



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

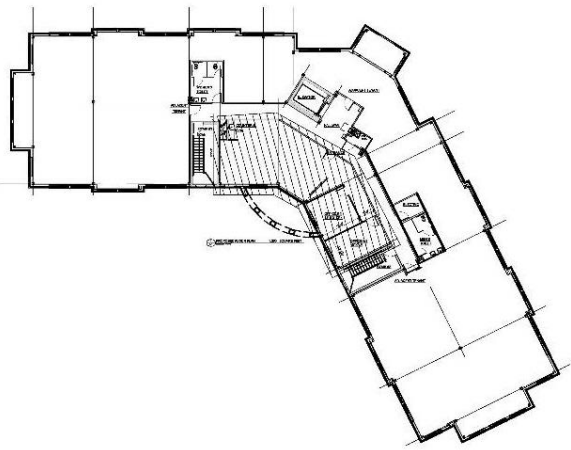
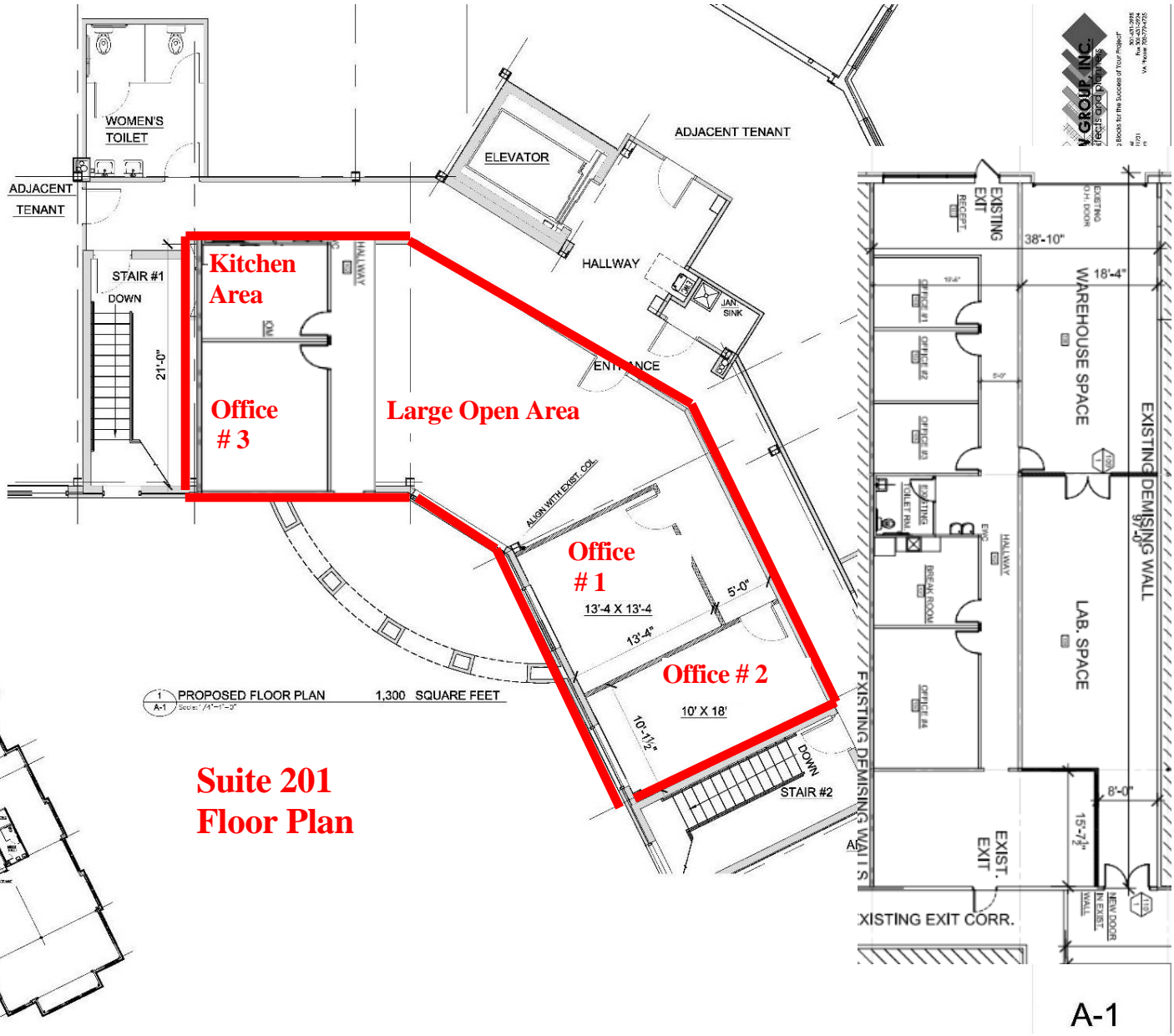
FOR ADDITIONAL INFORMATION CONTACT:
Jody Bell - Call: 240-674-3937
or Nancy Green - Call: 301-748-3321

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

Whittier Lake Front Office Building – Suite 201 Floor Plan

WALL LEGEND

- EXISTING WALL TO REMAIN
- ▨ NEW WALL



1 PROPOSED FLOOR PLAN 1,300 SQUARE FEET
A-1 Scale: 1/4"=1'-0"

Suite 201 Floor Plan

A-1

Whittier Lake Front Condo Building – Pictures



View of Building



Entrance Door with Elevator



Door to Suite 201



View of Building & Lake



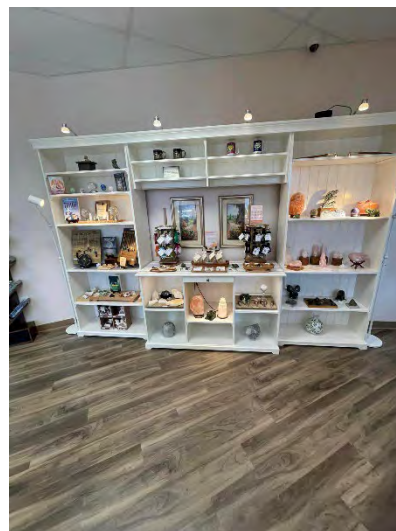
View of West Side of Suite



View of Main Open Area

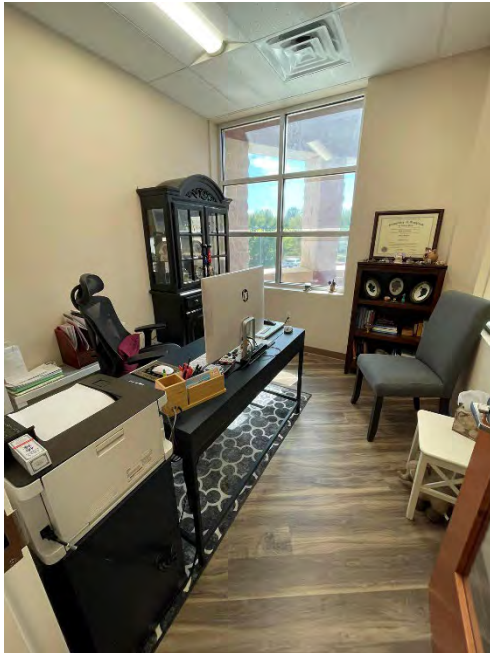


View of Entire Length of Suite



Wall Display of Goods

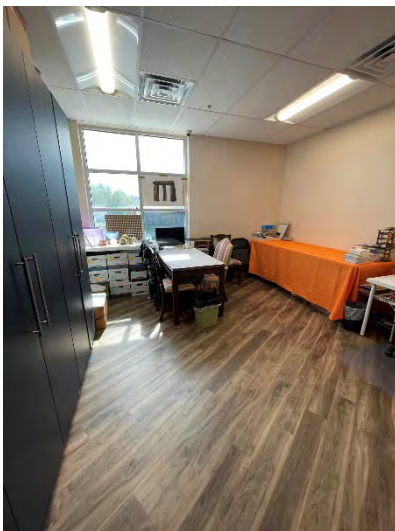
Whittier Lake Front Condo – Pictures (Continued)



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



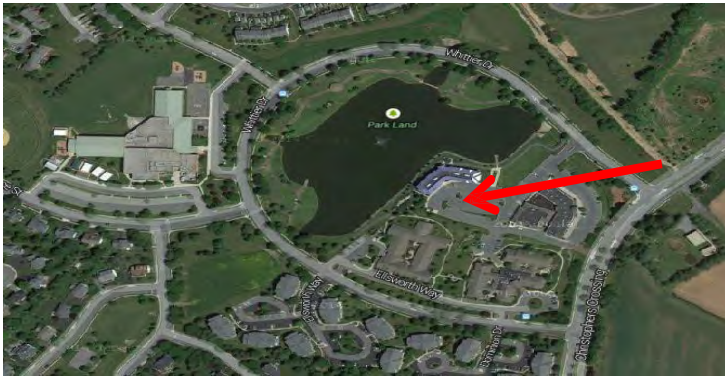
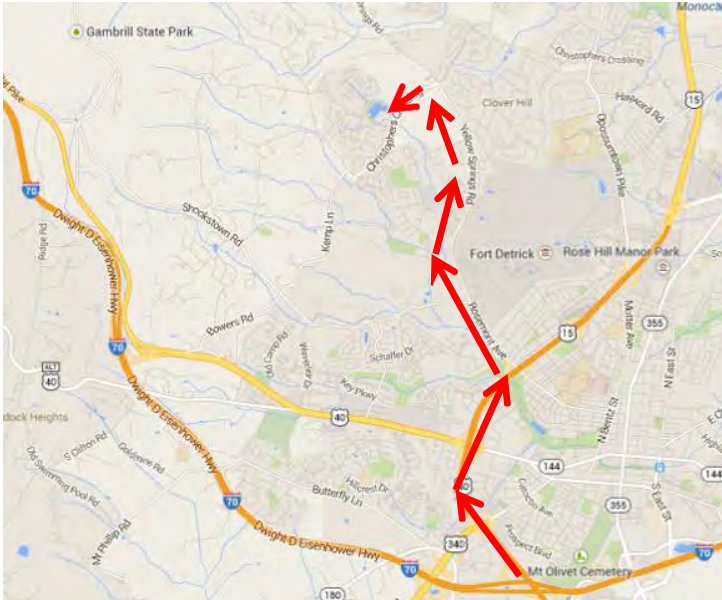
**Whittier Lakefront Condos
For Sale or Lease**

**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.



All information deemed reliable, but not guaranteed

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green – 301-748-3321

Email: Nancy@ngreen.com

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

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