



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

FOR LEASE @ \$20 SF + NNN (\$4.10 SF)

Suite 3 – 6 = 6,820 SF

Presents:

OFFICE / MEDICAL / RETAIL SUITES

Route 15 Exposure

Seton Square Office / Retail Center **17750 Creamery Road, Emmitsburg, Maryland**



**21,168 SF Class A Office / Retail Center at a highly visible location
on Busy Highway 15, a Gettysburg/DC commuter Route.**

**Close to National Emergency Training Center and
Mount Saint Mary's University.**

Ample free parking – Situated on 6.42 Acres.

All Brick Colonial Buildings

Professionally Designed and landscaped.

**Suites 3 through 6 = 6,820 SF - 4 Offices,
2 Large Conference Rooms, Reception, & Restroom.**

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green
Call: 301-748-3321

Mackintosh Commercial

262 W. Patrick Street

Frederick, Maryland 21701

Broker: 1-800-727-SOLD

Fax # : 1-240-489-7932

Email : Nancy@ngreen.com

www.NGreen.com



Seton Square Office Center Layout

BUILDING B

Suite 12S	Suite 11BS	Suite 10B	Suite 9B	Suite 8B	Suite 7B
Suite 12BN	Suite 11BN		Suite 9N		

BUILDING A

Suite 1AS	Suite 2AS	Suite 4A	Suite 5A	Suite 4A
Suite 1AN	Suite 2AN			

AVAILABLE	
LEASED	

SETON SQUARE - 1 Seton Square Drive, Emmitsburg, Maryland

Suite 1A North	LEASED	1045 SF
Suite 1A South	LEASED	880 SF
Suite 2A North	LEASED	1069 SF
Suite 2A South	LEASED	880 SF
Suite 3A	AVAILABLE	1650 SF
Suite 4A	AVAILABLE	1650 SF
Suite 5A North	AVAILABLE	880 SF
Suite 5A South	AVAILABLE	880 SF
Suite 6A	AVAILABLE	1760 SF
Suite 7B	LEASED	1760SF
Suite 8B	LEASED	1760SF
Suite 9N	LEASED	825 SF
Suite 10B	LEASED	1650SF
Suite 11 & 12B North	LEASED	1755 SF
Suite 11 South	LEASED	880 SF
Suite 12 South	LEASED	820 SF

All information is deemed reliable, but not guaranteed.

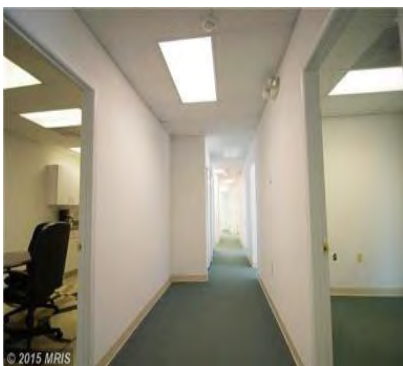
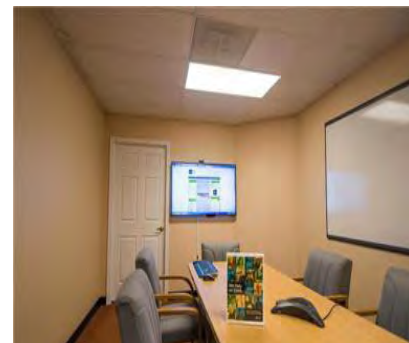
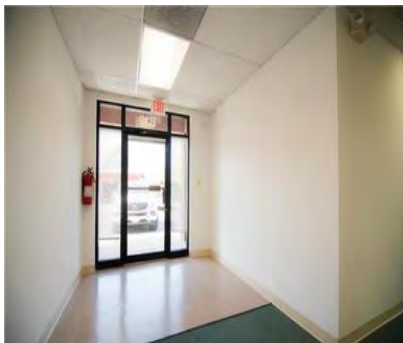
Seton Suite Pricing – Suites 3-6 (South)

Seton Square Center, 1 Creamery Rd., Emmitsburg, Maryland
 Suites 3 - 4 - 5 & 6

6,820 SF

Lease Year	Base Price Per SF	Monthly Base Rent	Basic Operating Charges - NNN at \$4.10 SF *Subject to Annual Adjustments	Total Monthly Gross Rent	Annual Base Rent
Months Eight to Twelve	\$20.00	\$16,049.83	\$2,330.17	\$18,380.00	\$128,398.64
Year Two	\$29.37	\$16,691.82	\$2,330.17	\$19,021.99	\$200,301.88
Year Three	\$30.54	\$17,359.50	\$2,330.17	\$19,689.66	\$208,313.95
Year Four	\$31.77	\$18,053.88	\$2,330.17	\$20,384.04	\$216,646.51
Year Five	\$33.04	\$18,776.03	\$2,330.17	\$21,106.20	\$225,312.37

Seton Suite Office Pictures



Town of Emmitsburg, Maryland - Zoning

B-2 General Business District. The B-2 district is intended to accommodate retail, service, office, entertainment and limited manufacturing/assembly. It is intended that stores and other facilities will be developed in an attractive and convenient manner with particular attention paid to the safety of pedestrian access and the protection of adjoining residential areas. It is essential that this district have vehicular accessibility from both the central community and the region and that safe and adequate off-street parking and loading are provided. (Prior code Art. XI (Art. VI intro))

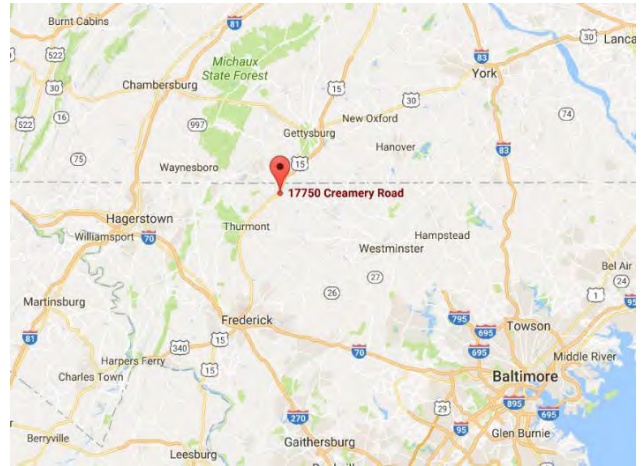
17.20.030 Uses permitted in the B-2 general business district.

Any use permitted in the **B-1** neighborhood business district and signs which shall be permitted only in accordance with the specifications of this section, as well as the following uses:

- A. Financial Institutions, such as banks, savings and loan offices; Credit Union
- B. Retail Business.
- C. Repair services, including, but not limited to electronics, appliances, and small engines.
- D. Automotive service garage or service station
- E. Automobile Sales
- F. Restaurant, and cafe', including entertainment activities;
- G. Funeral homes;
- H. Accessory uses or buildings;
- I. Car wash; water recycling system is required. At least 80% of the water must be reclaimed.
- J. Fire, Rescue, and Emergency service department or company
- K. Greenhouse or Nursery, Commercial
- L. Assembly or light manufacture with no storage, emissions, or noise outside the structure;
- M. Hospitals or Clinics;
- N. Tavern, Night Club
- O. Hotel, motel and associated accessory uses, such as, but not limited to, conference facilities and exercise facilities;
- P. Conference center;
- Q. Theater or auditorium;
- R. recreational facility;
- S. Business and advertising signs, public building signs or bulletin boards providing that they meet the requirements of Chapter 15.16. (Ord. 03-01: Prior code Art. XI (Art. VI§ 2.0))(Ord. No. 10-08, 5-17-2010)(Ord. No. 11-08, 5-16-2011)



↑ **HWY 15 North to Gettysburg, PA**



↙ **HWY 15 South to Frederick City**



Directions:

Take Route 15 North to Creamery Road near Emmitsburg. At Creamery Road Exit turn left onto Creamery Road. Turn Right at next turn into Seton Square Center. Property is Located at the Northwest Junction of Rt. 15 and Creamery Road.

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