

**MACKINTOSH, Inc.**

COMMERCIAL BROKERAGE

For Lease 1597.27 SF Medical Office**@ \$14.50 SF + NNN****Presents:**

Amber Ridge Medical- Surgical Center

Suite 103 - 1475 Taney Avenue, Frederick, MD 21701

The Amber Ridge Medical-Surgical Center offers a one-of-a-kind Handicapped Accessible 1,597.27 SF Medical Office Suite with Offices, Main Entrance and Private Entrance, Surgical Room, Recovery Room, Two Restrooms.

Located at the Corner of Motter Avenue and Taney Avenue next to the Walgreens with Easy Access to Route 15. Plenty of Parking is Available with an Extended Parking Lot and also a Drop Off at the Door Capability for Handicap Accessibility.

[Click Here for Video Walkthrough of Suite 103](#)

Suite 103 - 1475 Taney Avenue, Frederick, Maryland 21702

1,597.27 SF					
Lease Year	Base Price Per Square Foot	Base Monthly Rent	Monthly Estimated Operating Expenses \$12 SF- Includes Utilities - Subject to Annual Adjustments	Total Monthly Rent	Annual Base Rent
Year 1	\$14.50	\$1,930.03	\$1,597.27	\$3,673.33	\$36,480.00
Year 2	\$14.94	\$1,987.94	\$1,597.27	\$3,764.53	\$37,574.40
Year 3	\$15.38	\$2,047.57	\$1,597.27	\$3,858.47	\$38,701.63
Year 4	\$15.84	\$2,109.00	\$1,597.27	\$3,955.22	\$39,862.68
Year 5	\$16.32	\$2,172.27	\$1,597.27	\$4,054.88	\$41,058.56

Due at Lease Signing

Security Deposit	\$3,040.00
First Month's Base Rent- April	\$3,673.33
Total Due at Lease Signing	\$6,713.33

FOR ADDITIONAL INFORMATION CONTACT:

Mackintosh Commercial Brokerage
 262 W. Patrick Street
 Frederick, Maryland 21701
 O: 1-800-727-SOLD ext.235
 Fax #: 301-846-4317
 Email: Nancy@ngreen.com
 Website: <http://www.ngreen.com/>

Suite 103 - Medical / Office / Surgical Center Pictures:

Ground Floor- 1,597.27 SF - Handicap Accessible - Available at \$14.50 SF + NNN with Doctors Office, Main Entrance and Private Doctor Entrance, Three Exam Rooms with Sinks, Large Waiting Room, Accounting / Nurses Area with Kitchenette, and Two Restrooms. Join the other Medical Practitioners at the Center



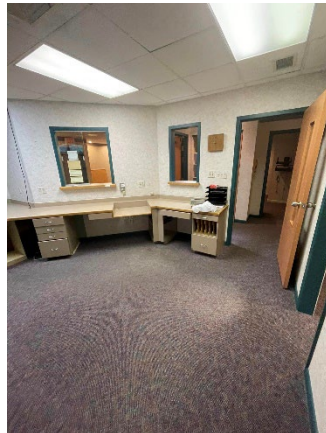
Outside Lower Level Entrance to Suite 103



Lower Level Entrance



Entrance to Suite 103



Receptionist Area



Waiting Room



Employee Kitchenette



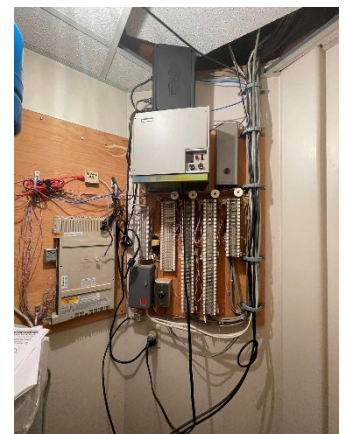
Exam Room #1



Exam Room #2



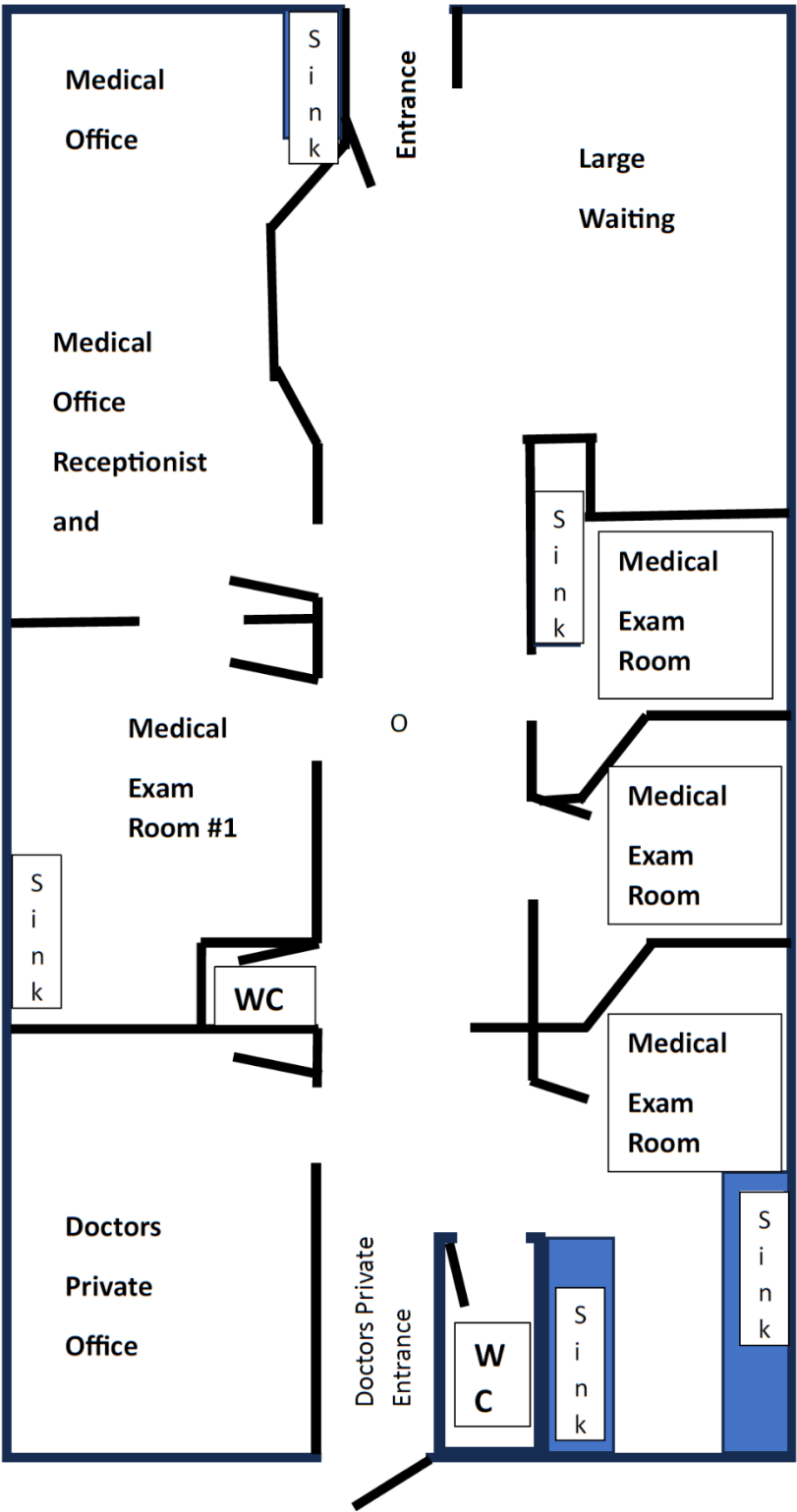
Exam Room #3



High Speed Internet

All information deemed reliable, but not guaranteed

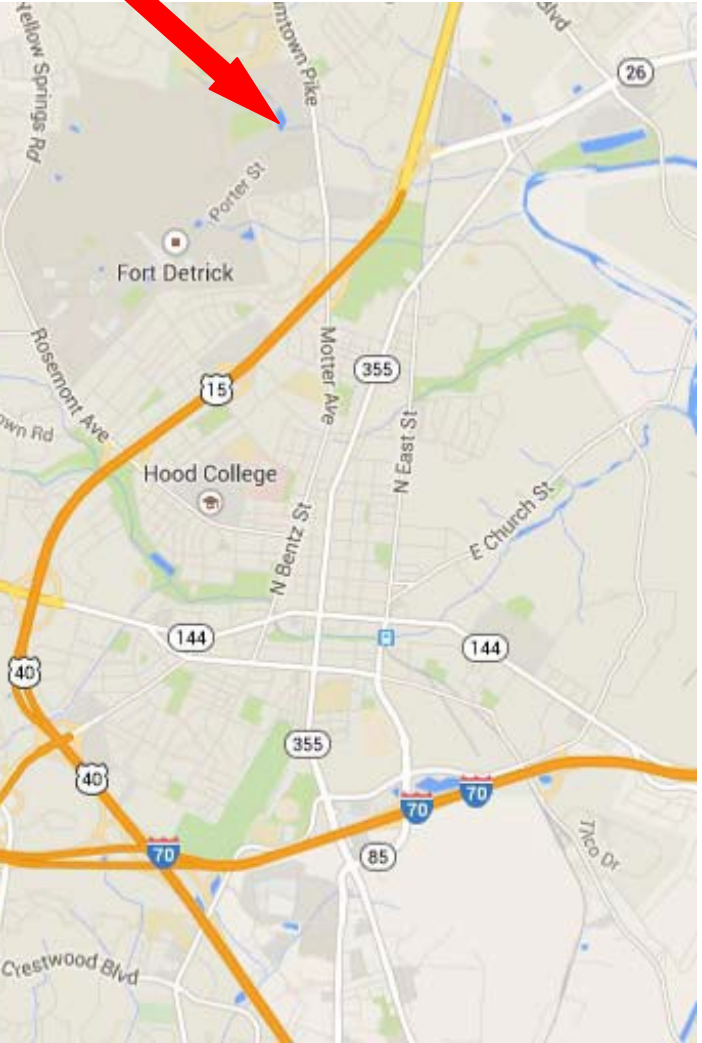
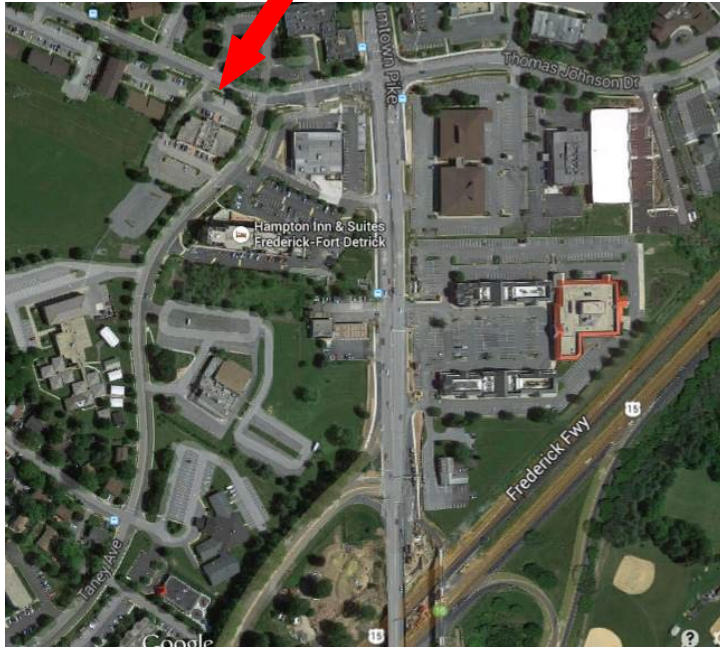
1475 Taney Avenue, Suite 101 – 1,597.27 SF - Floor Plan:



All information deemed reliable, but not guaranteed.

Amber Ridge Medical- Surgical Center

Suite 103: 1475 Taney Avenue, Frederick, MD 21701



Directions:

From Route 15 North Turn Left onto Exit 16. Turn Left at Light onto Opossumtown Pike Stay in Left Lane Continue to Light and Turn Left onto Thomas Johnson Drive, Then Turn Left at Taney Avenue. The Building is on the Right. Turn Right into Lower Parking Lot. Enter Thru Lower Level Center Entrance. Follow Hallway to First Door on Left.

FOR ADDITIONAL INFORMATION CONTACT:

Jody Bell - Call: 240-674-3937

or Nancy Green - 301-748-3321

Email: Jody@ngreen.com

Mackintosh Commercial

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