



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

**5,000 SF CONDO LEASE @ \$8 PSF
+ NNN (\$5 PSF-Includes Utilities)**

Presents:

Basement Suite 100LL

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



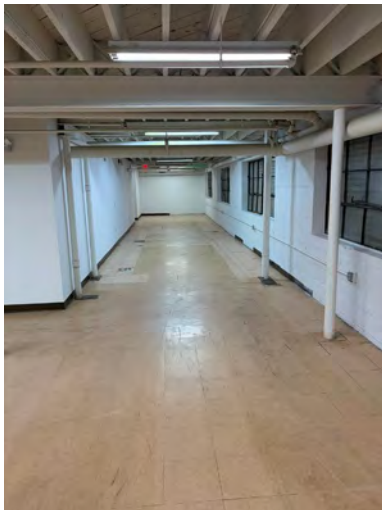
Front Entrance



10 Spaces Parking



Garage Entrance



Side Work Area



Workstations



Lab Workstations



Large Lab Room



Garage Door Inside



Garage Storage Area



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 |



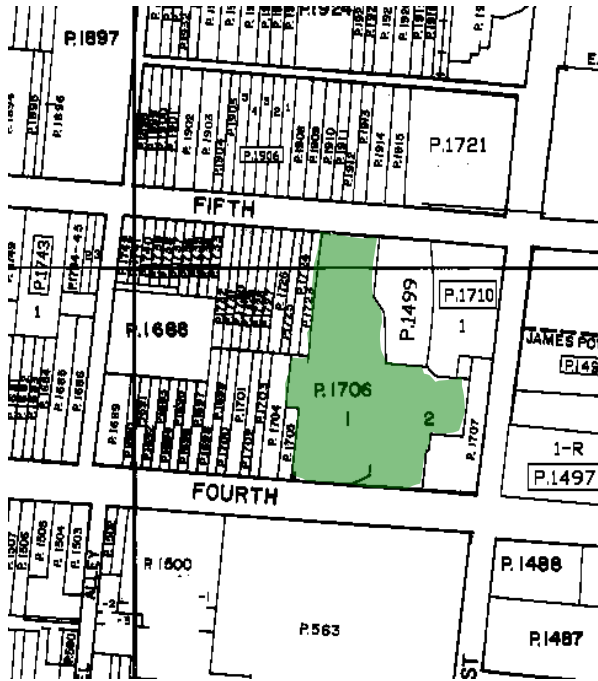
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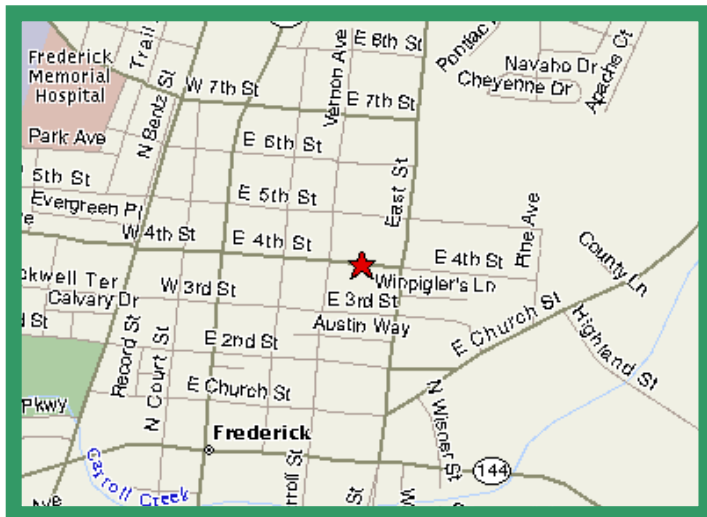
Glass Factory Interior Photos



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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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