

# 7100 GUILFORD

7100 GUILFORD DRIVE, FREDERICK, MD 21704



## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	40,000 SF
Available SF:	3,200 - 8,000 SF
Lot Size:	3.35 Acres
Year Built:	2021
Zoning:	ORI
Market:	Frederick
Submarket:	Frederick

## PROPERTY OVERVIEW

**NEW BUILDING COMPLETED! READY FOR OCCUPANCY!**

7100 Guilford is a new, Class A, Professional and Medical Office Building. The property was designed during the COVID pandemic and as such includes touchless or minimal touch features throughout including toe-kick elevator buttons. This is a must see office property designed, built, owned and managed by local real estate professionals.

## PROPERTY HIGHLIGHTS

- Brand new Class A building
- Flexible suite sizes
- Minimum suite size - 3,200 square feet
- Maximum suite size - 8,000 square feet
- Local and experienced landlord to assist in space design and construction
- 4.2 parking spaces per 1,000 square feet
- High speed data
- Touchless features such as auto door openers and toe-kick elevator buttons



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FOR LEASE

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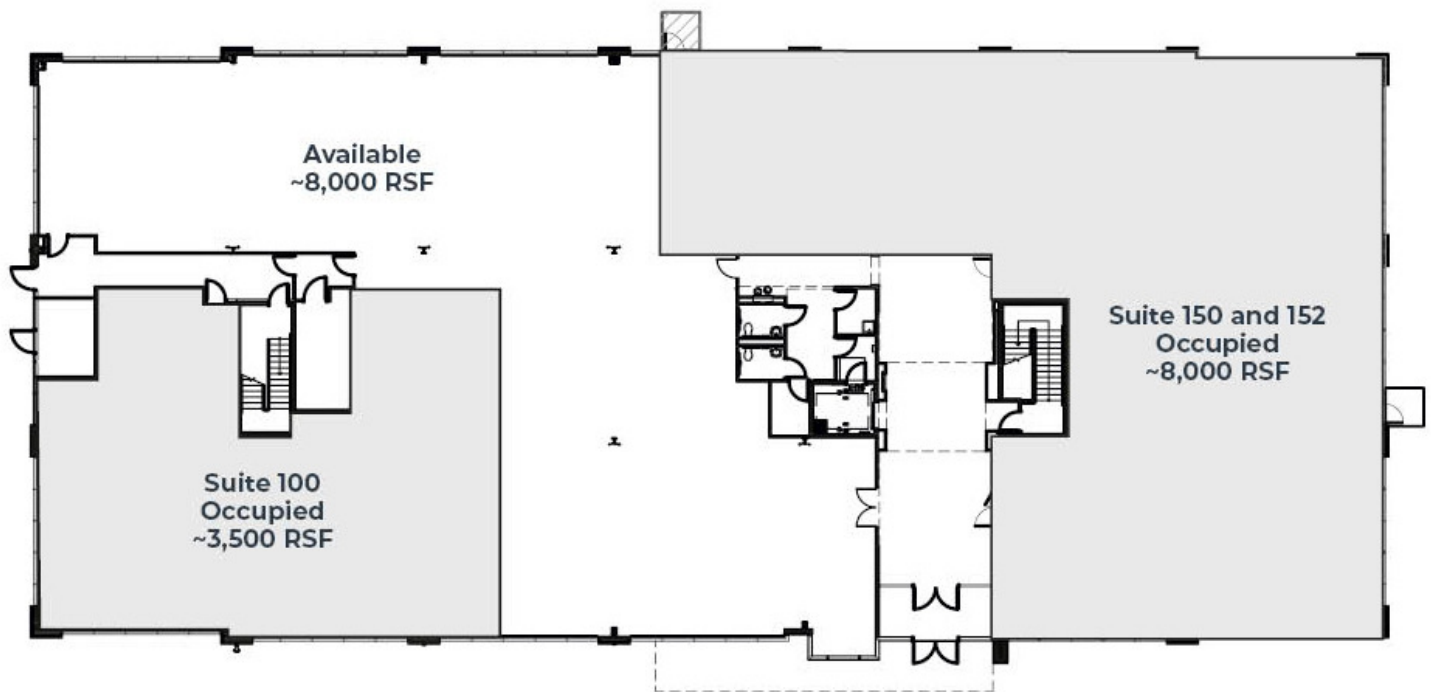
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