



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

CONDO FOR SALE @ \$799,900

Suite 105 – Office Only

Presents:

2,848 SF – 5 Offices + Conf. Rm

+ 3 Cubicle Areas + Kitchen

The Glass Factory

241 E 4th Street, Frederick MD 21701

[Click Here for Video of Suite 105](#)



**Beautifully Decorated 2,848 SF Office Space (No Retail)
in Historic Downtown Frederick**

**Five Offices, Conference Room,
Three Large Open Cubicle Areas, Large Kitchen**

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.

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

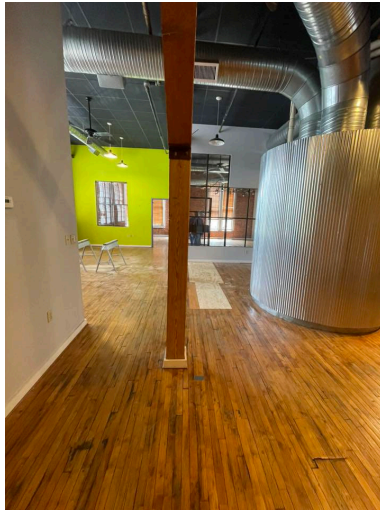
Email: Nancy@ngreen.com / Website: www.ngreen.com

All information deemed reliable, but not guaranteed.

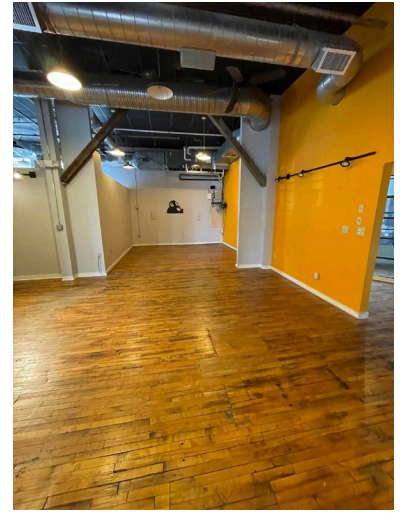
Glass Factory – Suite 105 Photos



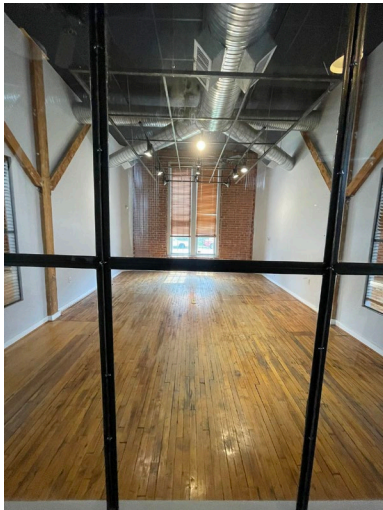
View to Suite Entrance



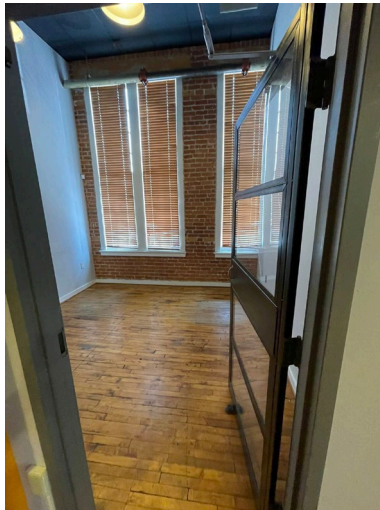
Large Open Area



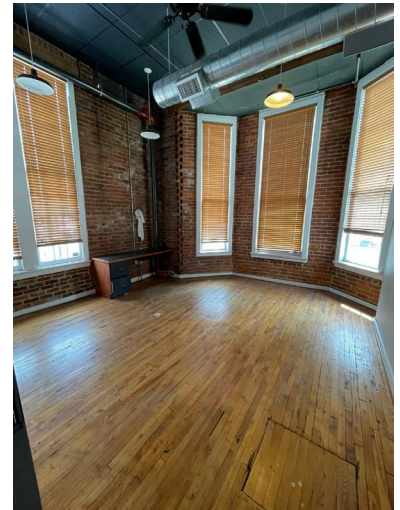
Subdividable Open Area



Large Conference Room



Private Office



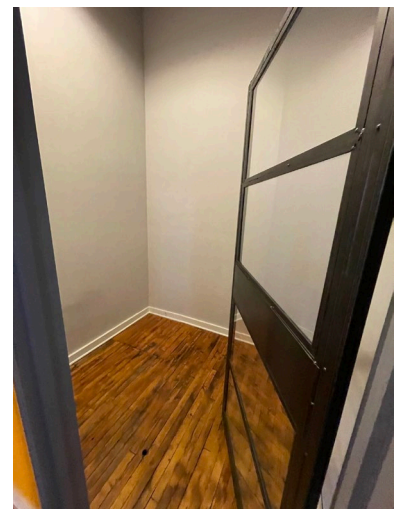
Corner Cubicle Area



Private Office

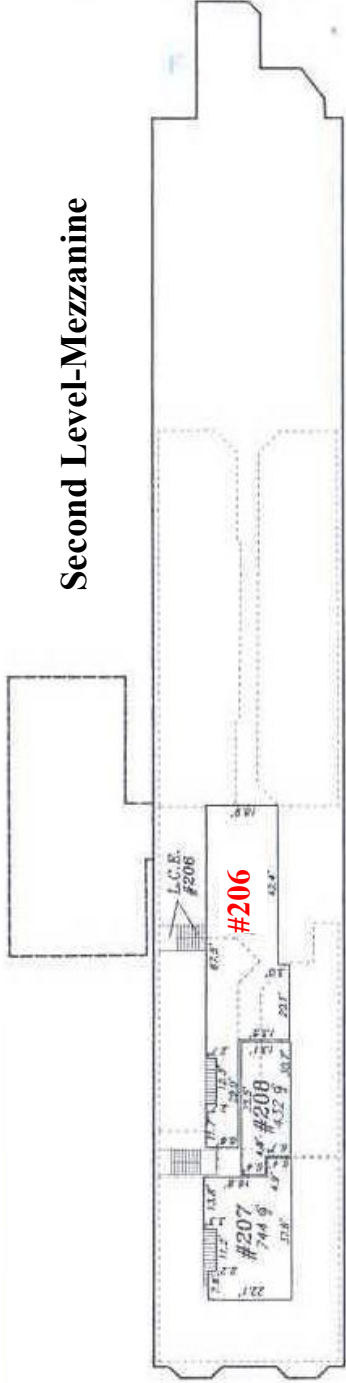


Large Kitchen

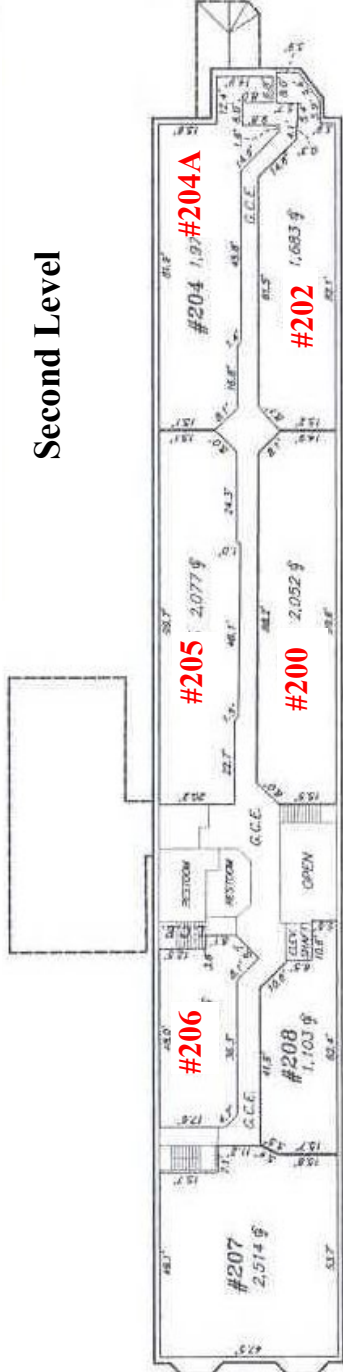


Former Soundproof Room

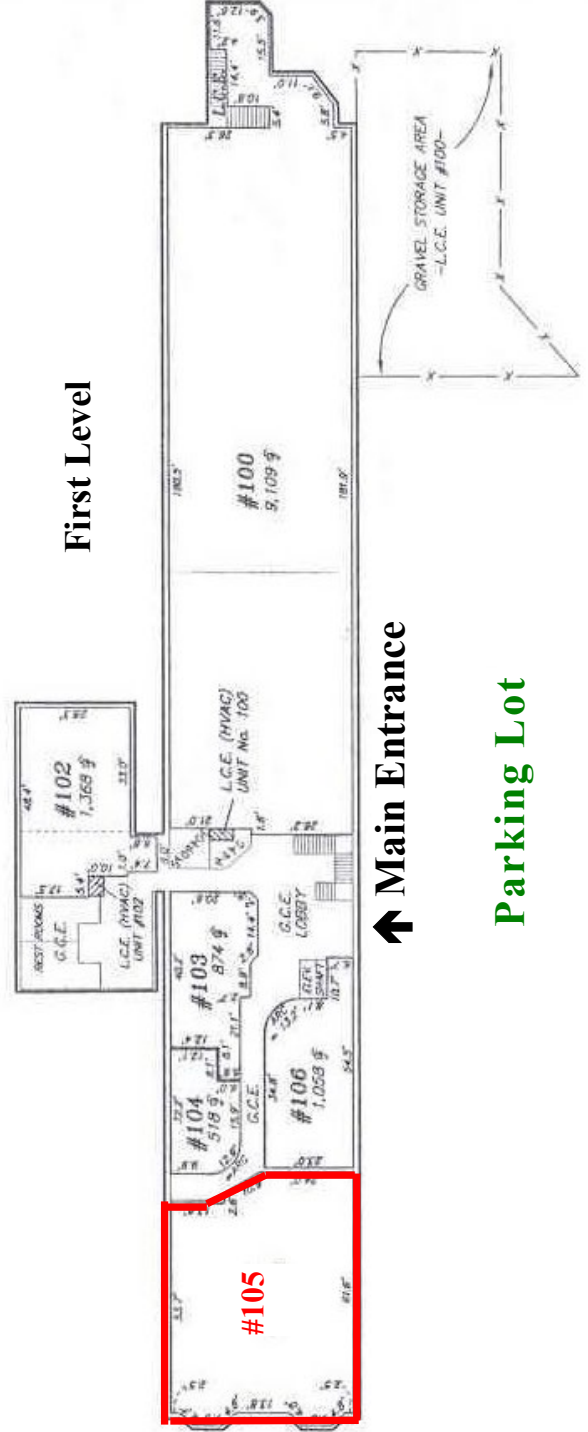
Second Level-Mezzanine



Second Level



First Level



↑ Main Entrance

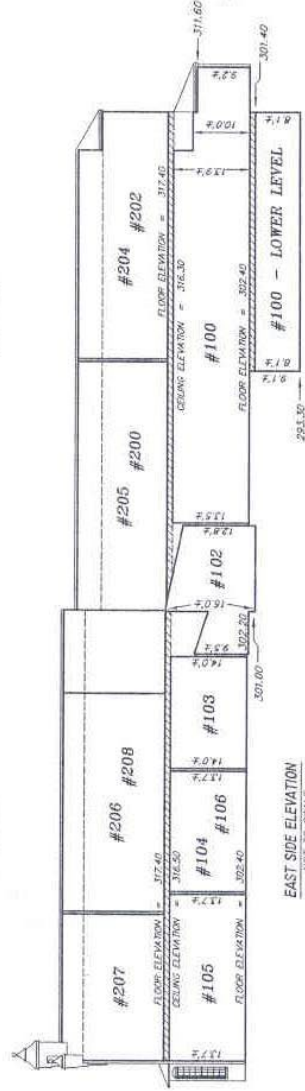
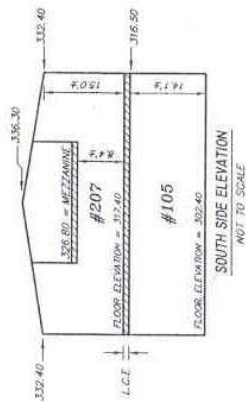
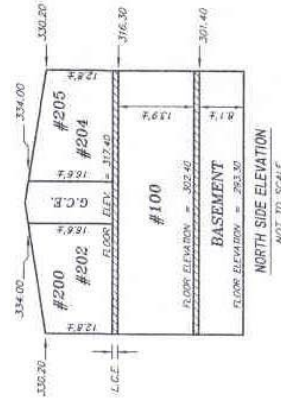
Parking Lot

← East Fourth Street →

All information deemed reliable, but not guaranteed.

CONDOMINIUM UNIT DESCRIPTION

| UNIT NO. | STREET ADDRESS | LOWER ELEVATION | UPPER ELEVATION | TOTAL UNIT AREA |
|----------|---------------------------------|-----------------|-----------------|-----------------|
| 100 | 241 EAST FOURTH ST. - SUITE 100 | 291.30 | 316.30 | 13.93 |
| 102 | 241 EAST FOURTH ST. - SUITE 102 | 301.60 | 317.00 | 1.368 |
| 103 | 241 EAST FOURTH ST. - SUITE 103 | 302.40 | 316.50 | 8.74 |
| 104 | 241 EAST FOURTH ST. - SUITE 104 | 302.40 | 316.50 | 5.18 |
| 105 | 241 EAST FOURTH ST. - SUITE 105 | 302.40 | 316.50 | 2.848 |
| 106 | 241 EAST FOURTH ST. - SUITE 106 | 302.40 | 316.50 | 1.058 |
| 200 | 241 EAST FOURTH ST. - SUITE 200 | 317.40 | 334.00 | 2.57 |
| 202 | 241 EAST FOURTH ST. - SUITE 202 | 317.40 | 334.00 | 1.874 |
| 204 | 241 EAST FOURTH ST. - SUITE 204 | 317.40 | 334.00 | 2.077 |
| 205 | 241 EAST FOURTH ST. - SUITE 205 | 317.40 | 334.00 | 2.525 |
| 206 | 241 EAST FOURTH ST. - SUITE 206 | 317.40 | 334.00 | 3.258 |
| 207 | 241 EAST FOURTH ST. - SUITE 207 | 317.40 | 334.00 | 3.258 |
| 208 | 241 EAST FOURTH ST. - SUITE 208 | 317.40 | 334.00 | 1.330 |



NOTES:

- 1.) VERTICAL DATUM BASED ON CITY OF FREDERICK BENCHMARK, ALSO LOCATED AT THE INTERSECTION OF THE NORTHEAST CORNER OF THE LOWER CONCRETE STEP (ELEVATION - 301.45)
- 2.) DIMENSIONS SHOWN HEREON BASED ON EXISTING CONSTRUCTED UNITS.

OWNERS:
LYLE AND BONNIE KLENNHANS
3811 UPTON STREET, NW
WASHINGTON, D.C. 20018
TEL. 202 258-8893

DATE: REVISIONS:

CONDOMINIUM FLAT
GLASS FACTORY
SITUATED AT 241 EAST FOURTH STREET
FREDERICK, MARYLAND DISTRICT NO. 2
FREDERICK COUNTY, MARYLAND

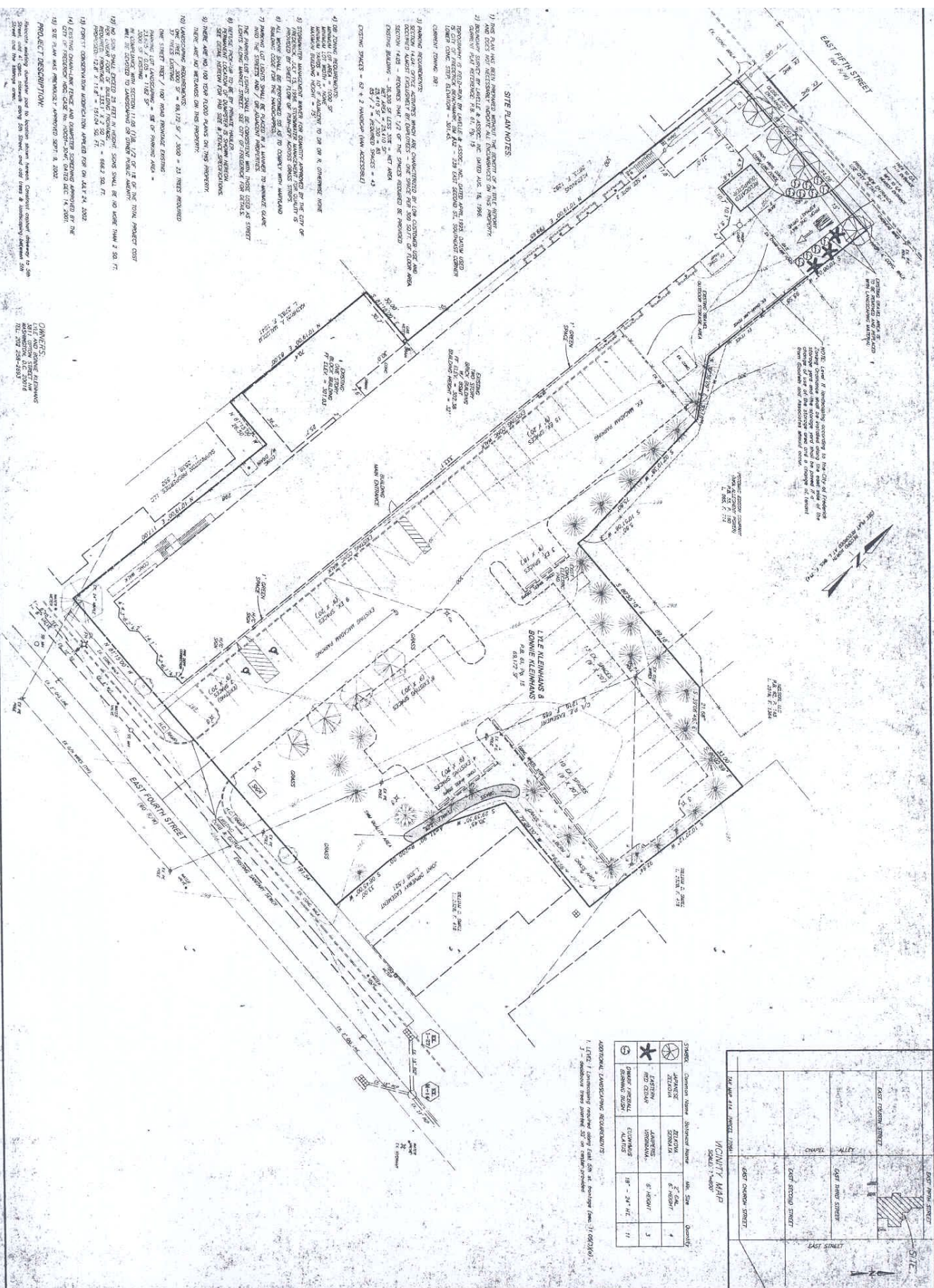
SCALE: AS NOTED

LAVALLE & ASSOCIATES
INCORPORATED
LAND PLANNERS
SURVEYORS
1033 TILDEN AVE. - SUITE 100 - FREDERICK, MARYLAND 21704
OFFICE (301) 895-8722 FAX (301) 895-8786

DECEMBER, 2005

204

RS-174



| Symbol | Common Name | Scientific Name | Max. Size | Quadrat |
|---|------------------------------|--------------------|----------------|---------|
|  | LAUNCE ELEPHIA | RELIQUA SCOMOLA | 8" HIGH | 4 |
|  | EASTON RED CEAR | LAUNCE PROMOLA | 8" HIGH | 3 |
|  | ORNER FERRAL BUSHING BUSY | ELUMINO ALATIS | 18" - 24" H.T. | 11 |

ADDITIONAL LANDSCAPING REQUIREMENTS:
1. LEVEE: 1 Longscaping required along East 5th at Montague (see 11-05-23)(x)
2 - double-rows trees planted 30' on center provided

VICINITY MAP
SCALE: 1"=4000'

Map showing the intersection of East 17th Street and East 18th Street. The map includes labels for East 17th Street, East 18th Street, East 19th Street, East 20th Street, East 21st Street, East 22nd Street, East 23rd Street, East 24th Street, East 25th Street, East 26th Street, East 27th Street, East 28th Street, East 29th Street, East 30th Street, East 31st Street, East 32nd Street, East 33rd Street, East 34th Street, East 35th Street, East 36th Street, East 37th Street, East 38th Street, East 39th Street, East 40th Street, East 41st Street, East 42nd Street, East 43rd Street, East 44th Street, East 45th Street, East 46th Street, East 47th Street, East 48th Street, East 49th Street, East 50th Street, East 51st Street, East 52nd Street, East 53rd Street, East 54th Street, East 55th Street, East 56th Street, East 57th Street, East 58th Street, East 59th Street, East 60th Street, East 61st Street, East 62nd Street, East 63rd Street, East 64th Street, East 65th Street, East 66th Street, East 67th Street, East 68th Street, East 69th Street, East 70th Street, East 71st Street, East 72nd Street, East 73rd Street, East 74th Street, East 75th Street, East 76th Street, East 77th Street, East 78th Street, East 79th Street, East 80th Street, East 81st Street, East 82nd Street, East 83rd Street, East 84th Street, East 85th Street, East 86th Street, East 87th Street, East 88th Street, East 89th Street, East 90th Street, East 91st Street, East 92nd Street, East 93rd Street, East 94th Street, East 95th Street, East 96th Street, East 97th Street, East 98th Street, East 99th Street, East 100th Street. A shaded area is located between East 17th Street and East 18th Street, and between East 20th Street and East 21st Street. A north arrow is located in the bottom right corner of the map.

REMOVED PER CITY COMMENTS
REMOVED PER CITY COMMENTS

DATE
9/25/92
AZ/32/

FINAL SITE PLAN PC02-073FSI
GLASS FACTORY

2241 EAST FOURTH STREET
CITY OF FREDERICK
FREDERICK ELECTION DISTRICT NO. 2
FREDERICK COUNTY, MARYLAND

LAVELLE & ASSOCIATES
INCORPORATED
ENGINEERS • PLANNERS • SURVEYORS

335 EAST SECOND STREET • FREDERICK, MARYLAND 21702
OFFICE • (301) 895-9722 • FAX (301) 895-9766

| | |
|-----------|--------------|
| DATE | APR 2002 |
| SCALE | 1"=20' |
| PROJ. NO. | 06-001 |
| FILE | ROUTE/SITE 2 |
| DRAINAGE | NW / NW |
| PAGE | 1 |
| OF | 1 |



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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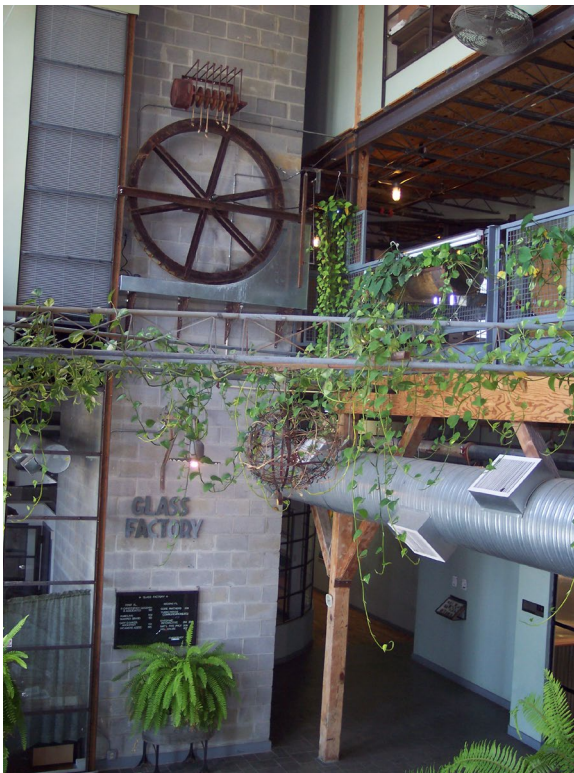
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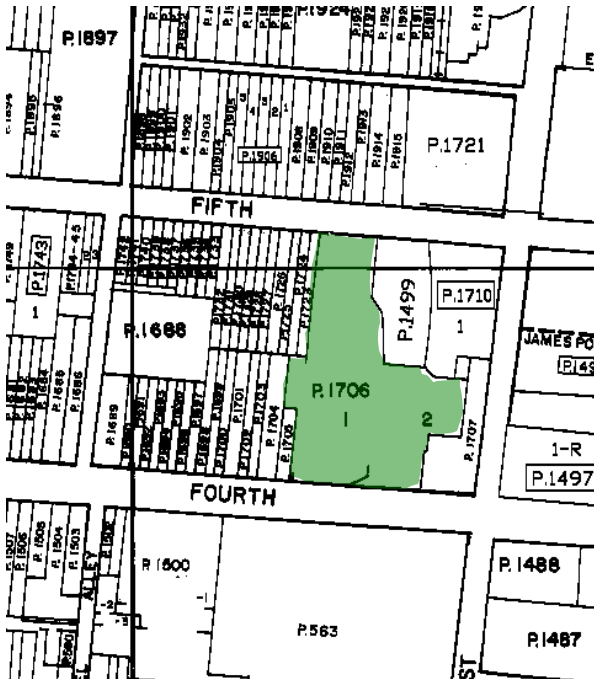
MACKINTOSH, Inc.
COMMERCIAL BROKERAGE



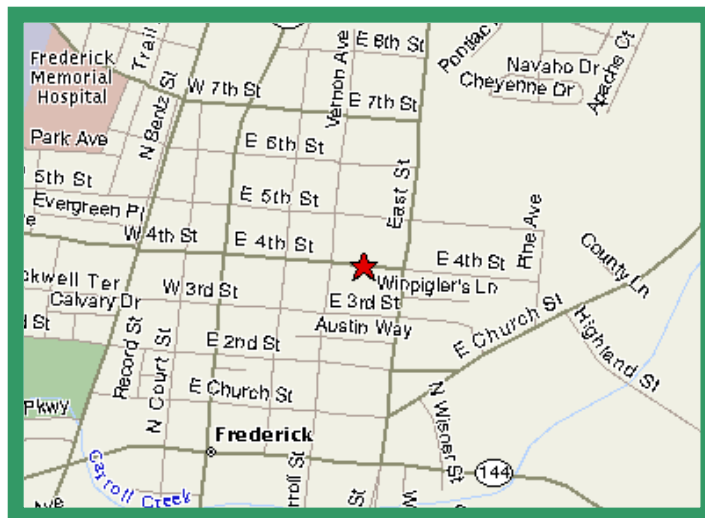
Glass Factory Interior Photos



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE



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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(301)748-3321

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Frederick, Maryland 21701

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