



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

Suite 105 CONDO FOR SALE @ \$779,000

Lease - 2,848 SF @\$21 SF + NNN (\$5.79 SF)

Presents:

**2,848 SF – 5 Offices + Conference Room,
Three Large Open Areas, Large Kitchen**

The Glass Factory

241 E 4th Street, Frederick MD 21701

[Click Here for Video of Suite 105](#)



**Beautifully Decorated 2,848 SF Office Space (No Retail)
in Historic Downtown Frederick**

**Five Offices, Conference Room,
Three Large Open Cubicle Areas, Large Kitchen**

44,840 SF Building on 1.49 Acres (64,620 SF). DB Zoning.

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.

Total of 61 Parking Spaces, 18 of which are currently assigned.

Recently Renovated with new HVAC and Roof.

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.

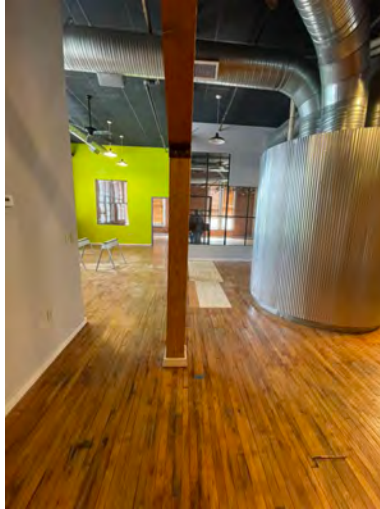
Glass Factory – Suite 105 Floor Plan



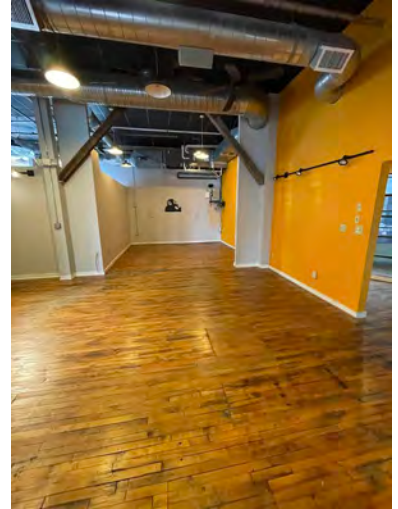
Glass Factory – Suite 105 Photos



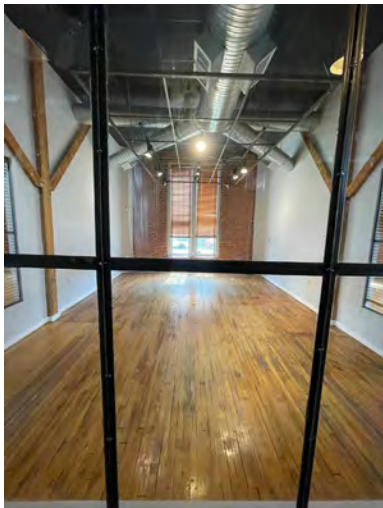
View to Suite Entrance



Large Open Area



Subdividable Open Area



Large Conference Room



Private Office



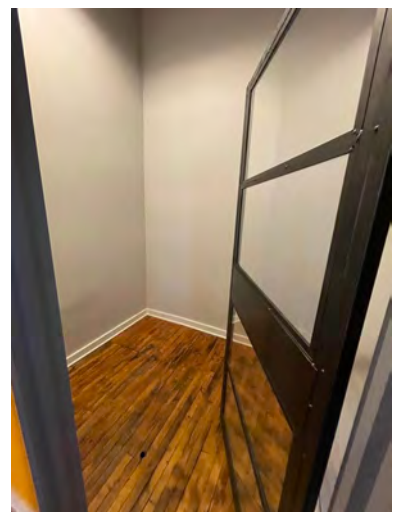
Corner Cubicle Area



Private Office

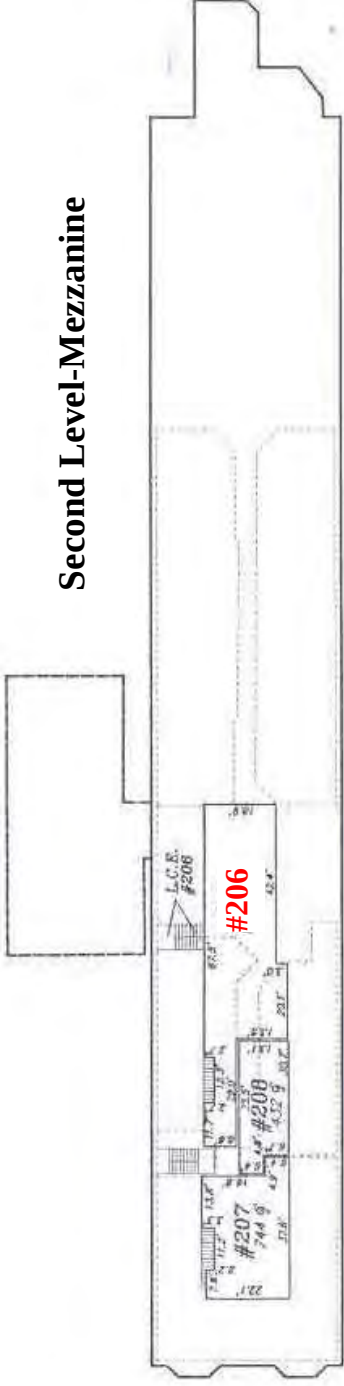


Large Kitchen

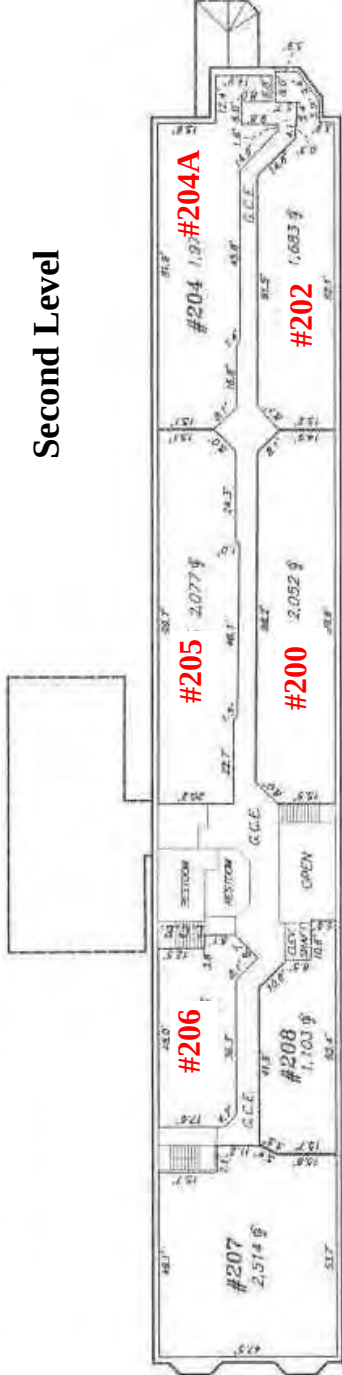


Former Soundproof Room

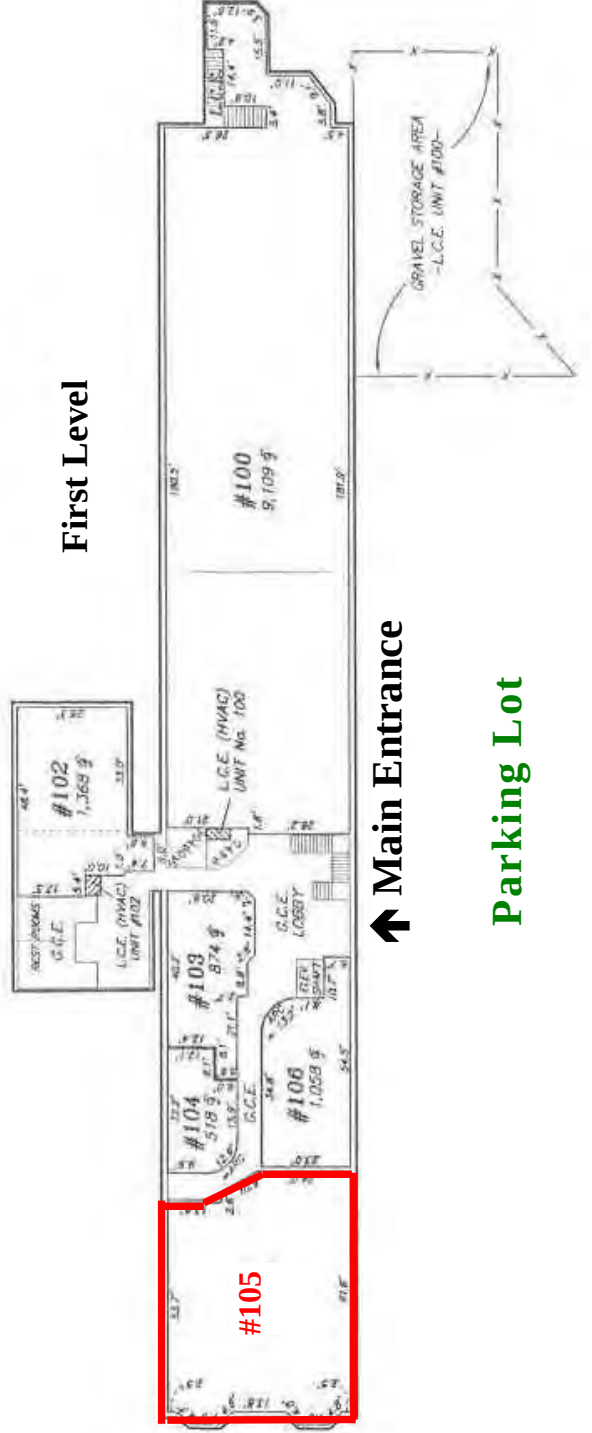
Second Level-Mezzanine



Second Level



First Level



↑ Main Entrance

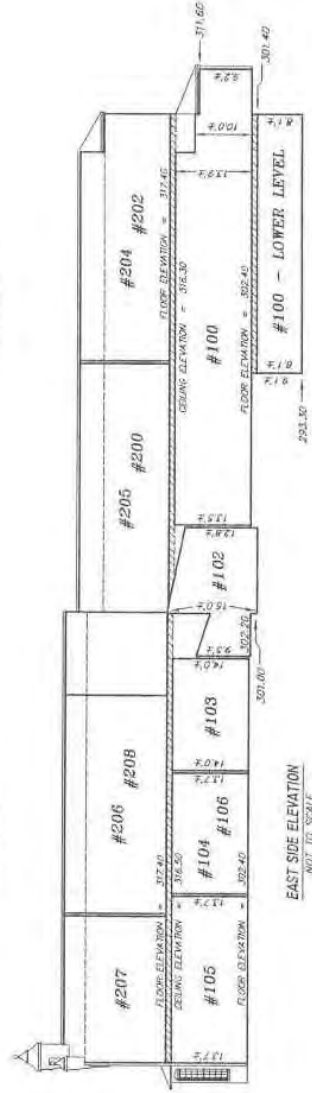
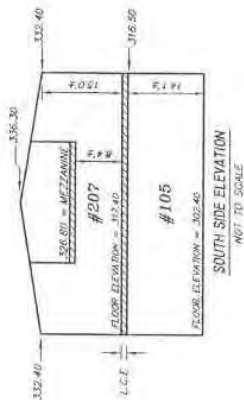
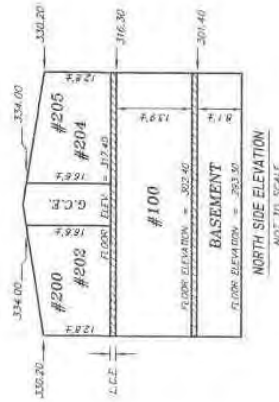
Parking Lot

← East Fourth Street →

All information deemed reliable, but not guaranteed.

CONDOMINIUM UNIT DESCRIPTION

UNIT NO.	STREET ADDRESS	LOWER ELEVATION	UPPER ELEVATION	TOTAL UNIT AREA
100	241 EAST FOURTH ST. - SUITE 100	293.30	316.30	11.93
102	241 EAST FOURTH ST. - SUITE 102	301.60	317.00	1.368
103	241 EAST FOURTH ST. - SUITE 103	302.40	316.50	8.74
104	241 EAST FOURTH ST. - SUITE 104	302.40	316.50	5.16
105	241 EAST FOURTH ST. - SUITE 105	302.40	316.50	2.848
106	241 EAST FOURTH ST. - SUITE 106	302.40	316.50	1.058
107	241 EAST FOURTH ST. - SUITE 107	317.40	316.50	2.57
108	241 EAST FOURTH ST. - SUITE 108	317.40	316.50	1.857
200	241 EAST FOURTH ST. - SUITE 200	317.40	316.50	1.874
201	241 EAST FOURTH ST. - SUITE 201	317.40	316.50	2.077
202	241 EAST FOURTH ST. - SUITE 202	317.40	316.50	2.525
203	241 EAST FOURTH ST. - SUITE 203	317.40	316.50	2.525
204	241 EAST FOURTH ST. - SUITE 204	317.40	316.50	1.538



NOTES:

- 1.) VERTICAL DATUM BASED ON CITY OF FREDERICK BENCHMARK, ALSO LOCATED AT THE INTERSECTION OF THE NORTH-EAST CORNER OF THE LOWER CONGRESSIONAL SITE (ELEVATION - 301.45)
- 2.) DIMENSIONS SHOWN HEREON BASED ON EXISTING CONSTRUCTED UNITS.

OWNERS:
LIFE AND BONNE ALLENHANS
3811 UPTON STREET, NW
WASHINGTON, D.C. 20016
TEL: 202 256-8893

DATE: REFUSIONS

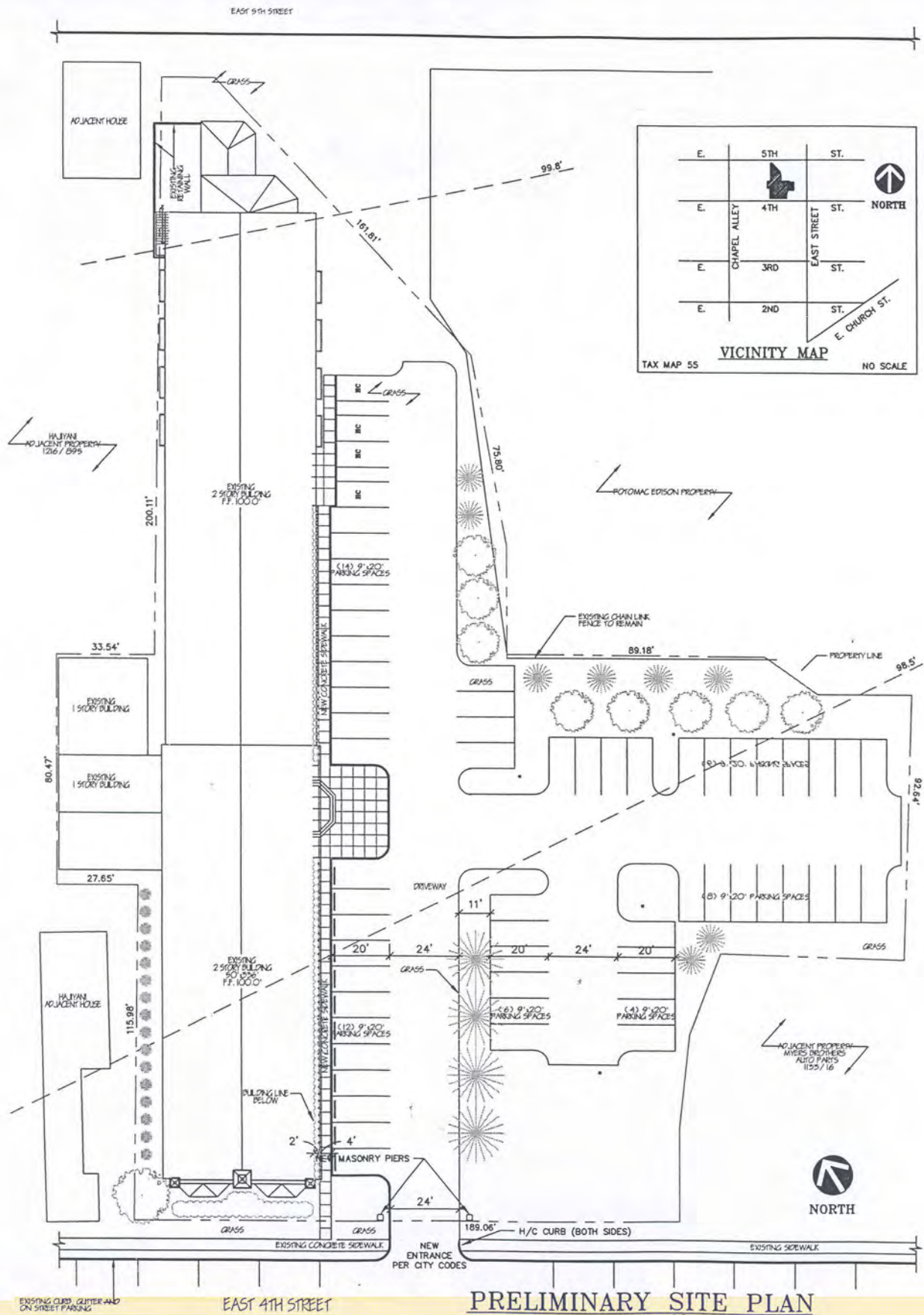
CONDOMINIUM FLAT
GLASS FACTORY
SITUATED AT 241 EAST FOURTH STREET
FREDERICK COUNTY, MARYLAND
FREDERICK ELECTION DISTRICT No. 2
FREDERICK COUNTY, MARYLAND

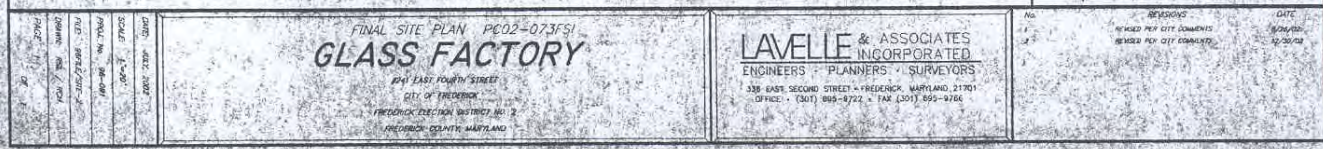
SCALE: AS NOTED DECEMBER, 2005

LAVELLE & ASSOCIATES
INCORPORATED
LAND PLANNERS SURVEYORS
1035 TILCO DRIVE, SUITE 100 FREDERICK, MARYLAND 21704
OFFICE (301) 895-9722 FAX (301) 895-9786

JCH

PG-174







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%

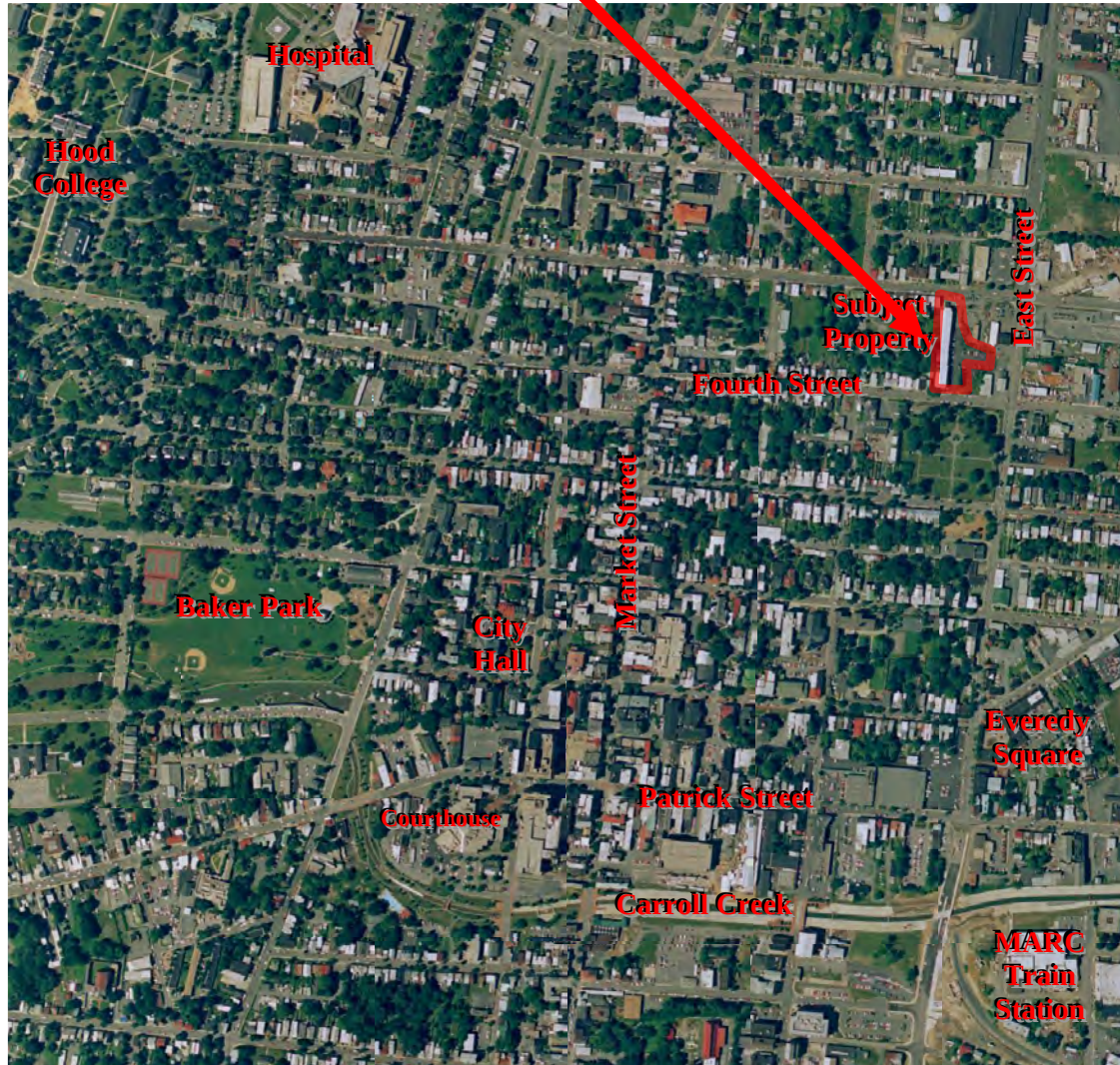
Income	1-mi.	3-mi.	5-mi.
2006 Median Household Income	\$43,899	\$54,261	\$59,900
2006 Per Capita Income	\$25,801	\$27,777	\$28,669
2006 Average Household Income	\$58,851	\$67,359	\$73,568

All Information Deemed Reliable, But Not Guaranteed.



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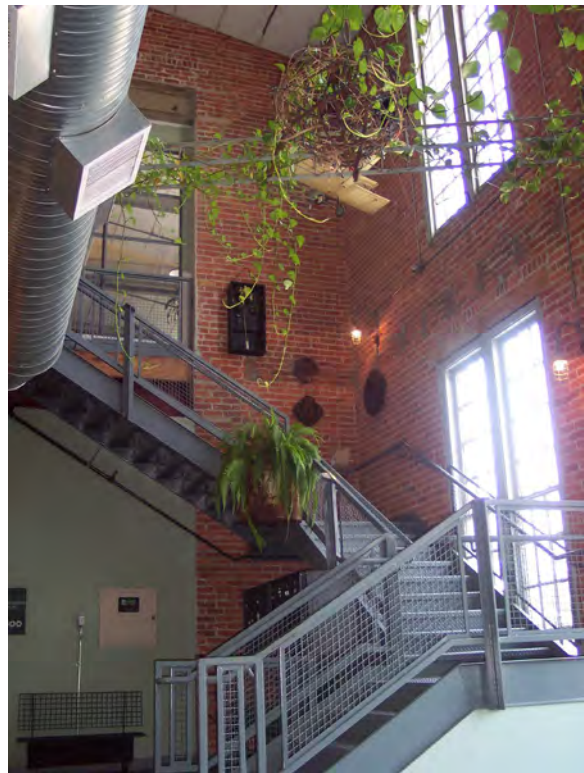
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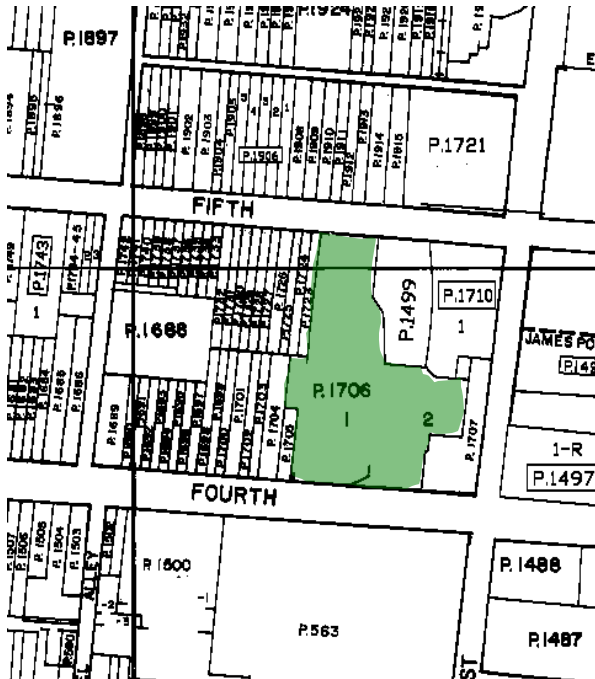
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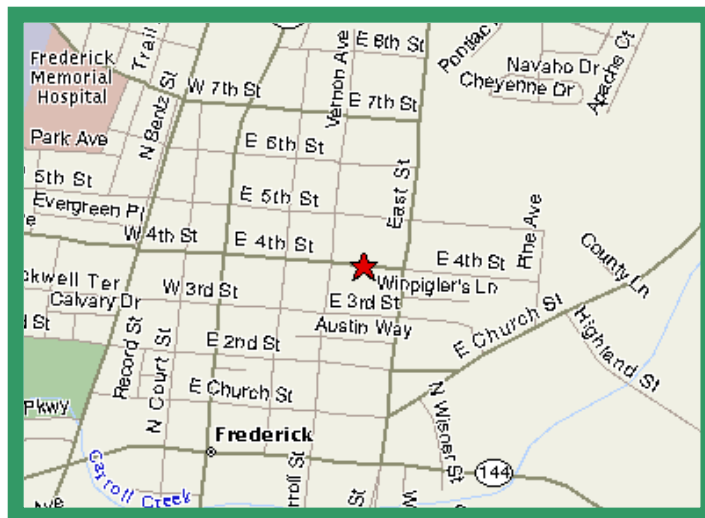
Glass Factory Interior Photos



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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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