



**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

**For Lease 1,515 SF Office Condo**  
**Price Reduced ~~\$25~~ \$20 SF + NNN**

## Whittier Lake Front Condos

Whittier Drive, Frederick, Maryland 21702



**Existing Building**



**Location of Suite**

**The Whittier Lake Front Condos are nestled at the main entrance of the Whittier Planned Urban Development offering great convenience to the neighbors of Whittier and the surrounding communities.**

**The Lake with beautiful walking and biking Paths offers an Optimal Office / Retail Environment for Employees and Customers.**  
**All information deemed reliable, but not guaranteed.**

**AVAILABLE SUITES: One Suite Left: [Click Here for Video Walkthrough of Condo](#)**

LEASE YEAR	Rentable SF	Base Monthly Lease \$20 SF	NNN \$8.27 SF *Subject to Annual Adjustments	Total Monthly Rent
Year One	1,515	\$2,525.00	\$1,044.09	\$3,569.09
Year Two	1,515	\$2,651.25	\$1,044.09	\$3,695.34
Year Three	1,515	\$2,783.81	\$1,044.09	\$3,827.90
Year Four	1,515	\$2,923.00	\$1,044.09	\$3,967.09
Year Five	1,515	\$3,069.15	\$1,044.09	\$4,113.24

**FOR ADDITIONAL INFORMATION CONTACT:**

**Nancy Green - Call: 301-748-3321**

**Mackintosh Commercial Brokerage**  
262 W. Patrick Street  
Frederick, Maryland 21701  
Broker: 1-800-727-SOLD  
Fax #: 1240-489-7932

**V GROUP, INC.**  
Architects and planners

2 Blocks for the Success of Your Project

at  
1/1/31  
m

301-431-5996  
Fax 301-431-5924  
VA Tollfree 703-779-4725





# Whittier Lake Front Condo Building – Pictures



**View of Building**



**Entrance Door with Elevator**



**Door to Suite 201**



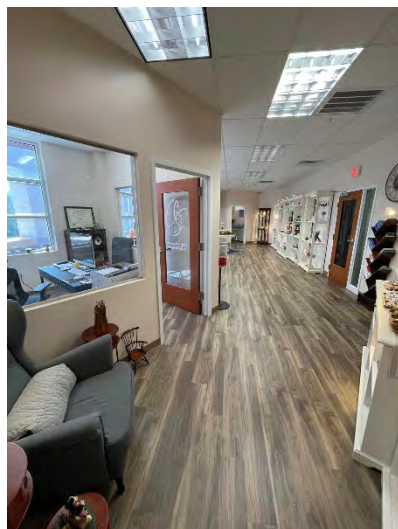
**View of Building & Lake**



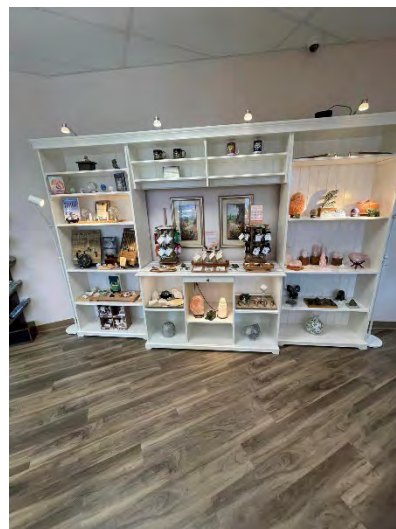
**View of West Side of Suite**



**View of Main Open Area**



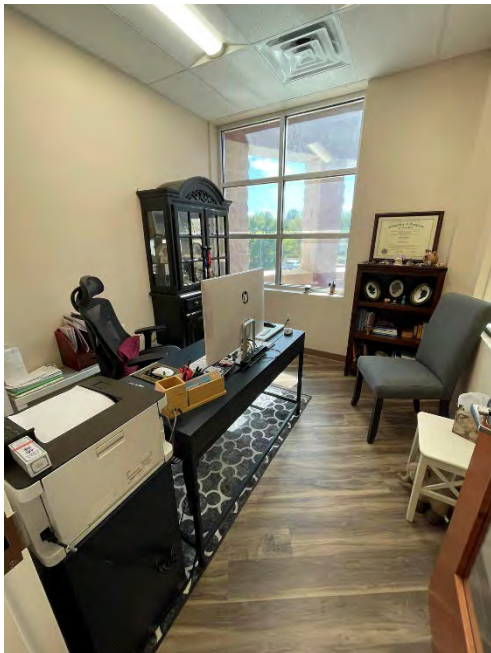
**View of Entire Length of Suite**



**Wall Display of Goods**



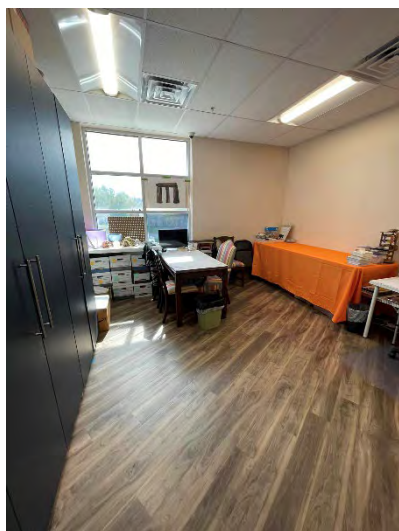
## Whittier Lake Front Condo – Pictures (Continued)



**Small Office in Center of Suite**



**Office on Right Side of Suite**



**Multi-Station Office**



**Four to Five Desks Possible**



**Kitchenette Room on Right**

All information is deemed reliable, but not guaranteed.

# Whittier Lake Front Condos Building – Site Plan



**Whittier Lakefront Condos  
For Sale or Lease**

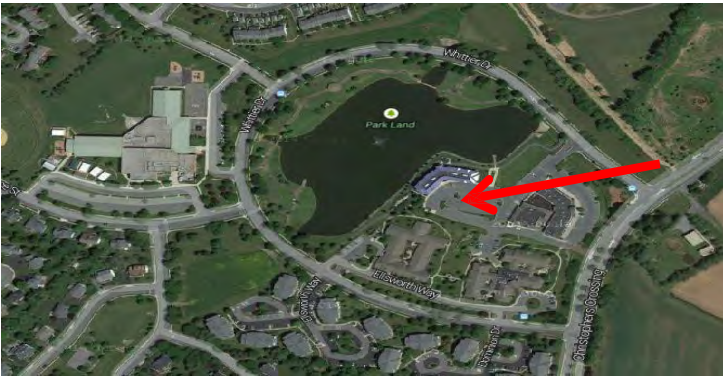
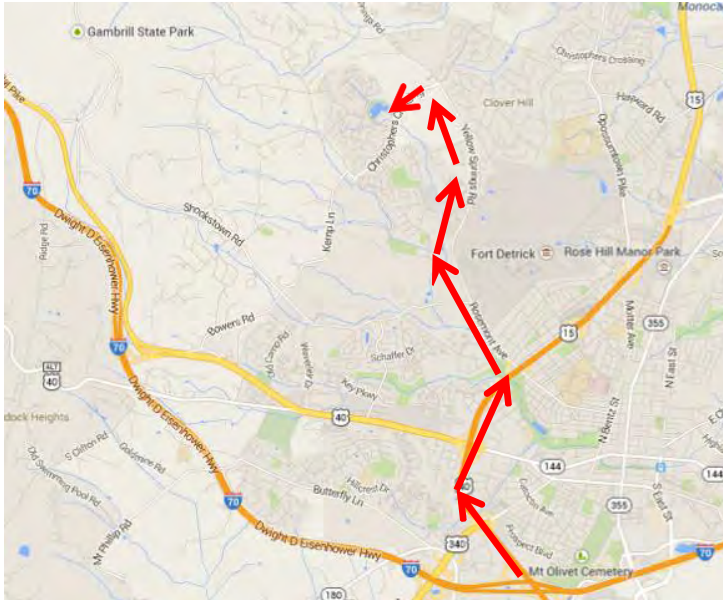
**CALL:  
NANCY GREEN  
301-748-3322**

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## Whittier Lake Front Center Directions:

From the I-70 and I-270 Intersection in Frederick, Drive North on Route 15 to Exit 14 (Rosemont). Exit onto Rosemont Avenue and travel West past Fort Detrick. Rosemont Avenue becomes Yellow Springs Road. Continue for approximately two miles to Christopher Crossings. Turn Left onto Christopher Crossing. Continue to LakeFront Shopping Center. Turn Right onto Whittier Drive and Left into Shopping Center Parking Lot. The Office Building is to the right of the Shopping Center and beside the Lake.



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FOR ADDITIONAL INFORMATION CONTACT:

**Nancy Green – 301-748-3321**

Email: [Nancy@ngreen.com](mailto:Nancy@ngreen.com)

Website: <http://www.ngreen.com>

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