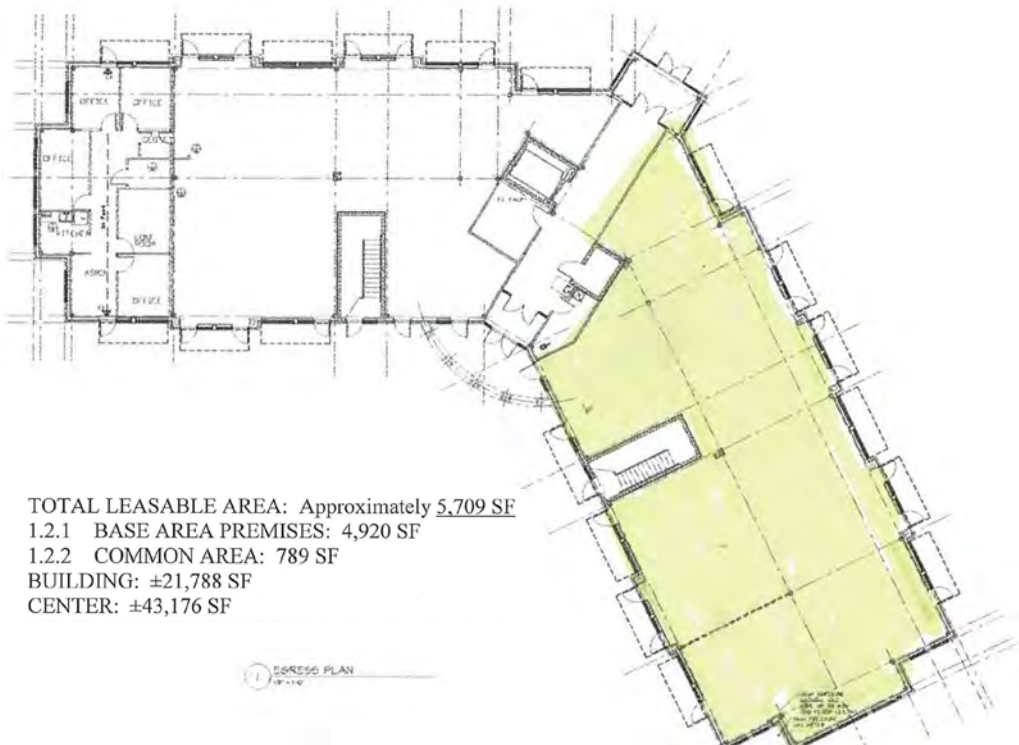


Lakefront Center - 2405 WHITTIER DRIVE - Suites 106-111

For Lease \$33 NNN

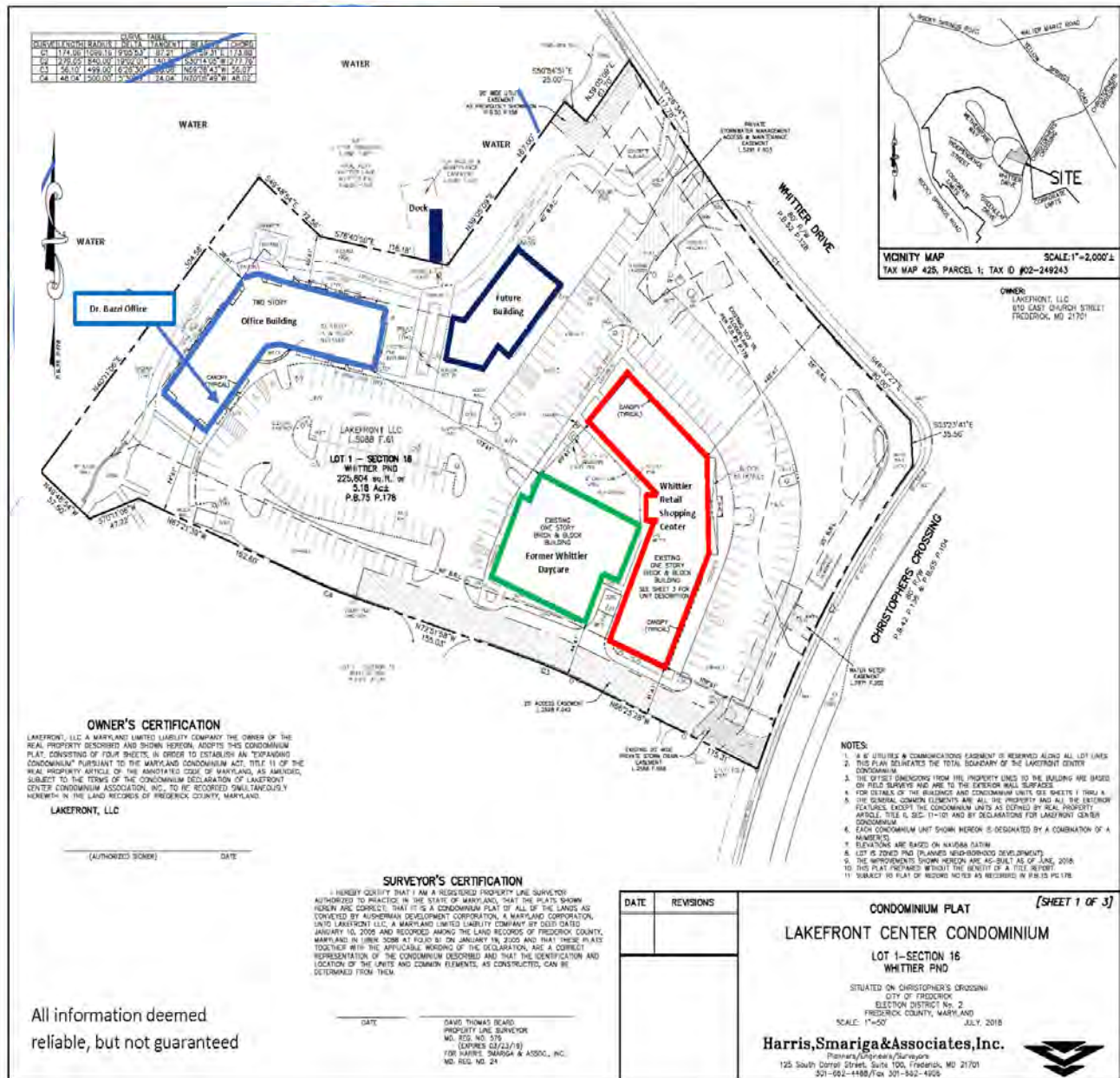


Space Availale	UNIT	SF	Lease Price Per SF	NNN Per SF	Annual Base Rent	Monthly Gross Rent
Currently Anytime Fitness	106-111	5,709	\$33.00	\$10.90	\$188,397.00	\$20,885.43

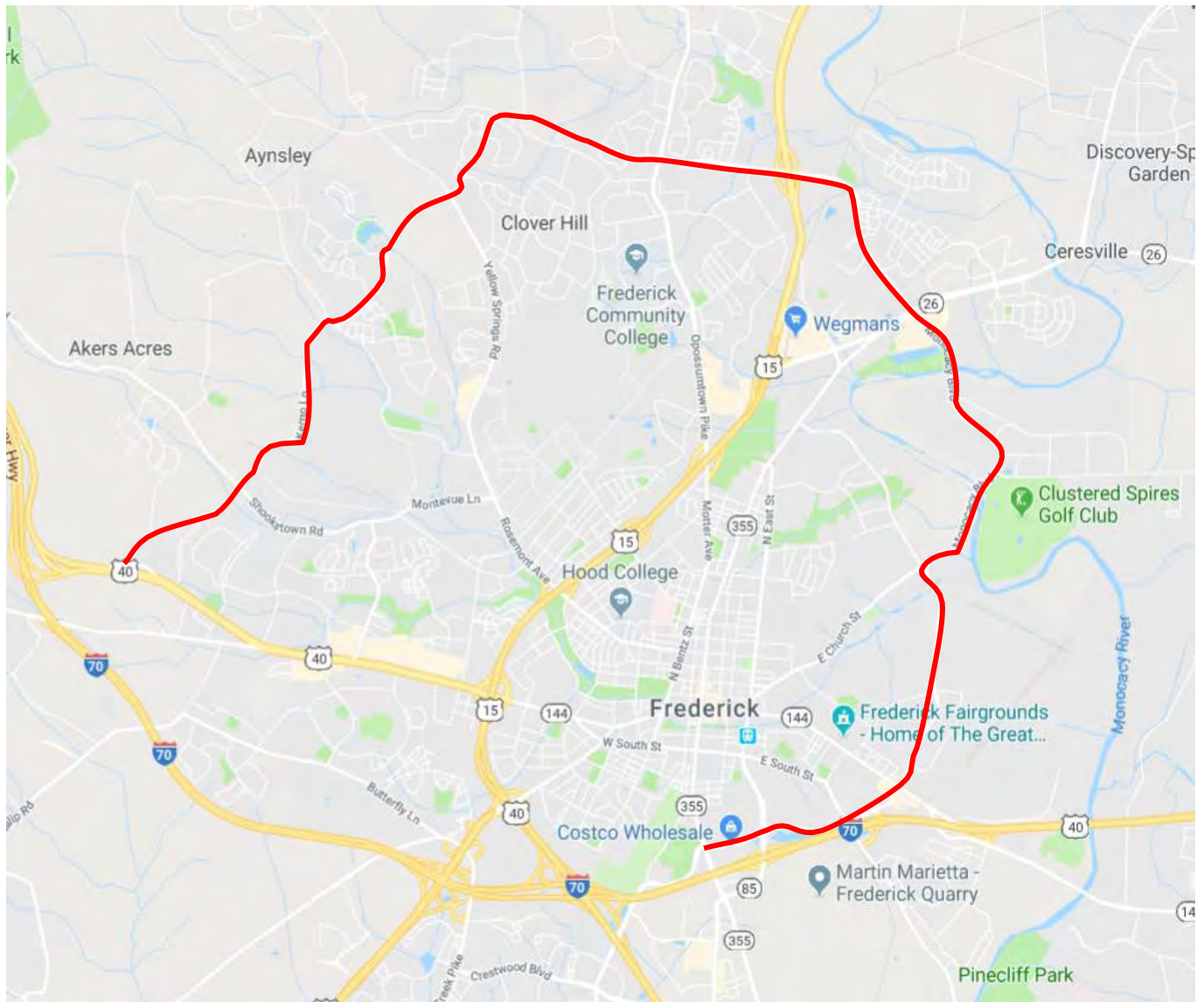


All information deemed reliable, but no guaranteed by broker.

WHITTIER PUD



Frederick Maryland Monocacy By-Pass Future Plan



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.

