



**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

**Sale - \$1,246,180**

**Presents:**

## **Fully Leased Investment Opportunity**

**Located at 241 East 4<sup>th</sup> St in Historic Downtown Frederick**



**Priced at a 7.88 % Cap Rate**

**2 Suites – 207 and 208 located on the 2<sup>nd</sup> Floor**

**4,793 SF currently occupied by Welocalize, an international company**

**Listed in the 2006 INC 500 list of the Nations**

**fastest growing private companies**

This East Street Location lies directly on the future main traffic corridor into the City of Frederick from a new Interstate 70 exchange.

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.

Zoned DB (Downtown Business)

Recently Renovated with new HVAC and Roof.

The Building is located in the HUB zone, an area designated by the Federal Government whose Tenants are eligible for special consideration in obtaining government business.

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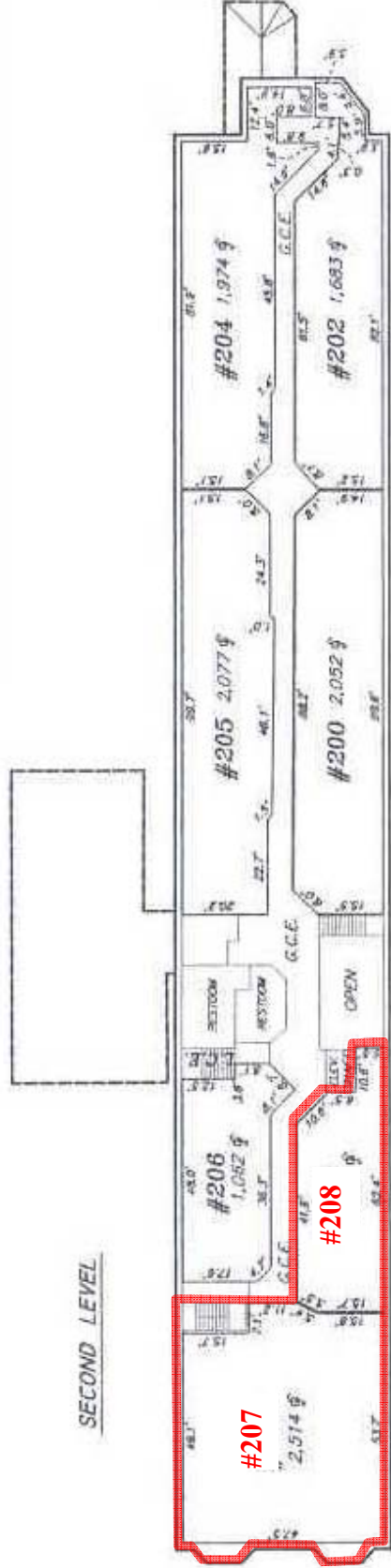
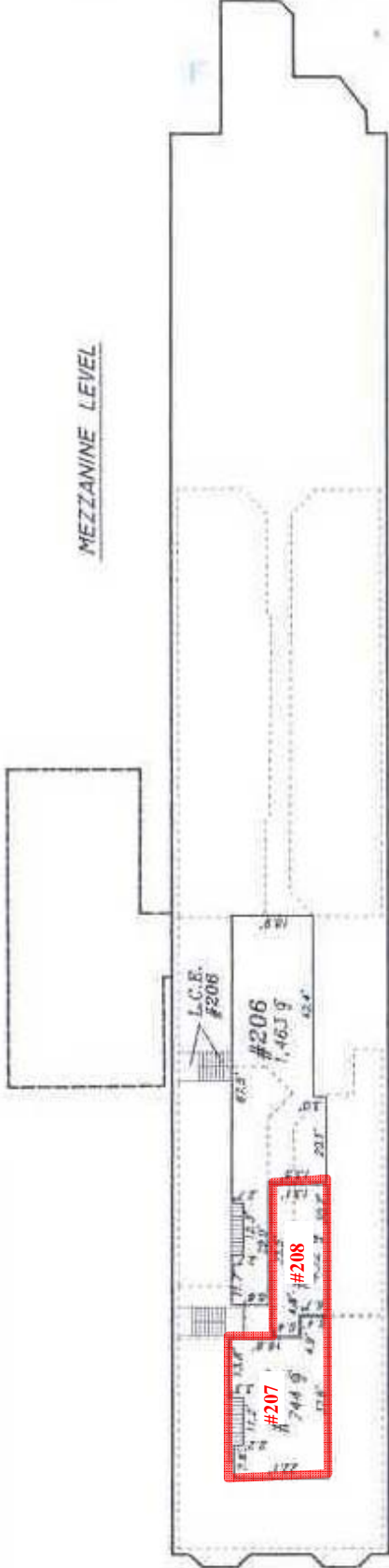
**For Additional Info call: Nancy Green (240)529-0135 / (800) 301-5901**

**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 Suites 207 and 208 Location

All Information Deemed Reliable, But Not Guaranteed



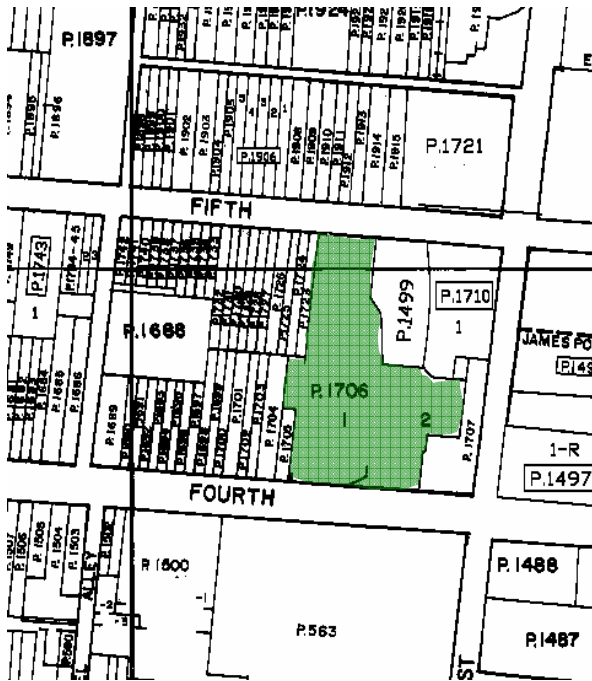
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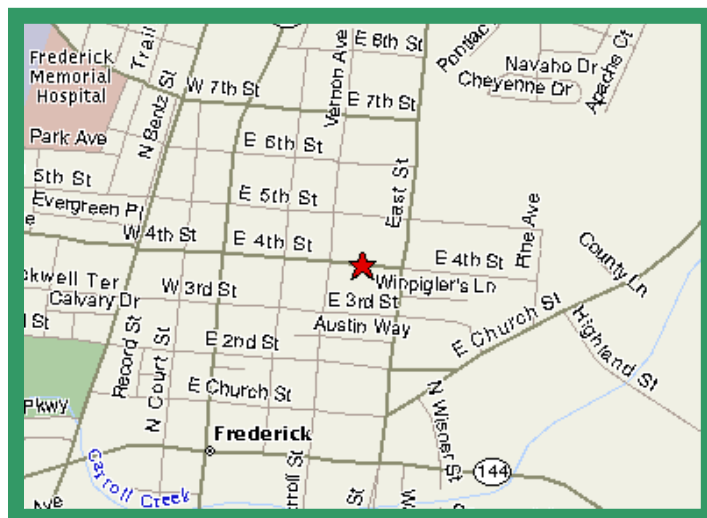
**Glass Factory Lobby Photos**



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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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