



## Main Street Plaza

1311 MAIN ST., MOUNT AIRY, MD 21771



Main Street Plaza is nestled at the center of Mt. Airy  
44,000 square feet of Commercial Retail & Office Space.

Two Elevators servicing the building. Restrooms in the common areas on each floor.  
Plenty of Parking Surrounds the Building.

**Current Tenants Include:**

Restaurants California Tortilla and Katana Suchi, Solo EyeCare, Tropic Tanning & Nail, Mid-Atlantic Pro (AT&T), Carroll Counseling, Dr. Stephen Mckane, DDS, Real Estate Teams, Studio Hair Design, Absolute Turnover Services, Financial Solutions Group, Mt. Airy Physical Therapy, Centrom Info Technology, Frederick Pediatrics, SNAP Fitness, and Hi Yah Karate.

Location	Suite #	SF	Base Price Per SF	Base Monthly Rent	NNN *Currently \$6.00 SF - Subject to Annual Adjustments	Total Monthly Rent
LL4- Ground Level, Entire Suite	LL4	1,865	\$15.00	\$2,331.25	\$932.50	\$3,263.75
LL4- Subdivided Front Single Office	LL4-A	775	<i>LL4 Subdivided</i>			\$1,500.00
LL4- Subdivided Rear Single Office	LL4-B	1,090	<i>LL4 Subdivided</i>			\$2,000.00
LL2 – Ground Level Two Offices, Large Open Area (Karate)	LL2	2,840	14.00	\$3,313.33	\$1,420.00	\$4,733.33
LL – Entire Lower Level South Side	LL2-4	4,705	14.00	Call for details	Call for Details	\$4,733.33
Penthouse - Owner's Suite	302	2,461	\$19.50	\$3,999.13	\$1,230.50	\$5,229.63

FOR ADDITIONAL INFORMATION CONTACT:

**Nancy Green - 301-748-3321**

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

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

**Mackintosh Commercial Brokerage**

262 W. Patrick Street  
Frederick, Maryland 21701

Broker: 1-800-727-SOLD

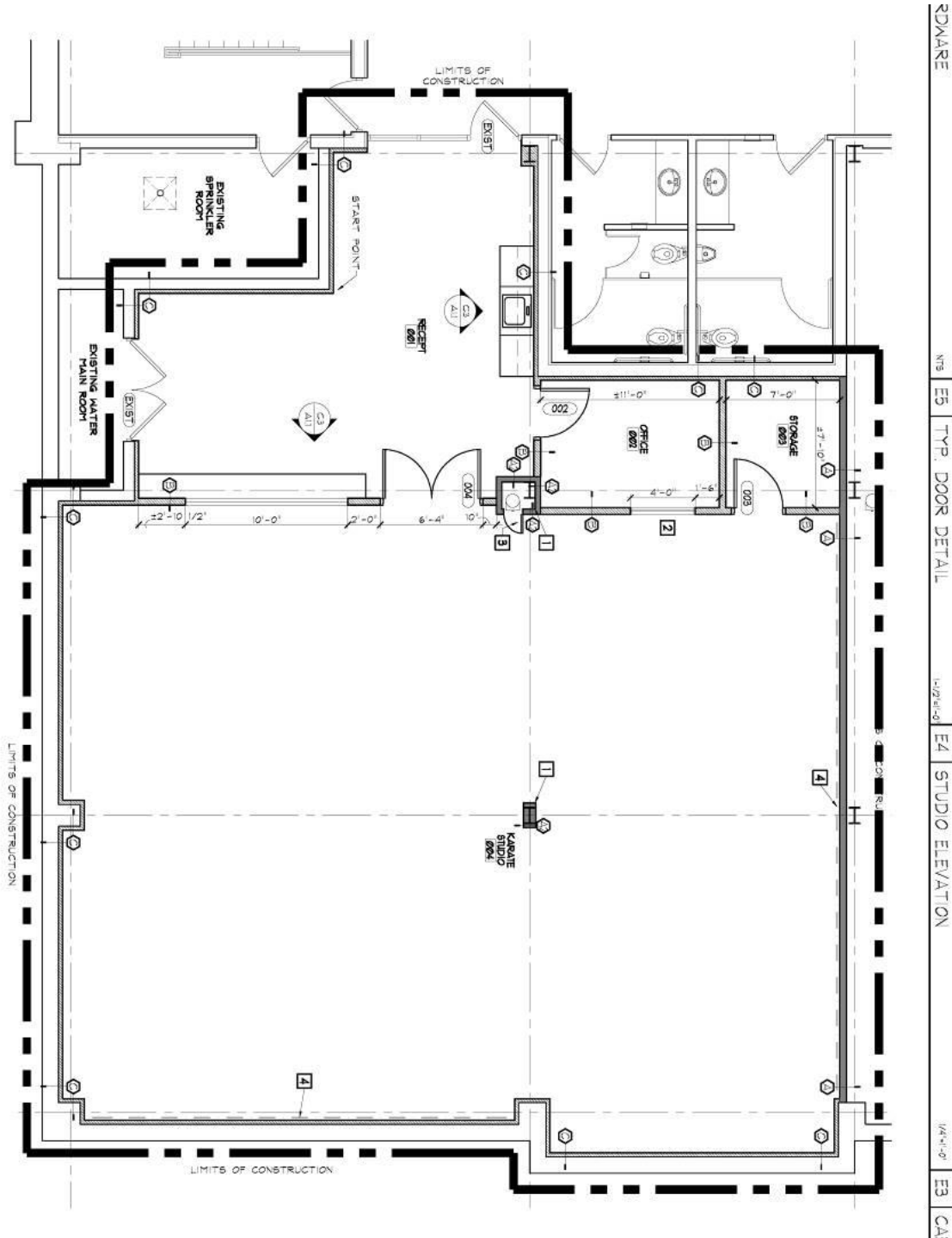
Fax #: 1240-489-7932

All information deemed reliable, but not guaranteed

# Main Street Plaza - Suites Available:

## Suite LL2 Ground Level = The Suite is 2,840 SF –

The Suite contains a Large Reception Area, Two Offices, and a Large Open Area. Ideal for Classrooms, Dance Studio, or Training Room. There are Two Elevators, Common Hallway Restrooms for both Men and Women on each floor. Sprinklered and Security Alarm.



## Main Street Plaza - Suites Available:

### Suite LL4 Ground Level = The Suite is 1,865 SF – Sub-dividable.

The Suite contains Two Offices; a Front Office (775 SF) with Entrance Door in common hallway, and a Large Office (1090 SF) in Rear of Suite. Snap Fitness and Karate Studio are adjacent tenants. The Large Front Room could be subdivided from Rear Room. Two Elevators, Common Hallway Restrooms for both Men and Women on each floor. Sprinklered and Security Alarm.



Entrance to LL4



Entrance Door to Front Office



Entrance Door to Rear Office



View of Entrance Door from Rear Office



Front Office looking toward Front Office Left Side Entrance



Front Office looking toward Rear Office



Front Office looking toward Right Side



Rear Office looking toward Front Office Room



Rear Office looking toward Rear Left Side



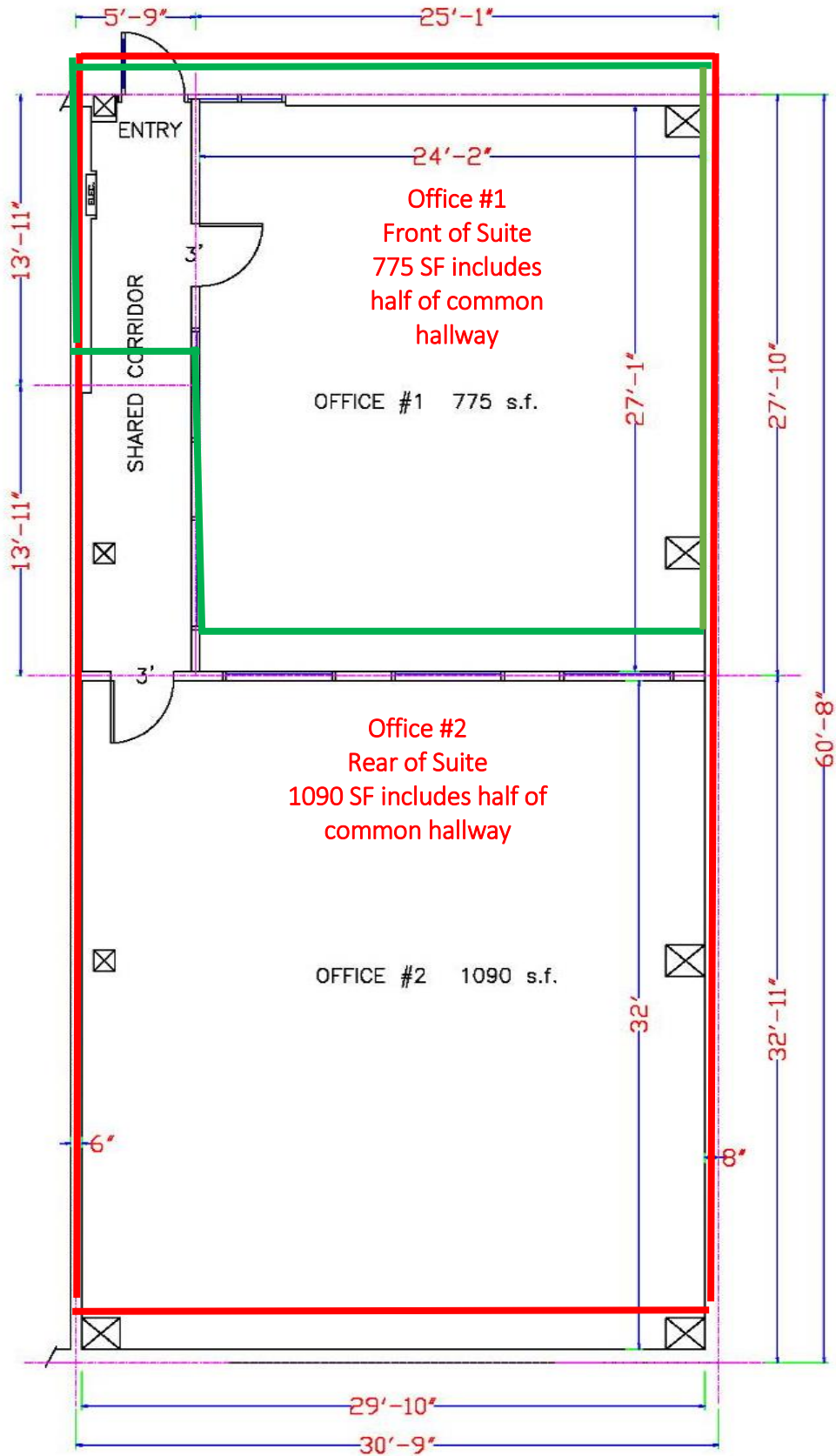
Rear Office looking toward Right Front Office Room



# Main Street Plaza – Suite LL4 Floor Plan- Sub-Dividable

MAIN STREET PLAZA  
 SUITE L4  
 1,865 s.f.

SUBDIVIDED:  
 OFFICE #1 775 s.f.  
 OFFICE #2 1090 s.f.



All information deemed reliable, but not guaranteed.

## Suite 302 = The Suite is 2,461 SF.

The Suite contains Reception Area, and Six Private Offices, Conference Area, Large Open Area for Cube Space, Large Kitchenette area with room for Large Breakroom Table, Two Elevators, Sprinkler and Security System. Beautifully Decorated Class "A" Common Areas.



Exit Door from Suite  
To Common Hallway



Interior Hallway  
of Suite



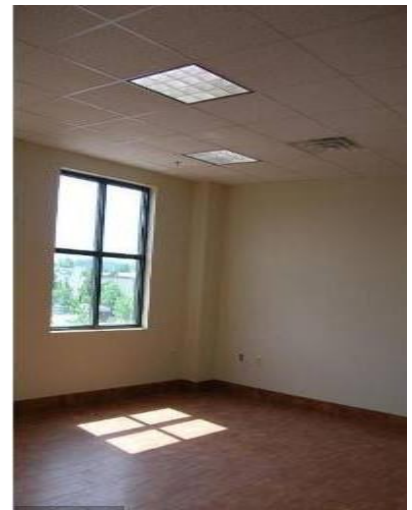
Kitchenette Area  
at Entrance



Large Open Area



Conference Room



Rear Office

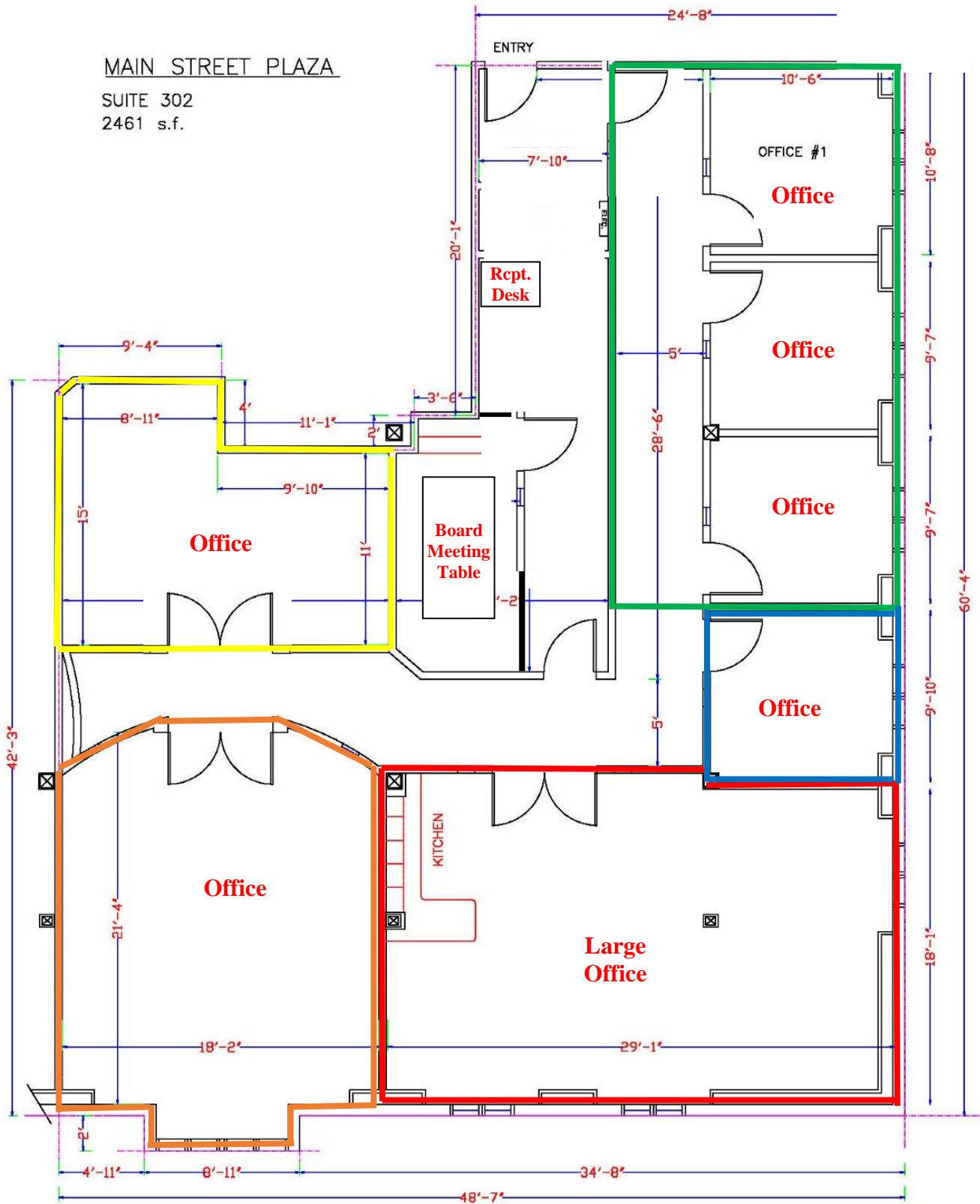


Another Large Office Area  
with Multiple Desks



Common Restrooms

# Main Street Plaza – Suite 302 Floor Plan



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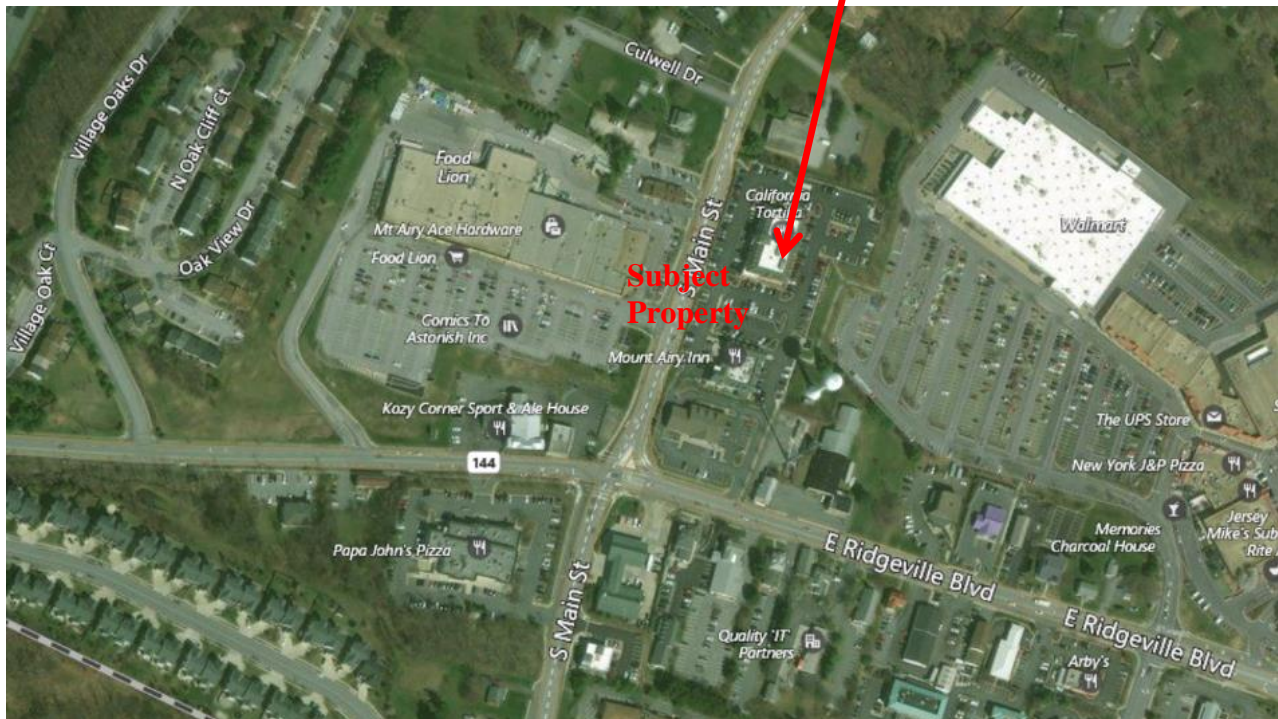
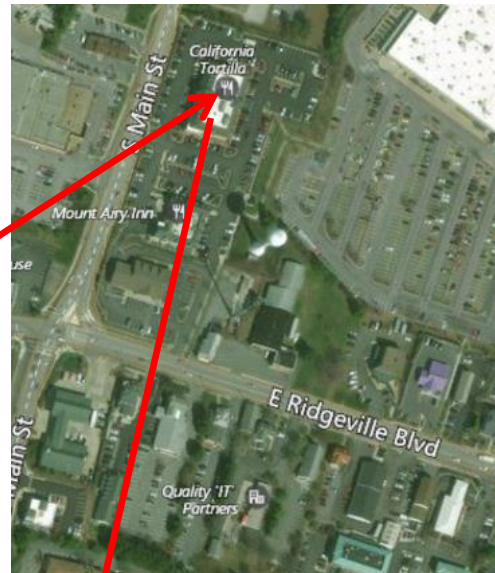


## Main Street Plaza Directions:

From Interstate 70 to Mt Airy Exit 68, continue North to Main Street. Turn Left onto East Ridgeville Blvd, then Right on Main Street. Property located one block north of intersection of East Ridgeville Blvd and Main Street. Brick building located on right side of the Street.



**Subject Property**



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