



MACKINTOSH, Inc.

COMMERCIAL BROKERAGE

**1,750 SF First Floor Office Suite
For Lease @ \$25.37 SF + NNN (\$3.43 SF)
Total approx. \$3,700 Monthly + NNN**

**For Lease - First Floor 1,750 SF Office Suite "B"
1511 Ridgeside Drive, Suite B, Mount Airy, MD 21771**

Suite "B" is Available for immediate occupancy. Contains Large Open Area, Conference Room, Restroom, Utility Closet and Copy Room.



Suite "B" is Available for immediate occupancy. Contains Large Open Area, Conference Room, Restroom, Utility Closet and Copy Room. NNN covers exterior maintenance landlord work, including landscaping (grass cutting, bush trimming), snow removal and ice salt treatment, trash dumpster service, exterior pest service, roof repairs and any other exterior building repairs, full use of exterior sign and exterior lighting for the building, any restriping and maintenance of the parking lot for use of 11 front parking spaces and 1 handicap space. There is no gas utility for the building. Tenant pays for electricity, interior lighting, cable tv/phone/internet utility, water bill, HVAC regular servicing, interior plumbing servicing, interior pest service, cleaning, window signage, etc.

Security Deposit of \$4,200 required. Zoning is CC-Community Commercial District: This zone allows a wide variety of commercial uses, including shopping centers and special uses within the commercial zone such as gas stations, hospitals, institutions and nursing home facilities. This zone is concentrated along MD 27 and on Ridgeville Boulevard.

**Mackintosh Commercial
FOR ADDITIONAL INFORMATION CONTACT:**

Jody Bell - Call: 240-674-3937

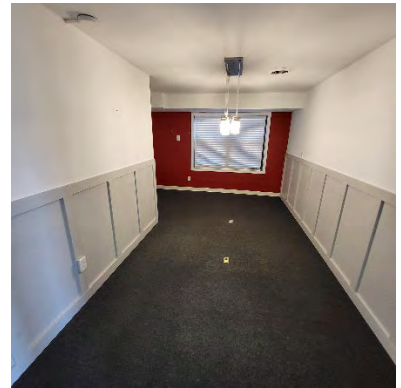
or Nancy Green - Call: 301-748-3321

All information deemed reliable, but not guaranteed

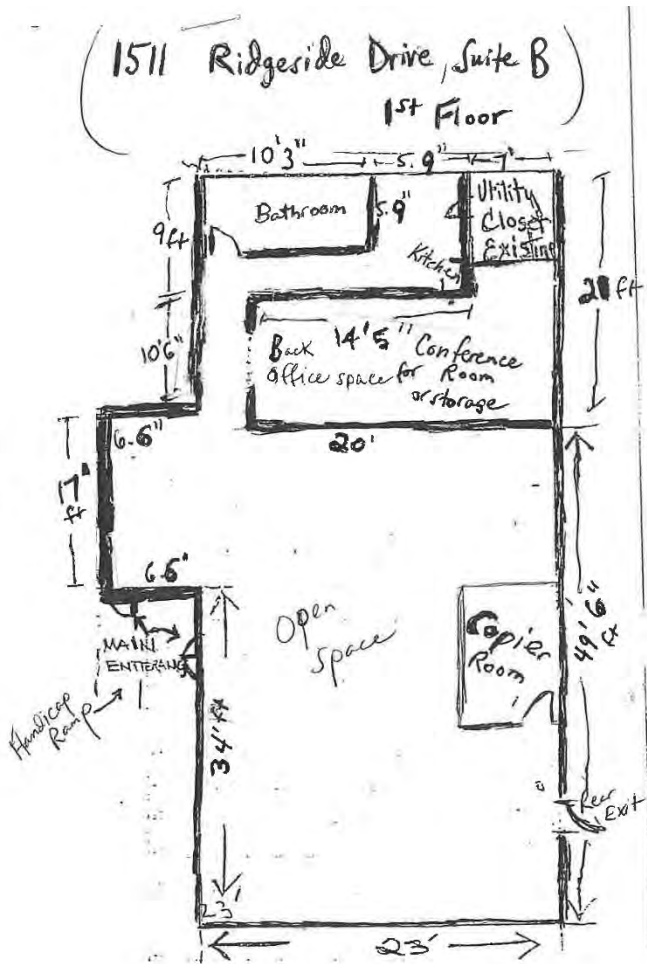
Mackintosh Commercial

262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax #: 1-240-489-7932
Email: Nancy@ngreen.com

1511 Ridgeside Drive – Suite B – Pictures

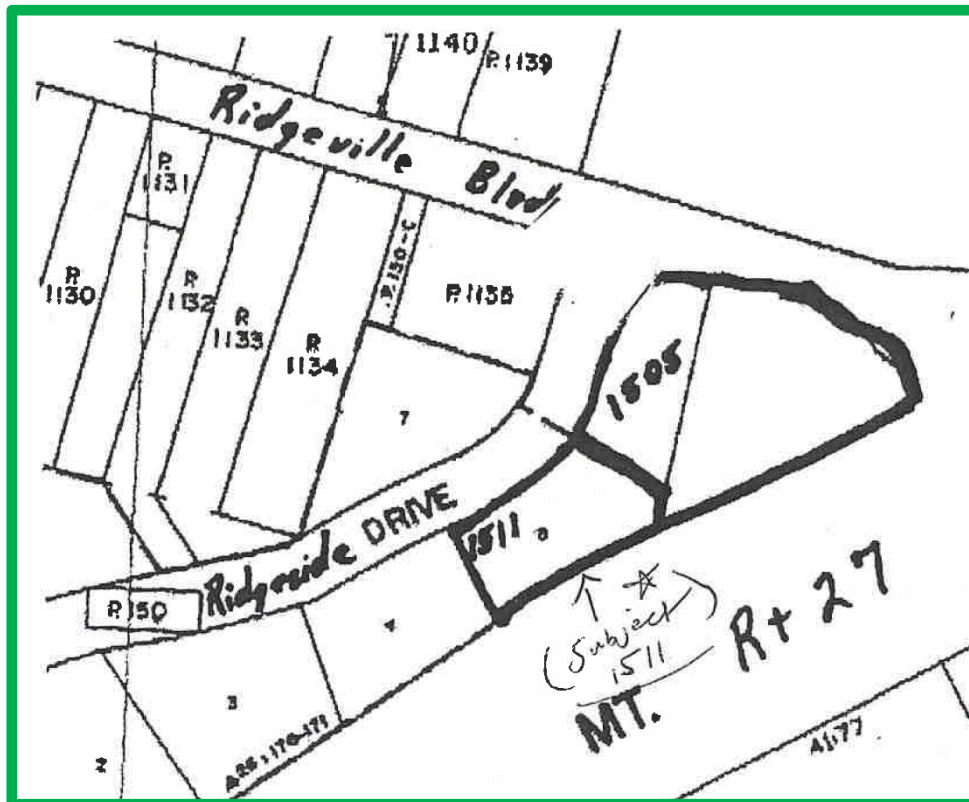


1511 Ridgeside Drive – Suite B – Floor Plan & Plat



Zoning Uses for Community

1. **Retail Stores:** These can include shops, boutiques, and convenience stores.
2. **Restaurants and Cafes:** Establishments serving food and beverages.
3. **Offices:** Professional and administrative offices.
4. **Personal Services:** Salons, spas, and other personal care services.
5. **Medical and Dental Clinics:** Healthcare facilities.
6. **Financial Institutions:** Banks, credit unions, and related services.
7. **Entertainment and Recreation:** Theaters, gyms, and recreational centers.
8. **Hotels and Motels:** Lodging establishments.



1511 Ridgeside Drive – Suite B – Location and Directions



Directions: At Interstate 70 Exit 68, continue on the exit ramp to MD Route 27. Turn left onto Route 27 and continue North, then turn left onto South Main Street, Turn Right onto Ridgeside Drive to Property on Right Side.

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