



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

Condo for LEASE
Suite 204A
973 SF @ \$21 SF

Presents:

The Glass Factory

241 E 4th Street, Frederick MD 21701



**Beautifully Decorated Office Space in Historic Downtown Frederick.
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.

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.

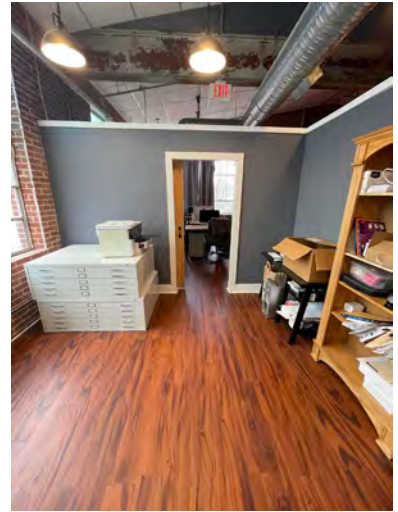
For Additional Info call: Nancy Green (301)748-3321

Mackintosh Commercial Brokerage, 262 W. Patrick Street, Frederick, Maryland 21701

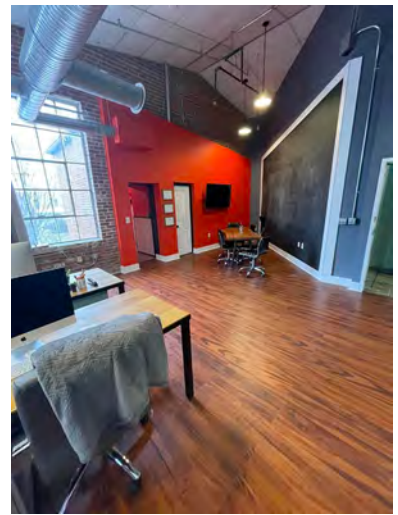
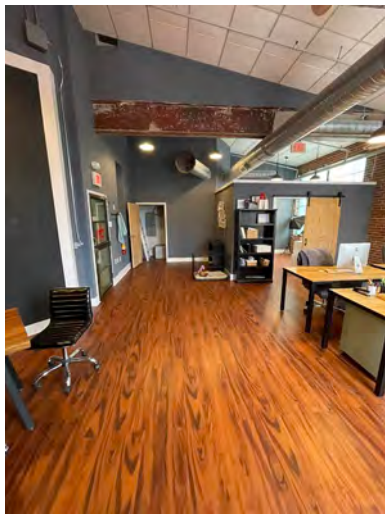
Fax #: 301-846-4317 / O: 1-800-727-SOLD ext.235

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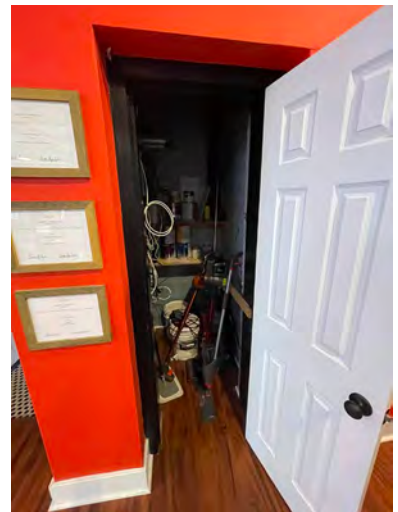
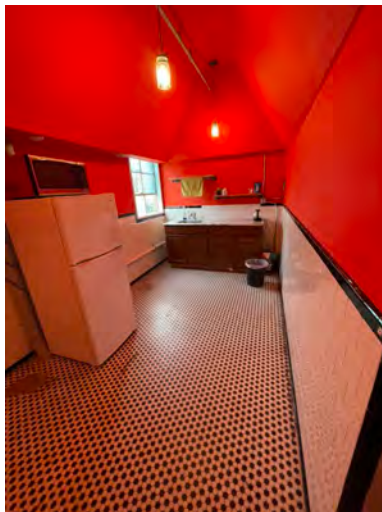
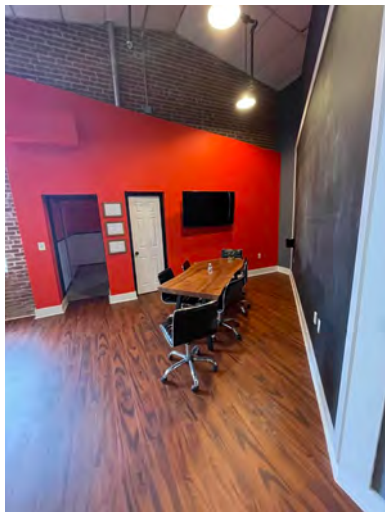
All information deemed reliable, but not guaranteed.



View of Conference Room / Office and Open Area

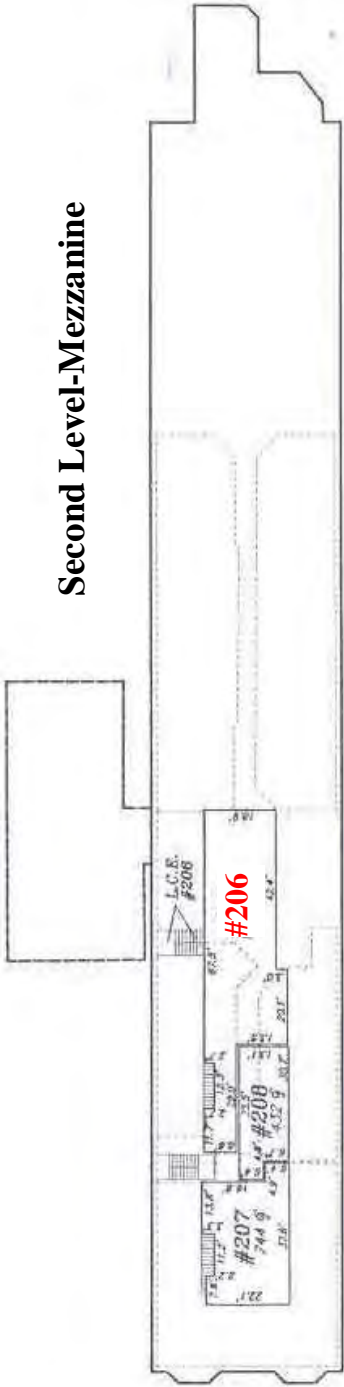


View of Open Area

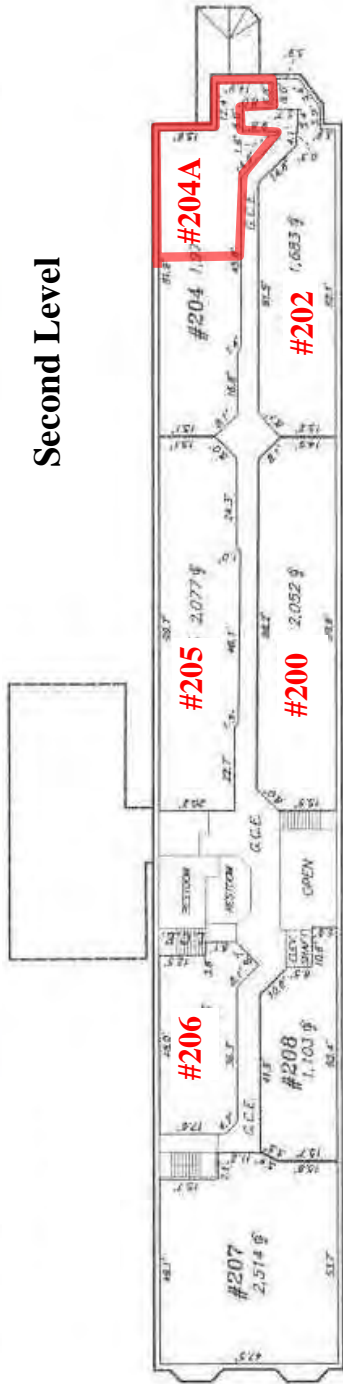


View of Kitchen Area and Utility Closet

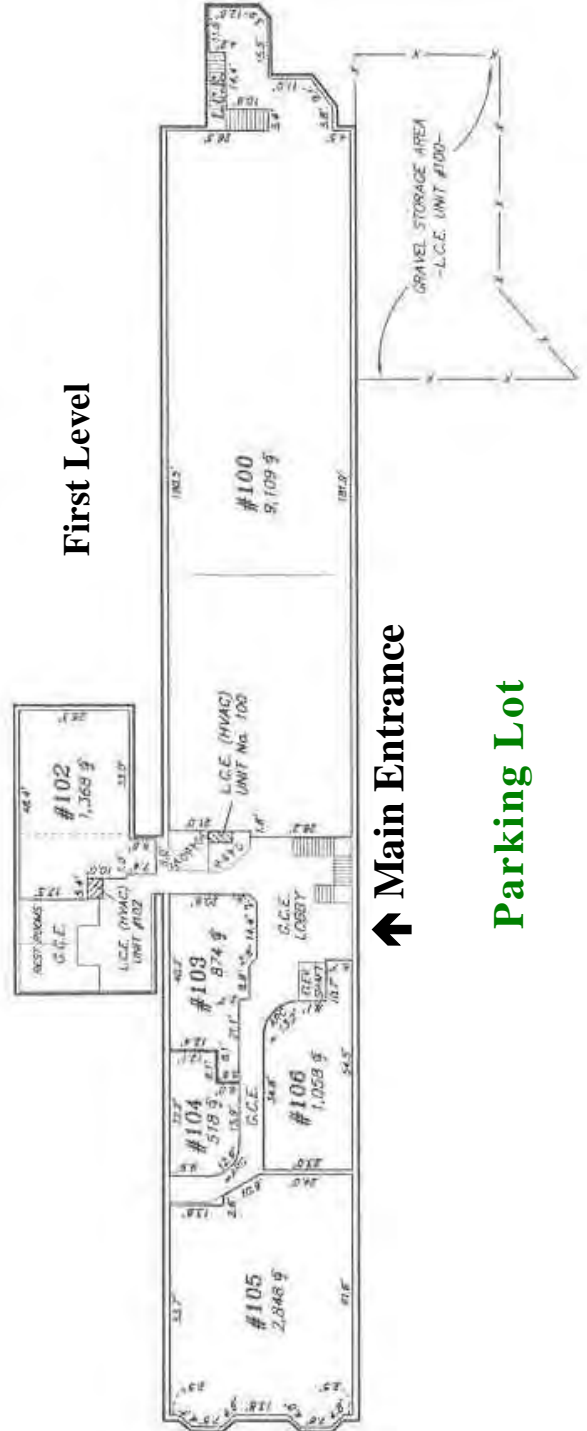
Second Level-Mezzanine



Second Level



First Level

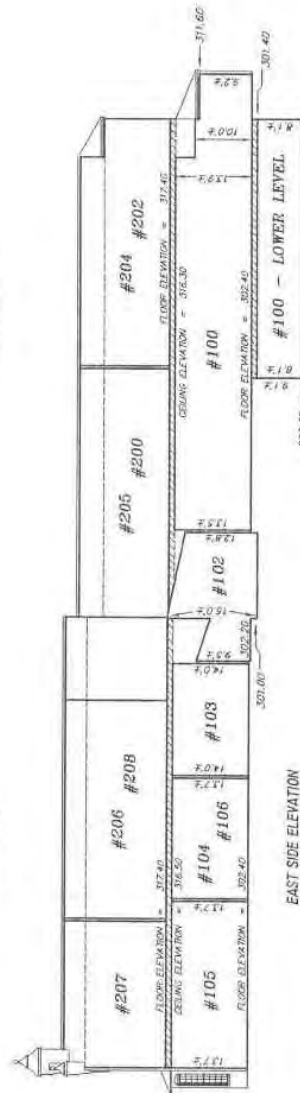
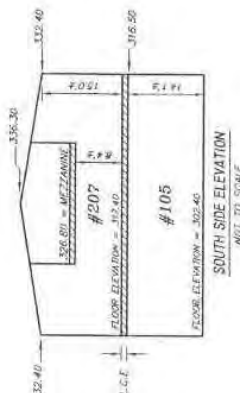
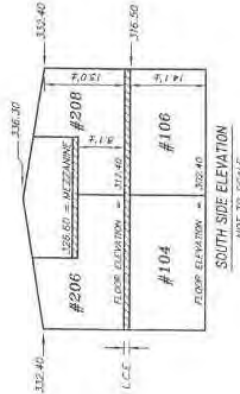
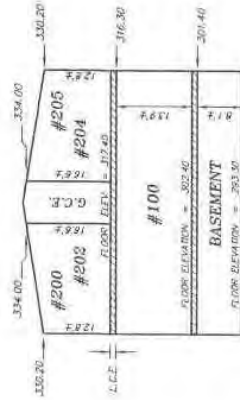


← East Fourth Street →

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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	14,191
102	241 EAST FOURTH ST. - SUITE 102	301.00	317.00	1,368
103	241 EAST FOURTH ST. - SUITE 103	302.40	316.50	874
104	241 EAST FOURTH ST. - SUITE 104	302.40	316.50	518
105	241 EAST FOURTH ST. - SUITE 105	302.40	316.50	2,848
106	241 EAST FOURTH ST. - SUITE 106	302.40	316.50	1,028
107	241 EAST FOURTH ST. - SUITE 107	302.40	316.50	1,502
202	241 EAST FOURTH ST. - SUITE 202	317.40	334.00	1,974
205	241 EAST FOURTH ST. - SUITE 205	317.40	334.00	2,077
206	241 EAST FOURTH ST. - SUITE 206	317.40	336.30	2,525
207	241 EAST FOURTH ST. - SUITE 207	317.40	336.30	2,228
208	241 EAST FOURTH ST. - SUITE 208	317.40	336.30	1,515



NOTES:
 1.) VERTICAL DATUM BASED ON CITY OF FREDERICK BENCHMARK #21 LOCATED AT THE INTERSECTION OF WASHINGTON ST. & CONCRETE STEP (ELEVATION = 301.43)
 2.) DIMENSIONS SHOWN HEREIN BASED ON EXISTING CONSTRUCTED UNITS

SHEET 3 OF 3
CONDOMINIUM PLAT
GLASS FACTORY
 310 W. 41ST EAST FOURTH STREET
 FREDERICK, MARYLAND 21704
 FREDERICK ELECTION DISTRICT No. 2
 FREDERICK COUNTY, MARYLAND

SCALE: AS NOTED

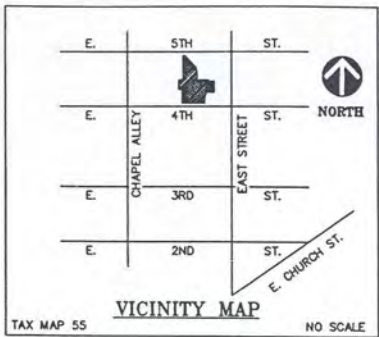
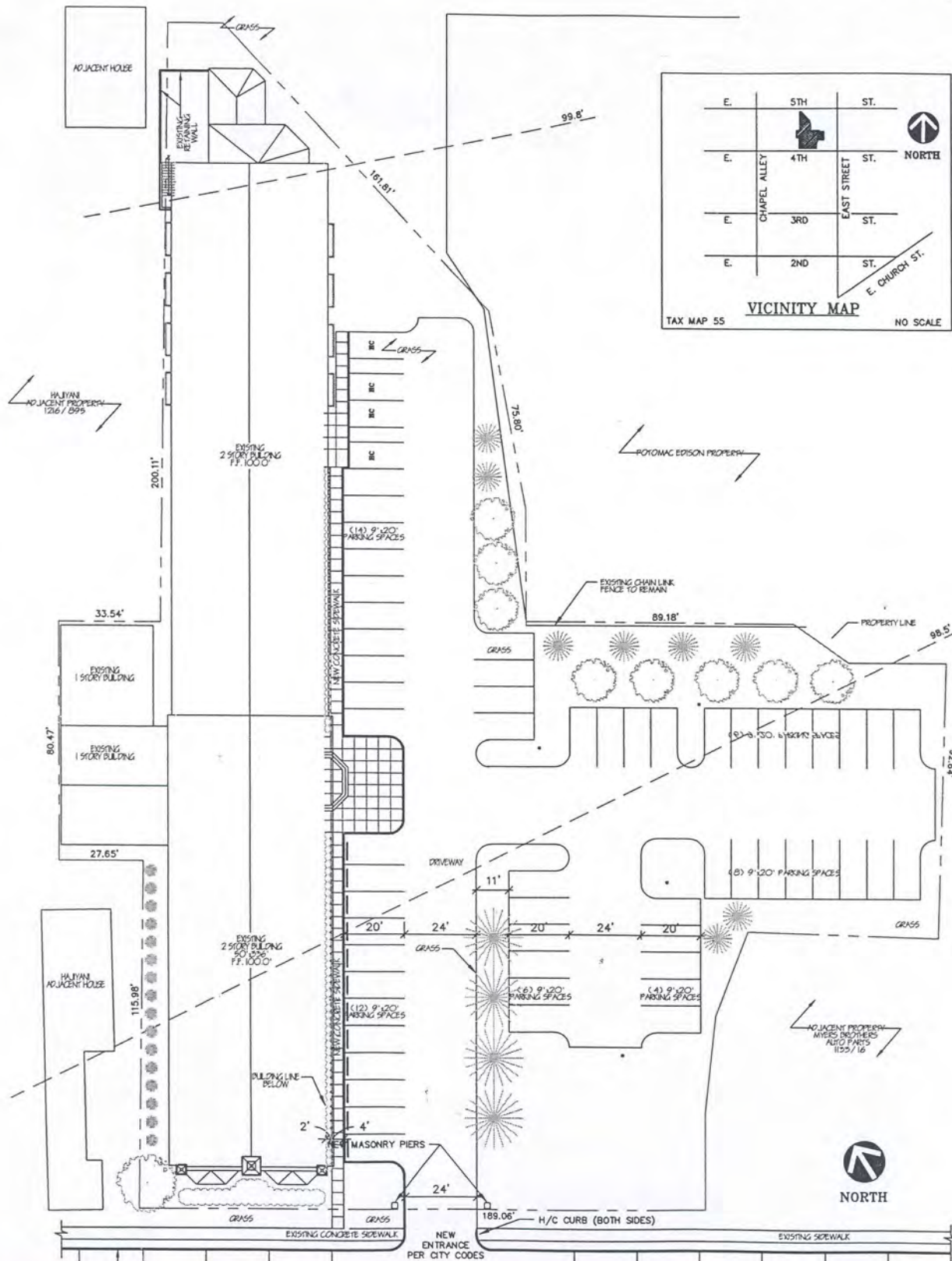
DATE: PERMISSIVE

OWNERS:
 LYLE AND BONNIE ALEXANDERS
 1871 UPTON STREET, NW
 WASHINGTON, D.C. 20016
 TEL: 202-238-2693

LAND PLANNERS: SURVEYORS
LAVELLE & ASSOCIATES INCORPORATED
 1572 TILDEN DRIVE - SUITE 110 - FREDERICK, MARYLAND 21704
 OFFICE: (301) 894-3922 FAX: (301) 894-3788

DECEMBER, 2005

EAST 5TH STREET



EXISTING CURB, GUTTER AND ON STREET PARKING

EAST 4TH STREET

PRELIMINARY SITE PLAN

SCALE: 1" = 20'



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%

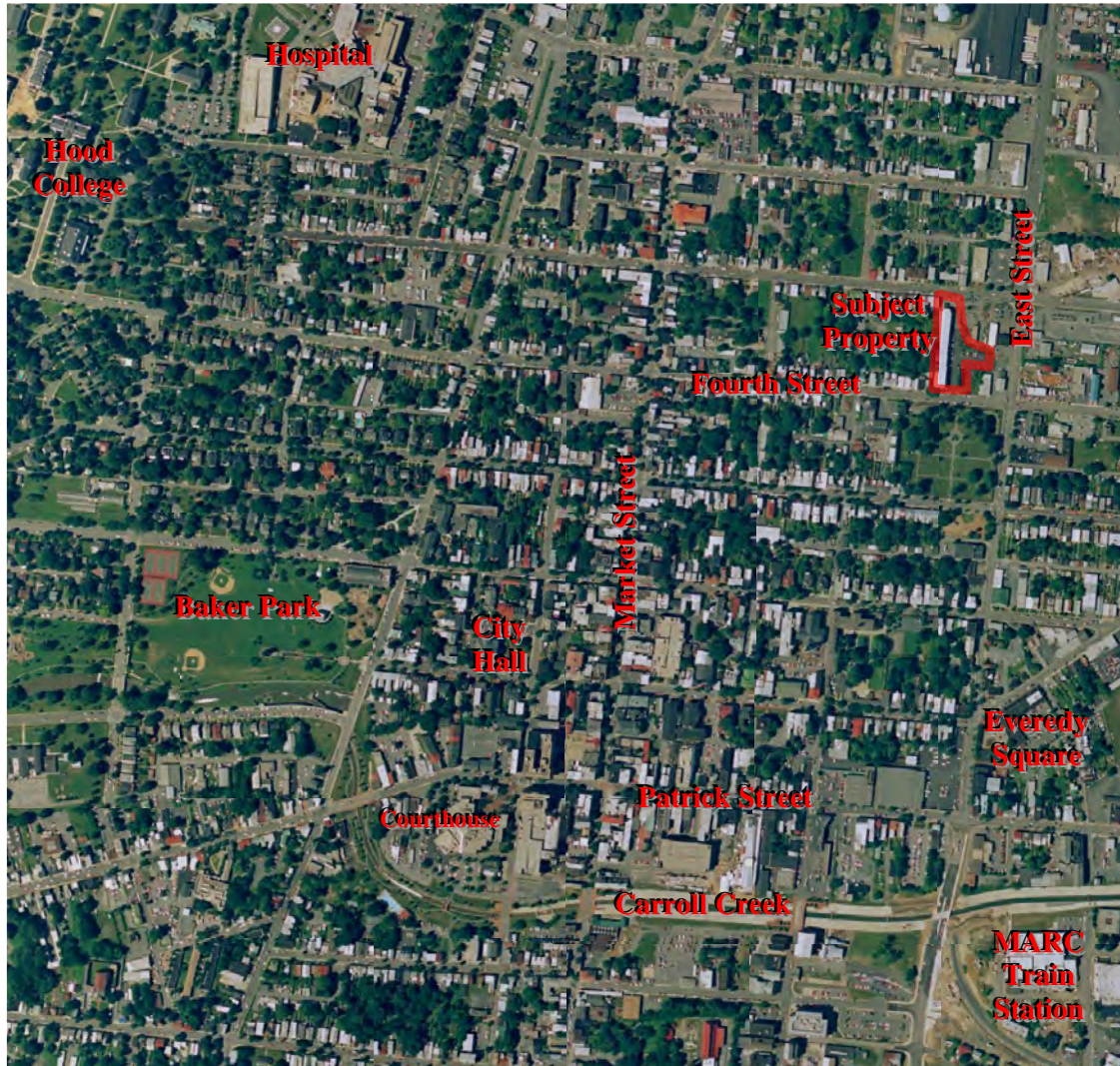
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	6,636	25,032	35,116
2000 Occupied Housing Units	6,130	23,736	33,450
2000 Owner Occupied Housing Units	2,656	13,671	21,858
2000 Renter Occupied Housing Units	3,474	10,064	11,592
2000 Vacant Housing Units	506	1,297	1,665
% 2000 Occupied Housing Units	92.37%	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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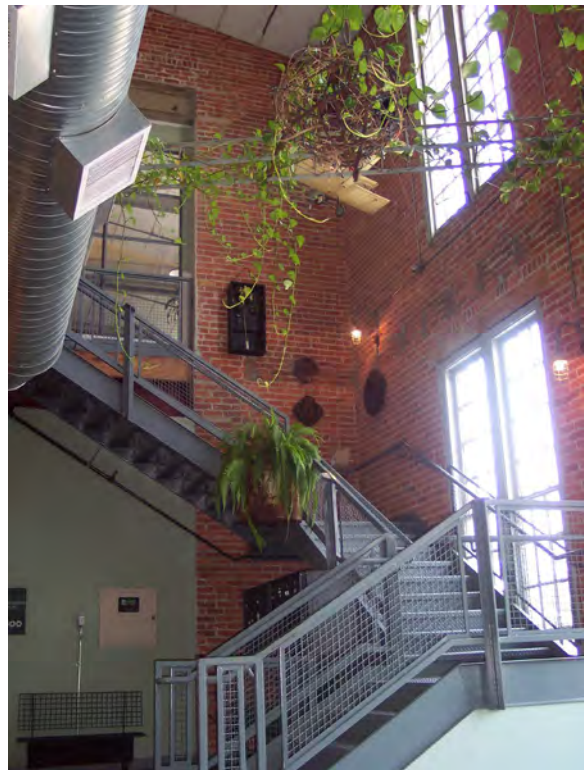
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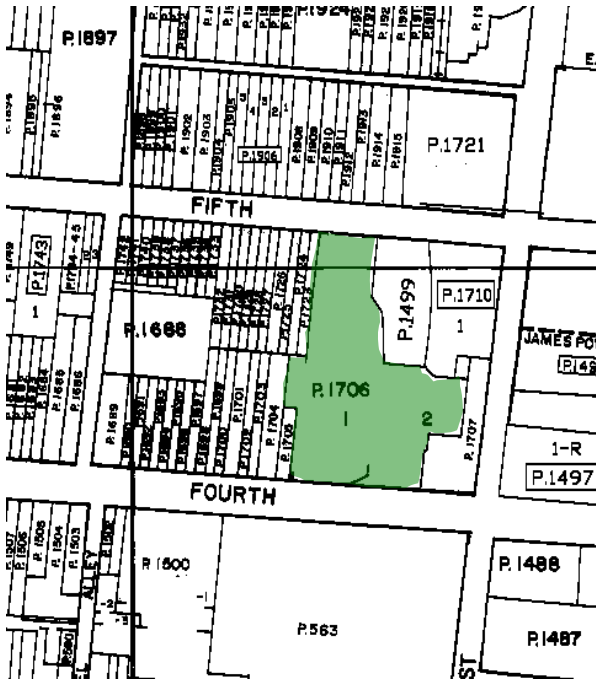
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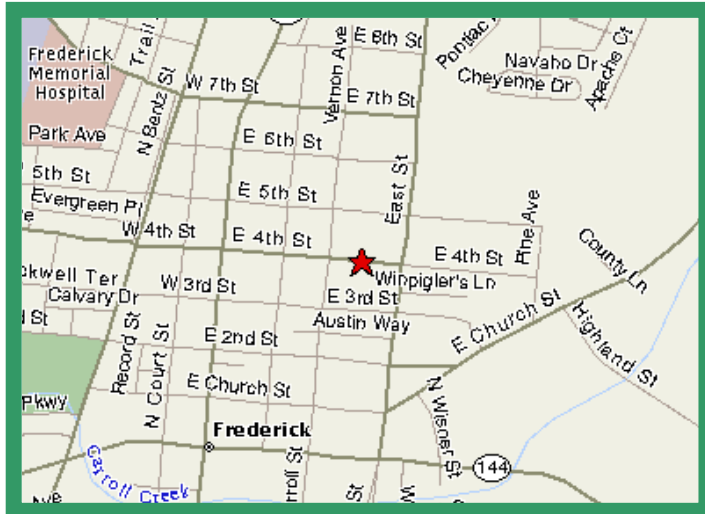
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Glass Factory Interior Photos



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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