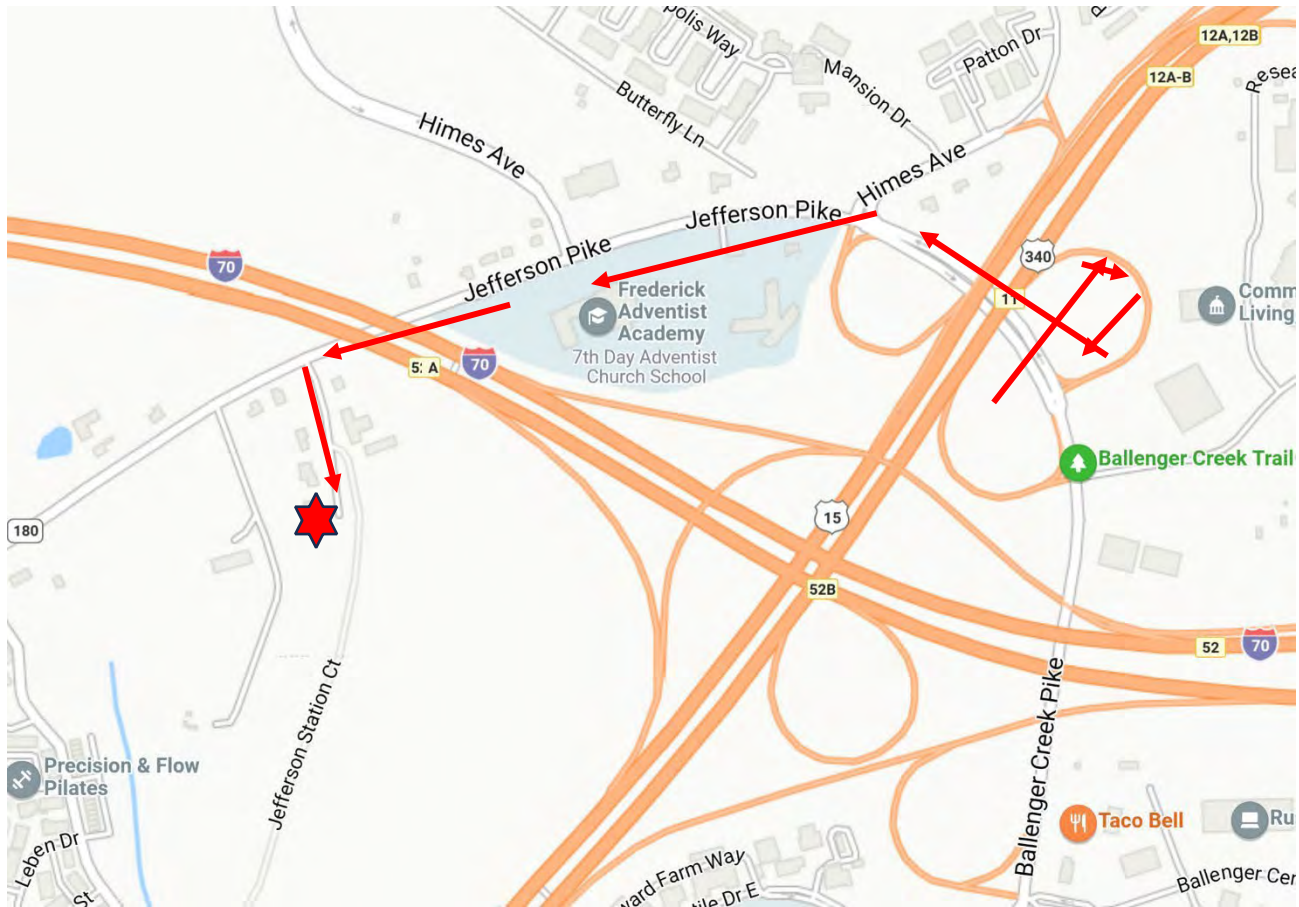
DATE: [Date]

REVIEWED PER PLAN REVIEW AS NOTED.

CONSENT WITH THE MARYLAND ACCESSIBILITY CODE.



6008 Fair Oaks Drive, Frederick, MD – Location and Directions



Directions: From Intersection of Interstate 70 and Route 340/ Route 15, North of Frederick, Continue to Exit 11 (Route 180), at Intersection Turn Right onto Jefferson Pike, Continue on Jefferson Pike to Fair Oaks Drive, Turn Left onto Fair Oaks Drive and Continue to Property on Right at end of the road.

All information deemed reliable, but not guaranteed

**FOR ADDITIONAL INFORMATION
CONTACT:**

Nancy Green – Call: 301-748-3322

Email: Nancy@Ngreen.com

Mackintosh Commercial

262 W. Patrick Street

Frederick, Maryland 21701

Broker: 1-800-727-SOLD

Fax #: 1-240-489-7932

Email: Nancy@ngreen.com

Web: www.NGreen.com