



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

5,000 SF CONDO for LEASE

@ \$9 PSF + NNN (\$5 PSF)

Basement Suite 100LL

Presents:

The Glass Factory

241 E 4th Street, Frederick MD 21701

Reduced Price!



[Click Here for Video of Suite 100LL](#)

**Beautifully Decorated Office Space in Historic Downtown Frederick.
44,840 SF Building on 1.49 Acres (64,620 SF). DB Zoning.**

**SUITE 100LL (5,000 SF) Basement Area has 10 Workstation Areas,
1 Large Open Area, Kitchen Area, Two Large Lab/Storage Rooms,
and First Floor Lab Area, Garage with Roll Up Door, 2nd Entrance
and Parking for 10 Cars**

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.

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.

Basement Suite 100LL - Pictures



Front Entrance



10 Spaces Parking



Garage Entrance



Side Work Area



Workstations



Lab Workstations



Large Lab Room

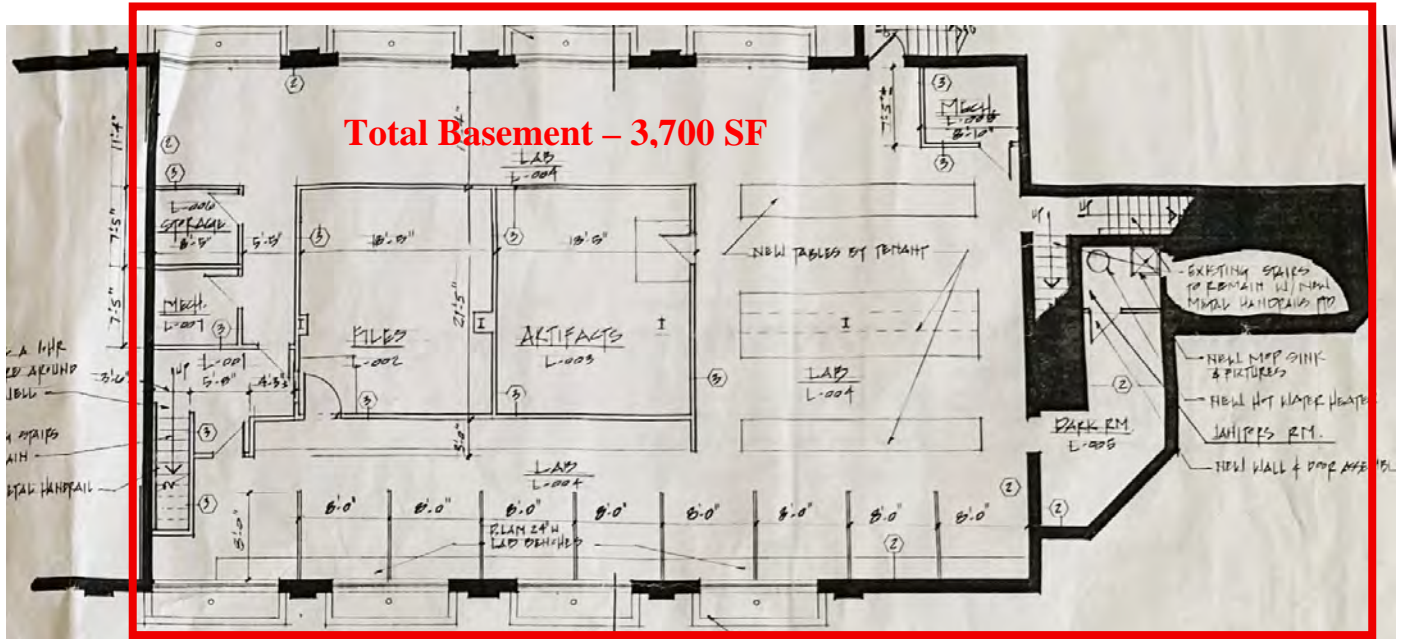


Garage Door Inside



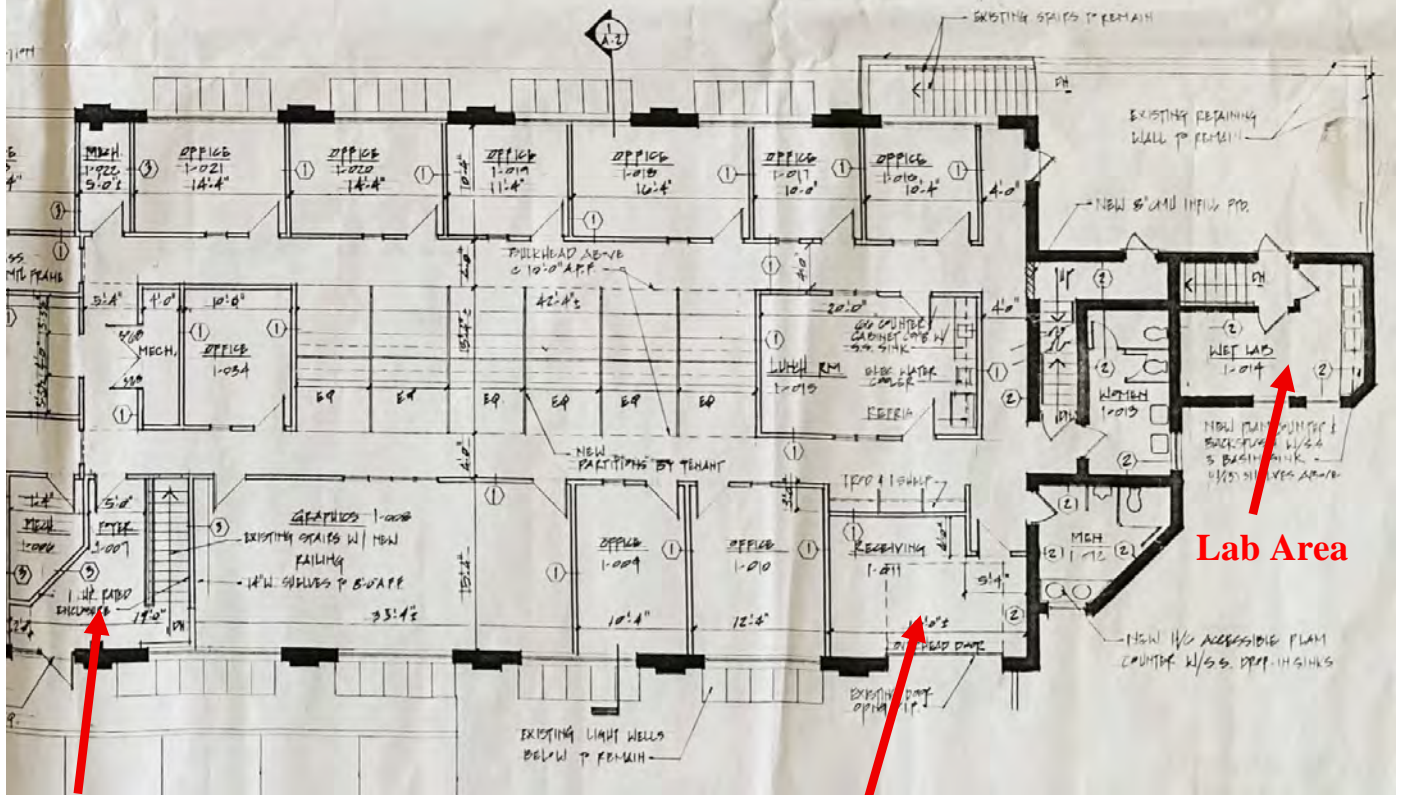
Garage Storage Area

Basement Suite 110



LOWER LEVEL PLAN

10'0" x 10'0" IN OCCUPABLE 1010 SQ FT.
 20'0" x 10'0" IN OCCUPABLE 2010 SQ FT.
 TOTAL 3020 SQ FT.



Lab Area

Front Entrance

Garage



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



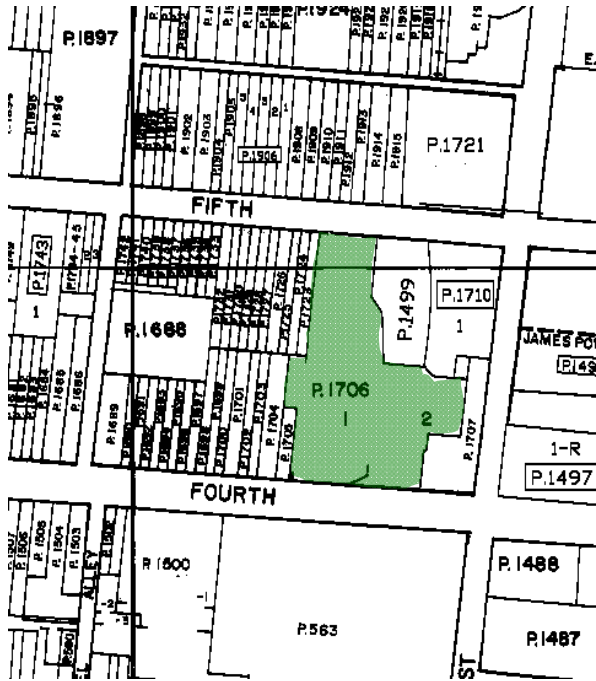
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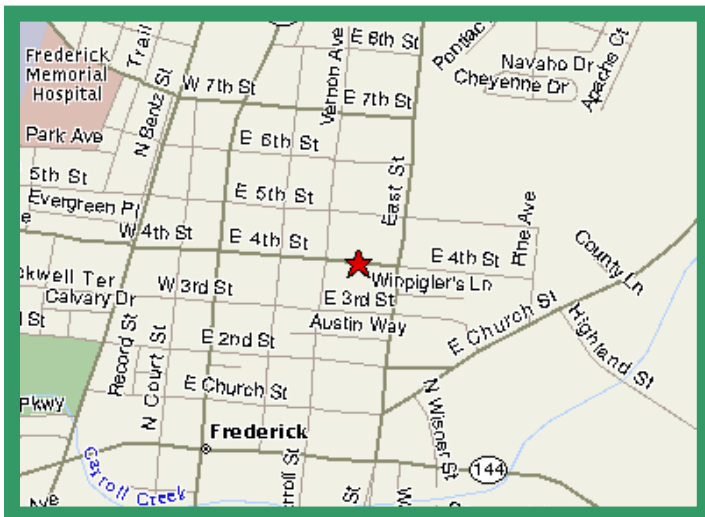
Glass Factory Interior Photos



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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.



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