



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

5,000 SF CONDO for LEASE

@ \$10 PSF + NNN (\$5 PSF)

Basement Suite 100LL

Presents:

The Glass Factory

241 E 4th Street, Frederick MD 21701



[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



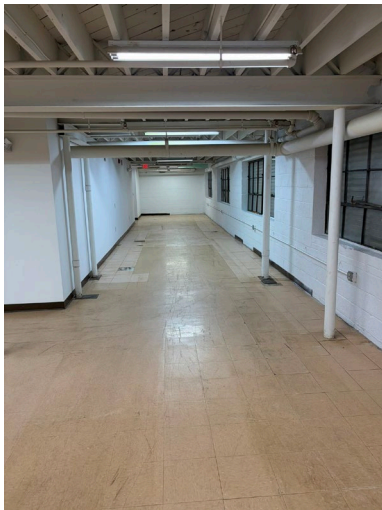
Front Entrance



10 Spaces Parking



Garage Entrance



Side Work Area



Workstations



Lab Workstations



Large Lab Room



Garage Door Inside



Garage Storage Area



The Glass Factory

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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

