

**MACKINTOSH, Inc.**

COMMERCIAL BROKERAGE

For Lease 3,285 SF Medical Office**@ \$16.75 SF + NNN****Presents:****Professional Office Building – 15 Wormans Mill Court****Suite M - 15 Worman's Mill Court, Frederick, MD 21701**

This 3,285 SF (Ready to Move-In) Office Suite contains Fourteen Offices, Large Reception and Waiting Room, Large Conference Room, Beautifully Carpeted and Two Restrooms Located at the Corner of Worman's Mill Court and Market Street Extended with Easy Access to Route 15. Plenty of Parking Available with a Large Parking Lot.

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

Suite M – 15 Worman's Mill Court, Frederick, Maryland 21701

3,285 SF					
Lease Year	Base Price Per Square Foot	Base Monthly Rent	Monthly Estimated Operating Expenses \$4 SF- Subject to Annual Adjustments	Total Monthly Rent	Annual Base Rent
Year 1	\$16.75	\$4,585.31	\$1,095.00	\$5,680.31	\$55,023.75
Year 2	\$17.25	\$4,722.87	\$1,095.00	\$5,817.87	\$56,674.46
Year 3	\$17.77	\$4,864.56	\$1,095.00	\$5,959.56	\$58,374.70
Year 4	\$18.30	\$5,010.49	\$1,095.00	\$6,105.49	\$60,125.94
Year 5	\$18.85	\$5,160.81	\$1,095.00	\$6,255.81	\$61,929.72

Due at Lease Signing

Security Deposit \$4,585.31
 First Month's Base Rent- April \$4,585.31
 Total Due at Lease Signing \$9,170.62

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/>

Jody Bell - Call: 240-674-3937Email: Jody@ngreen.com**or Nancy Green - 301-748-3321**

Suite K – Ready to Move-In Office Pictures:

Ground Floor- 3,285 SF - Available at \$16.75 SF + NNN

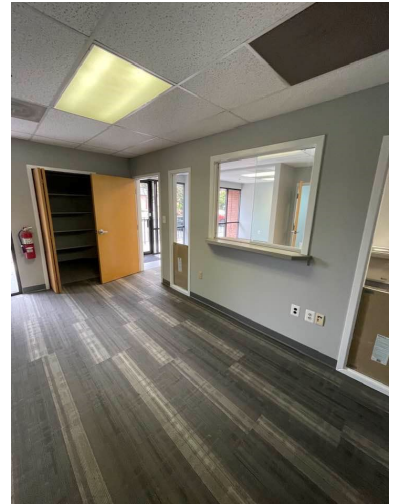
This Suite contains Large Waiting Room and Receptionist Office. Beautifully Carpeted with 14 Offices, Kitchenette, Plenty of Parking, and Two Restrooms.



Outside Driveway to Entrance of Suite K on Right



Waiting Room at Entrance



Receptionist View to Entrance



Entrance Door to Suite K



Hallway to Entrance



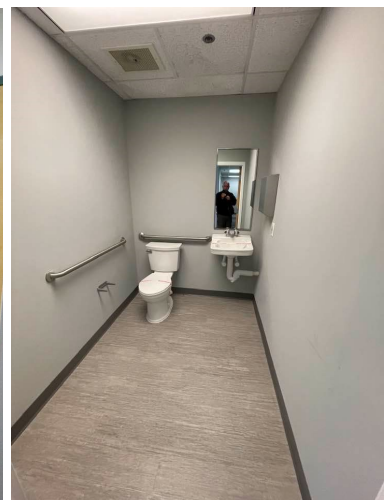
View of Receptionist Office from Entrance



Nicely Carpeted Offices



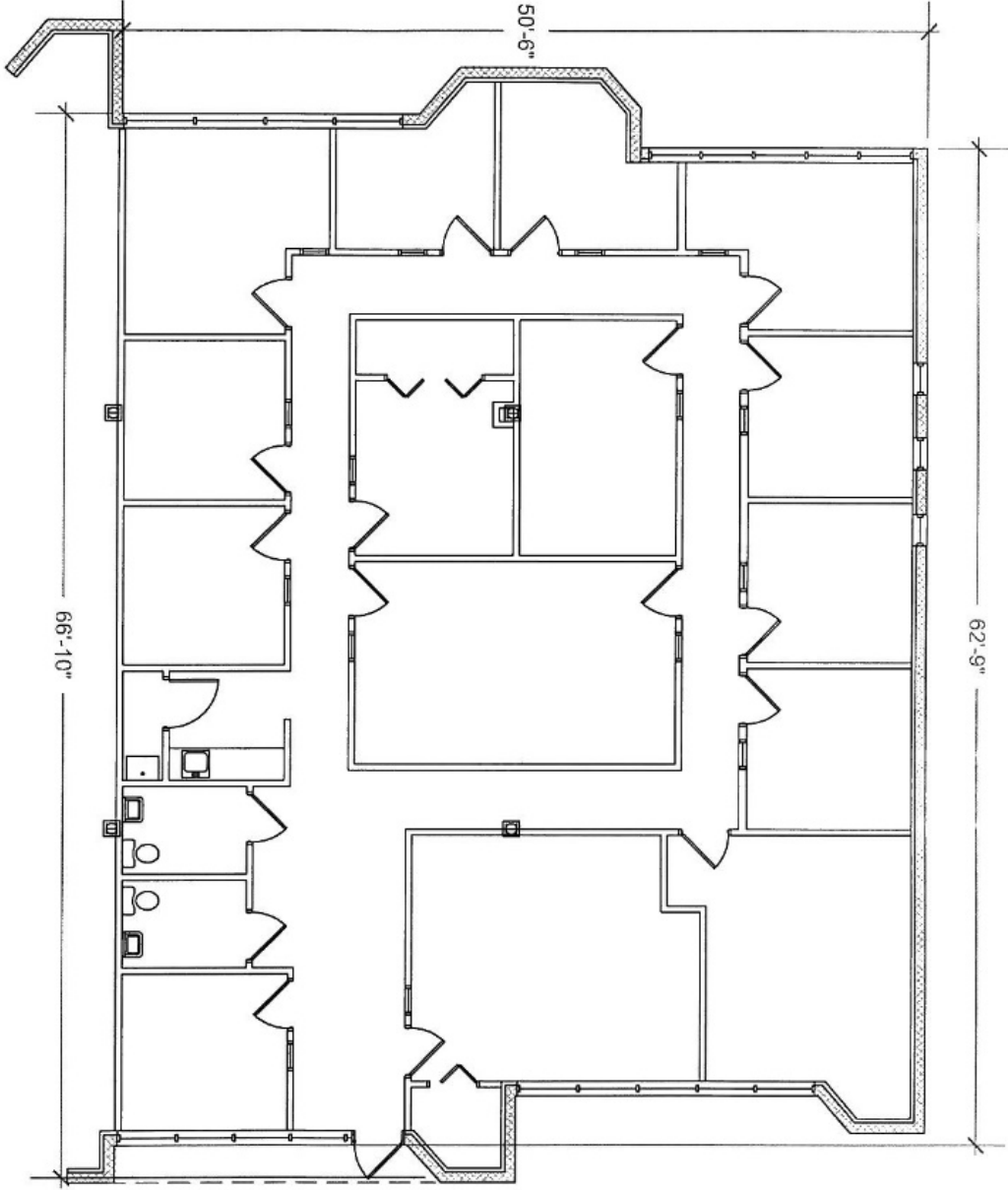
Kitchenette



Two Restrooms in Suite

All information deemed reliable, but not guaranteed.

Suite M – Floor Plan



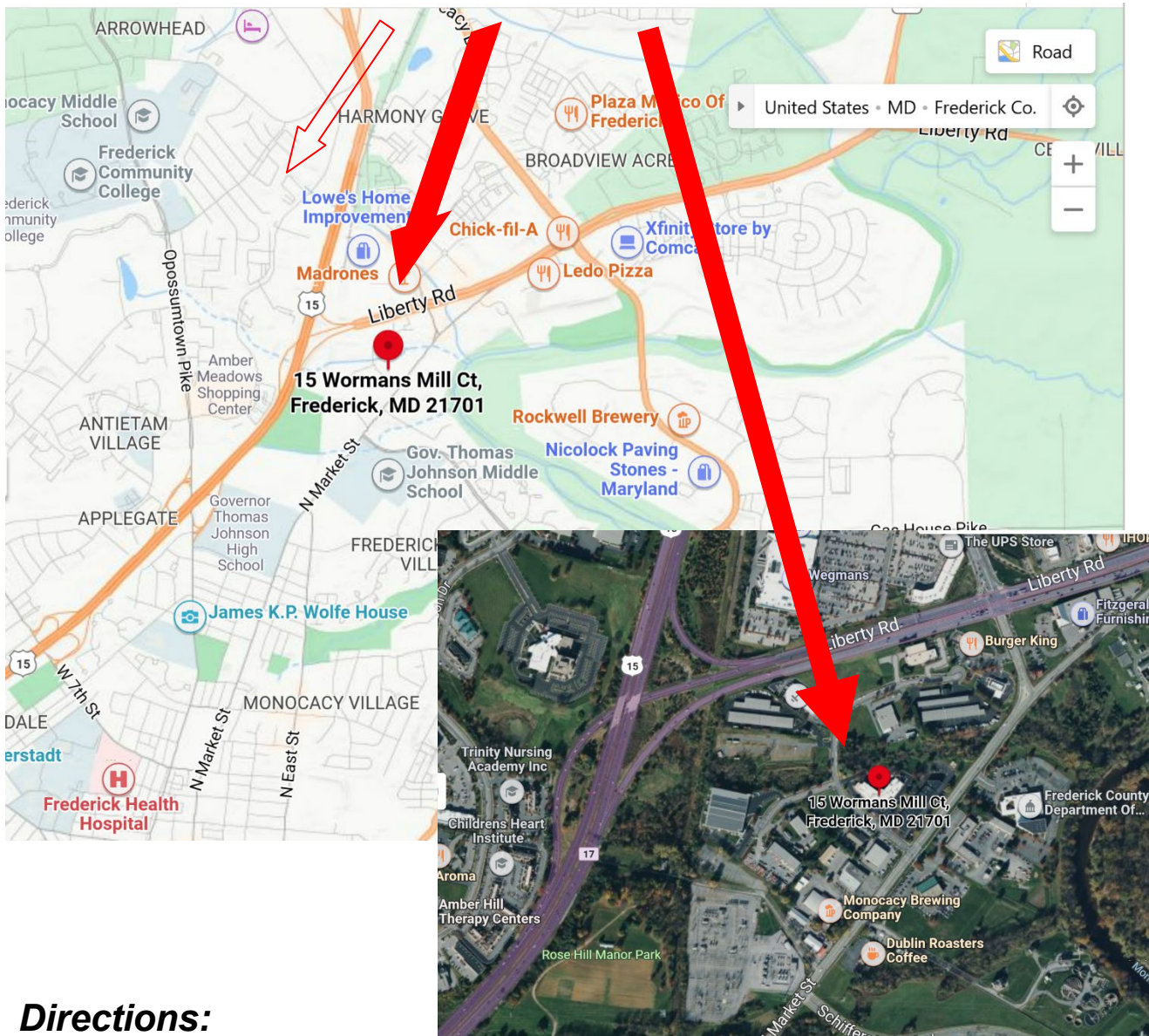
BUILDING KEY PLAN
= FIELD MEASURED

AREA
3,285 TOTAL SQUARE FEET

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WORMAN'S MILL COURT
15 WORMAN'S MILL CT (SUITE L-M)
FREDERICK, MD. 21701

Suite M – 15 Wormans Mill Court



Directions:

From Route 15 North, move over to right lane and follow right to Liberty Road (Route 26). Turn Right at the first light and continue to end of road and turn right onto Market Street extended. Turn Right onto Worman's Mill Court. Continue to 15 Wormans Mill Court, Turn Right into driveway and continue driving down the right side of the building to Suite M on Right Side of Building.

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