

 **MACKINTOSH, Inc.** **Ideal for Church / Office Use / Medical**  
Commercial Brokerage **For Lease 3,973 SF @ \$14 SF + NNN**



### Move-In Ready Office Space Designed for Growth

**3,900 SF | 6008 Fair Oaks Drive | Frederick, MD**

#### PROPERTY OVERVIEW

This newly renovated upper-floor office suite offers 3,900 SF of flexible, professional space in a freestanding building. The layout includes five private offices, a large open floor plan for meetings or collaboration, a kitchenette, restroom, and multiple storage rooms. Available for immediate occupancy.

#### SITE & LOCATION

Situated on approximately one-third acre with ample on-site parking, this property is surrounded by grass and mature trees and offers quick access to Route 15 and Route 340. Located adjacent to Jefferson Tech Park. Well and septic on site.

#### ZONING

Currently zoned ORI (Office, Research & Industrial) with LI (Light Industrial) zoning under discussion, providing potential future flexibility.

#### LEASE TERMS

##### Triple Net (NNN)

Base Rent: \$14.00 / SF | NNN: \$2.48 / SF Year 1

Gross Monthly Rent: **\$5,386.21**

Five (5) year term with 5% annual increases

Schedule a Tour Today Nancy Green · Mackintosh  
Commercial · 301-748-3321 · nancy@green.com



**Directions: From Intersection of Interstate 70 and Route 340/ Route 15, North of Frederick, Continue to Exit 11 (Route 180), at Intersection Turn Right onto Jefferson Pike, Continue on Jefferson Pike to Fair Oaks Drive, Turn Left onto Fair Oaks Drive and Continue to Property on Right at end of the road**

**6008 Fair Oaks Drive Offering a  
7,844 SF Free-Standing Building on 29,620 SF (0.68Acre).  
The Property is located off of Jefferson Pike with access to Route 15 & Interstate 70.  
Zoning is ORI (Office Research Industrial). Property has 13+ Parking Spaces.  
3-Phase Electric, Five Offices, Acre Lot with Storage Shed.**

3,973 SF		6008 Fair Oaks Drive, Frederick, Maryland 21702			
Lease Year	Base Price Per Square Foot	Base Monthly Rent	Monthly Estimated Operating Expenses \$2.48 SF - Subject to Annual Adjustments	Total Monthly Rent	Annual Base Rent
Year 1	\$14.00	\$4,635.17	\$821.09	\$5,456.26	\$55,622.00
Year 2	\$14.70	\$4,866.92	\$821.09	\$,301.90	\$58,403.10
Year 3	\$15.44	\$5,111.93	\$821.09	\$5,933.02	\$61,343.12
Year 4	\$16.21	\$5,366.86	\$821.09	\$6,187.95	\$64,402.33
Year 5	\$17.02	\$11,123.50	\$821.09	\$12,816.50	\$67,620.46

**ADDITIONAL INFORMATION CONTACT:**

**Nancy Green -  
Call: 301-748 3322**

**Mackintosh Commercial**  
262 W. Patrick Street  
Frederick, Maryland 21701  
Broker: 1-800-727-SOLD  
Fax #: 1-240-489-7932  
Email: Nancy@ngreen.com

## 6008 Fair Oaks Drive – Zoning ORI

The Office/Research Industrial District (ORI) is intended to provide for the development of office, research and limited manufacturing uses in high visibility locations along major highways. Development in this district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting. This district shall permit limited manufacturing, fabrication or assembly operations which would, by nature of the product, or magnitude of production, be compatible with research, professional or business offices. Commercial uses shall be limited to those which are primarily oriented towards servicing those businesses located within the Office/Research Industrial District.

### P = Some Permitted Uses:

- Agricultural Activities
- Apiary
- Agritourism Enterprise

### PS = Principal permitted use subject to site development plan approval:

- Motel / Hotel
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- **Commercial School or Education Program**
- Medical Clinic
- **Office Business**
- **Office Professional**
- Restaurant
- Laboratory Research, experimental or testing
- **Limited Manufacturing and assembly use**
- Community Fire and Rescue Service

## 6008 Fair Oaks Drive – Frederick County Tax Credits

[Discover Frederick Maryland \(discoverfrederickmd.com\) Click Here](http://discoverfrederickmd.com)

# **6008 Fair Oaks Drive – Pictures:**

**6008 Fair Oaks Drive is a 7,844 SF Free Standing Building on 29,620 SF (0.68Acre)**

**Zoning is ORI (Office Research Industrial). Property has 12 X 14 Foot Drive-In Door & 13 Parking Spaces. 3-Phase Electric, Five Offices, 3/4 Acre Lot with Storage Shed. Air Conditioning in the Work Area and Office. Two Restrooms (One on Each Floor). Heat in the Warehouse. LED Lighting. Warehouse Shelving, Large Kitchen Area, Well and Septic.**



Front & Side Outside View From Parking



Rear View of Building High Bay Drive-In Door



Large Open "L" Shaped Area



One of Two Stairwells



2<sup>nd</sup> Floor – Floor Plan (5 Offices)



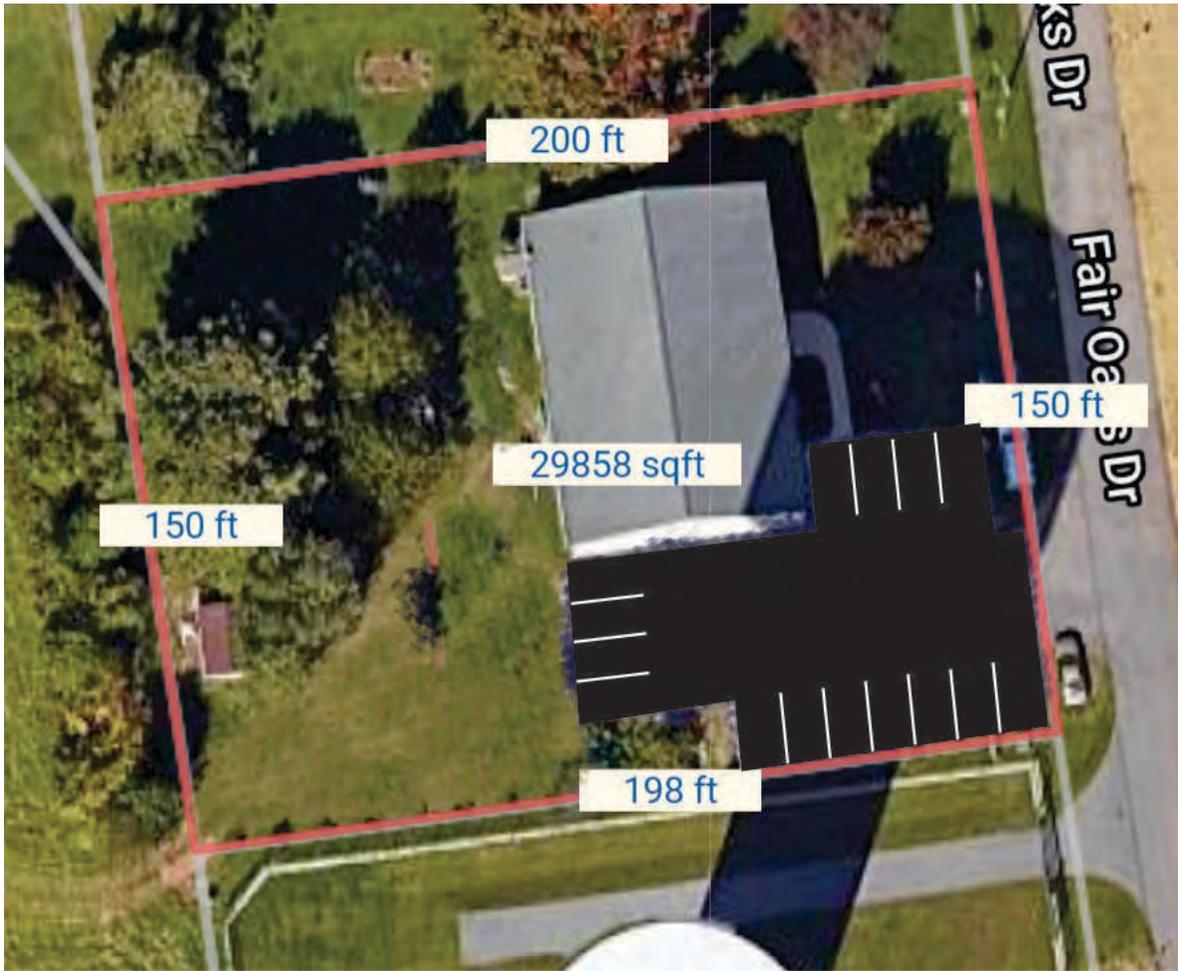
Kitchenette and Storage Room



Five Offices Total

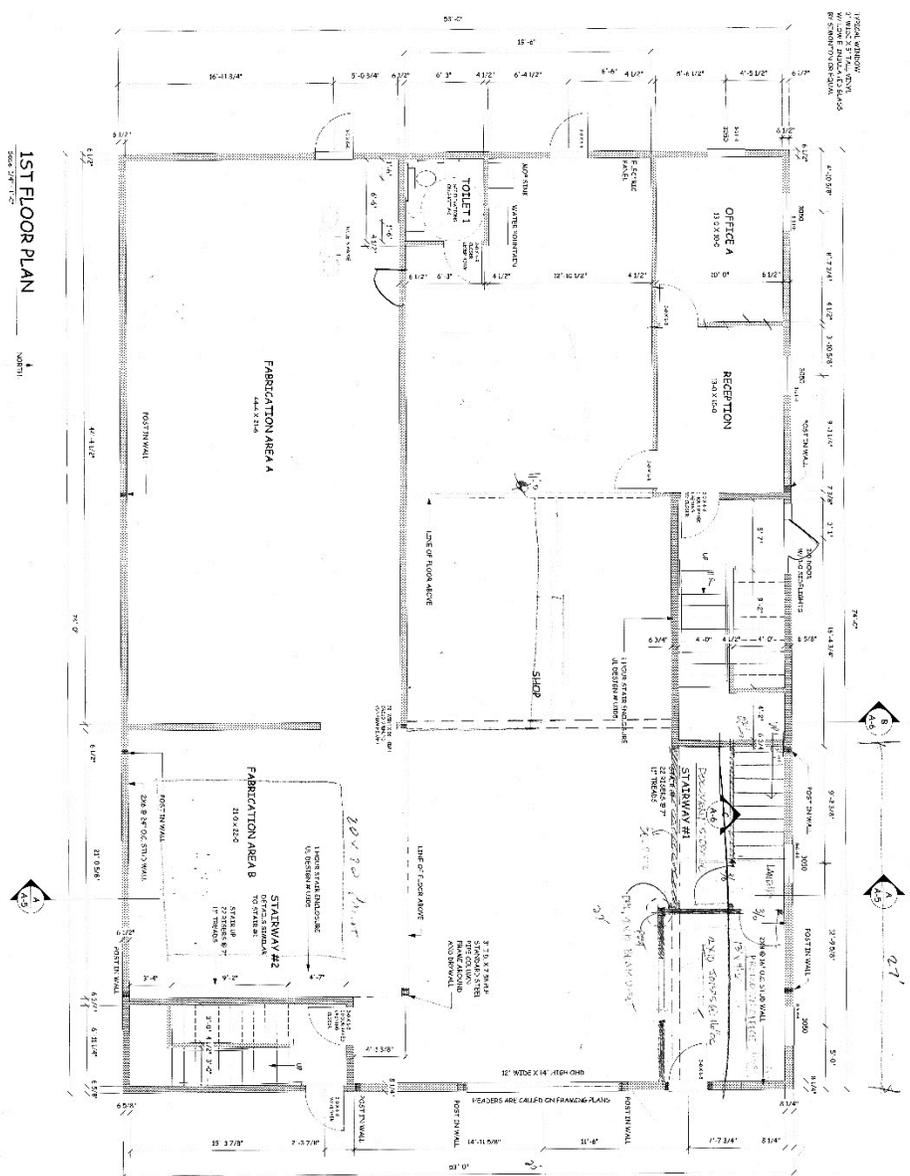


**6008 Fair Oaks Drive – 3/4 Acre Lot – Extra Parking Available**





# - First Floor Plan



**1ST FLOOR PLAN**  
 FLOOR AREA: 3992 SF INCLUDING STAIRS, (RUE SF)  
 2008-04-14

- NOTES**
1. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
  2. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
  3. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
  4. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
  5. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.
  6. SEE PLANS FOR ALL DIMENSIONS AND ROOMS IN WALLS.

**WALL LEGEND**

- 2x4 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x6 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x8 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x10 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x12 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x14 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x16 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x18 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x20 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x22 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x24 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x26 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x28 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x30 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x32 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x34 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x36 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x38 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x40 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x42 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x44 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x46 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x48 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x50 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x52 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x54 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x56 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x58 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x60 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x62 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x64 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x66 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x68 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x70 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x72 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x74 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x76 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x78 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x80 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x82 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x84 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x86 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x88 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x90 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x92 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x94 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x96 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x98 CMU 8" OR 12" WALLS, STUCCO FINISH
- 2x100 CMU 8" OR 12" WALLS, STUCCO FINISH

THE MECHANICAL, PLUMBING, AND ELECTRICAL COORDINATIONS HAVE NOT BEEN EVALUATED FOR COMPLIANCE WITHIN THESE DOCUMENTS

CONFORM WITH THE MECHANICAL AND ELECTRICAL CODES

REVIEWED PER PLAN REVIEW AS NOTED

**DESIGN OF THE TIMES**

ARCHITECTURAL FIRM

1234 MAIN STREET  
 ANYTOWN, CA 90210  
 TEL: (555) 555-5555  
 WWW.DESIGNOFTHE TIMES.COM

DATE: 04/14/08

SCALE: AS SHOWN

PROJECT: 08-001

DRAWN BY: J. SMITH

CHECKED BY: M. JONES

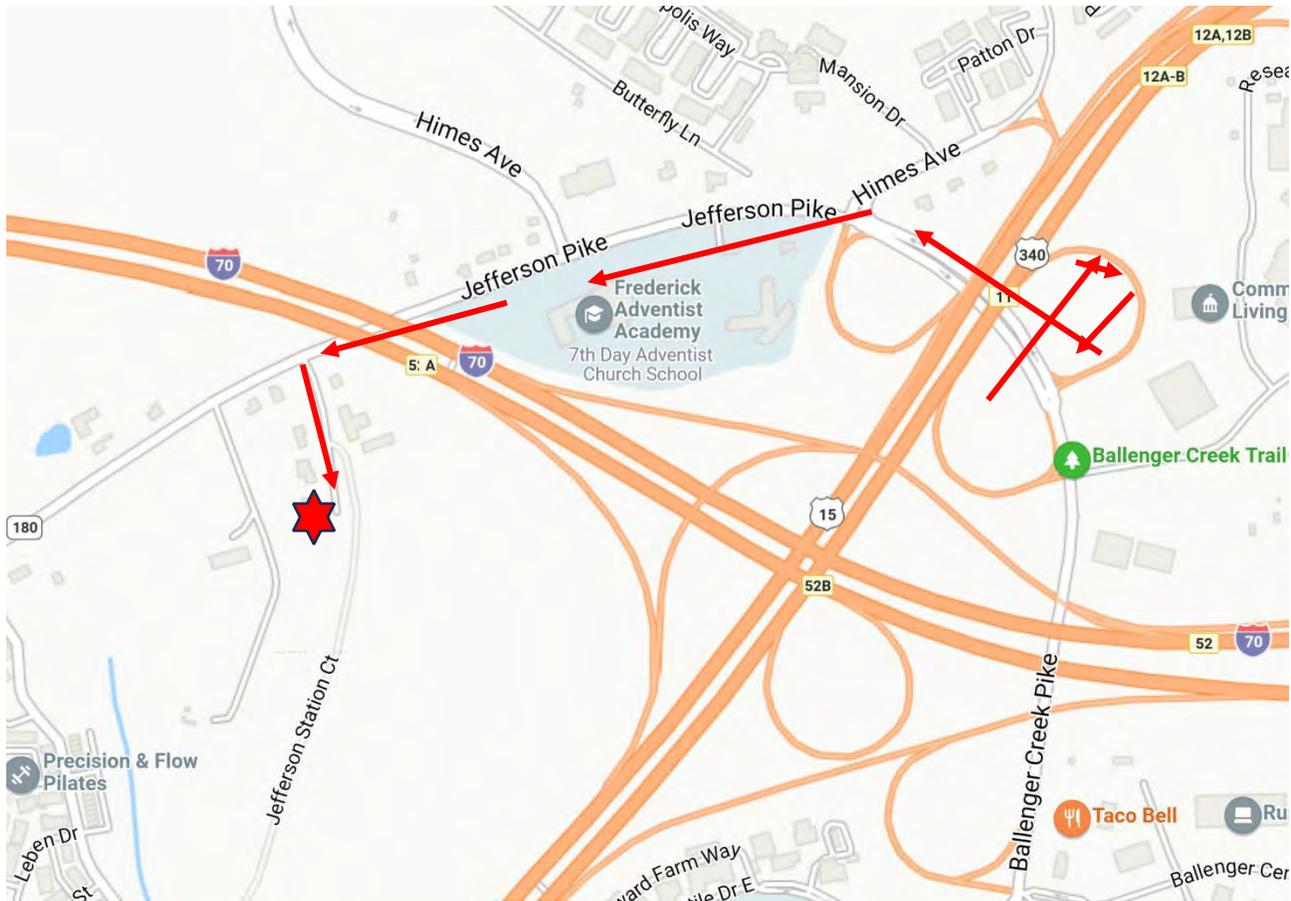
APPROVED BY: A. ROBERTS

DATE: 04/14/08

3911  
 7844  
 540  
 7324  
 504 + 2414  
 204 571 010



## 6008 Fair Oaks Drive, Frederick, MD – Location and Directions



**Directions:** From Intersection of Interstate 70 and Route 340/ Route 15, North of Frederick, Continue to Exit 11 (Route 180), at Intersection Turn Right onto Jefferson Pike, Continue on Jefferson Pike to Fair Oaks Drive, Turn Left onto Fair Oaks Drive and Continue to Property on Right at end of the road.

All information deemed reliable, but not guaranteed

**FOR ADDITIONAL INFORMATION  
CONTACT:**

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