



**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

Presents:

## The Glass Factory

**241 E 4<sup>th</sup> Street, Frederick MD 21701**

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

**CONDO FOR SALE @ \$789,900  
Suite 105 – PRICE REDUCED!  
2,848 SF – 5 Offices + Conf. Rm  
+ 3 Cubicle Areas + Kitchen**



**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.

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**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](mailto:Nancy@ngreen.com) / Website: [www.ngreen.com](http://www.ngreen.com)

*All information deemed reliable but not guaranteed.*

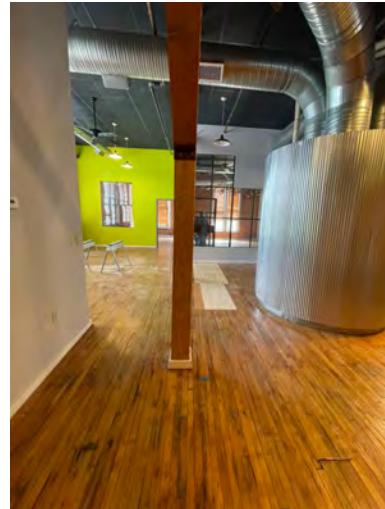
# Glass Factory – Suite 105 Floor Plan



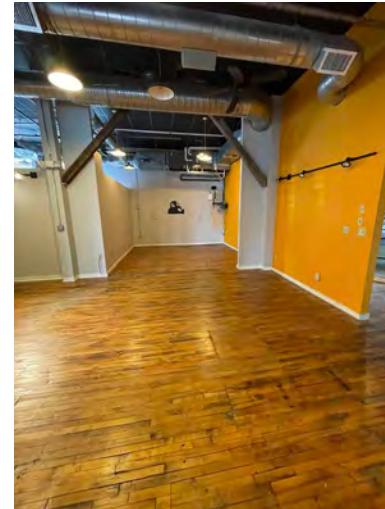
# Glass Factory – Suite 105 Photos



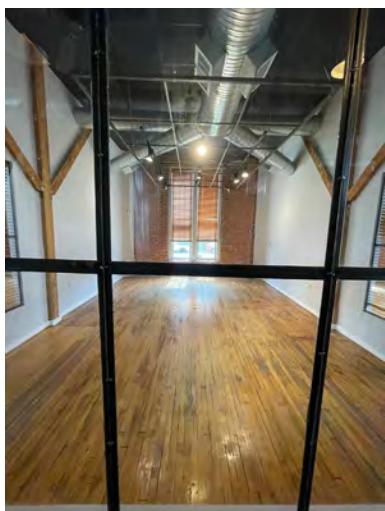
View to Suite Entrance



Large Open Area



Subdividable Open Area



Large Conference Room



Private Office



Corner Cubicle Area



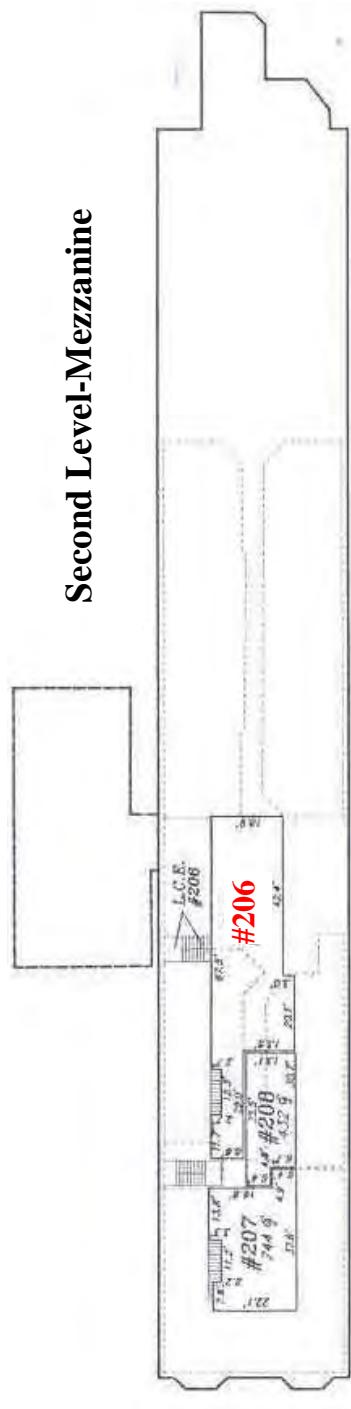
Private Office



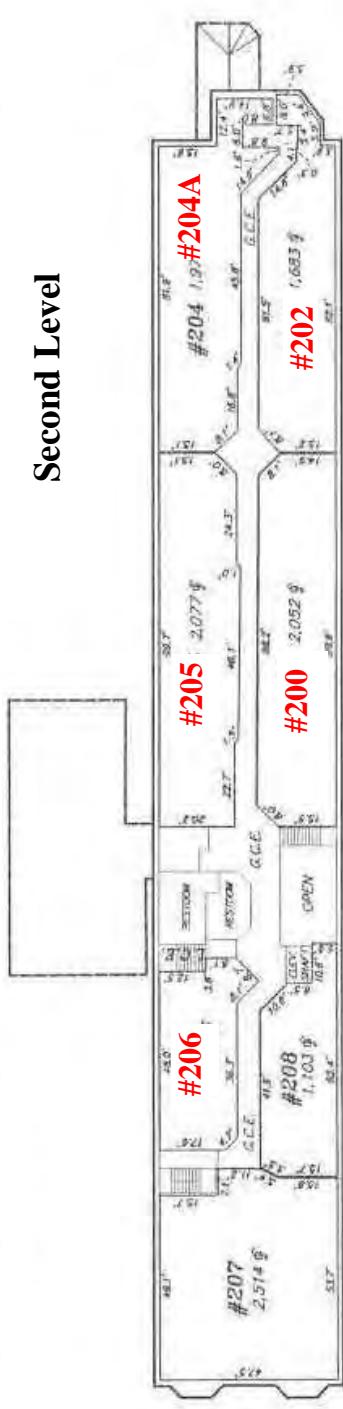
Large Kitchen



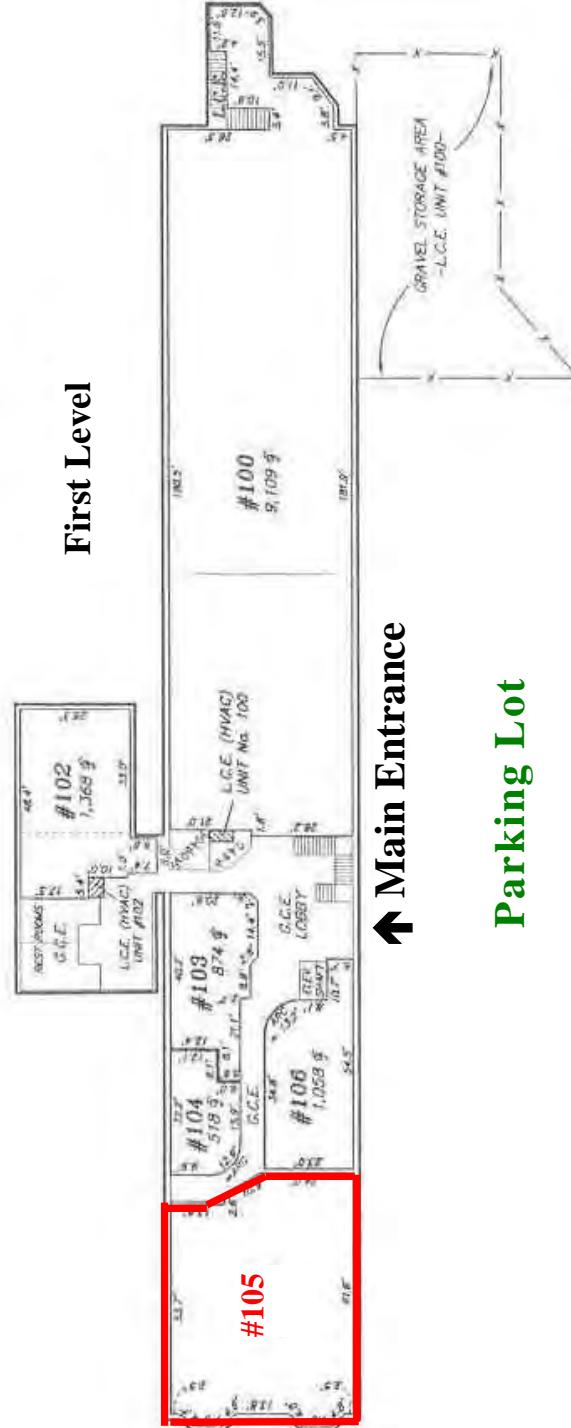
Former Soundproof Room



## Second Level-Mezzanine



## Second Level



First Level

↑ Main Entrance

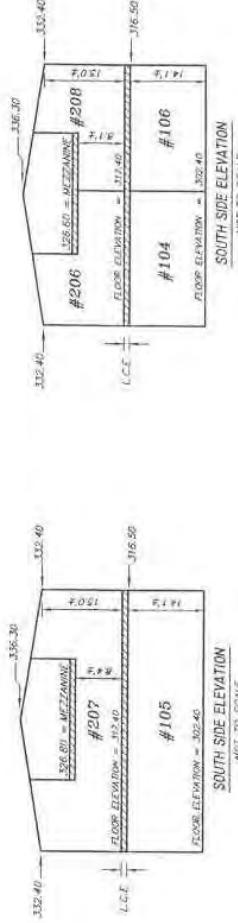
## Parking Lot

## ← *East Fourth Street* →

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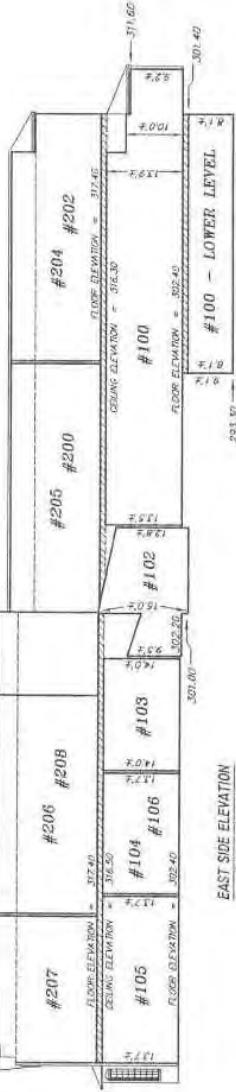
CONDOMINIUM UNIT DESCRIPTION

CONDOMINIUM ELEVATIONS AND AREAS					
UNIT NO.	STREET ADDRESS	LOWER ELEVATION	UPPER ELEVATION	UPPER ELEVATION	TOTAL GROSS UNIT AREA
100	241 EAST FOURTH STREET - SUITE 100	291.30	316.50	316.50	14,191
102	241 EAST FOURTH STREET - SUITE 102	301.00	317.00	317.00	13,369
103	241 EAST FOURTH STREET - SUITE 103	302.40	316.80	316.80	8,744
104	241 EAST FOURTH STREET - SUITE 104	302.40	316.80	316.80	5,118
105	241 EAST FOURTH STREET - SUITE 105	302.40	316.80	316.80	2,846
106	241 EAST FOURTH STREET - SUITE 106	302.40	316.80	316.80	1,026
200	241 EAST FOURTH STREET - SUITE 200	317.00	334.00	334.00	21,052
202	241 EAST FOURTH STREET - SUITE 202	317.00	334.00	334.00	16,643
204	241 EAST FOURTH STREET - SUITE 204	317.00	334.00	334.00	1,974
205	241 EAST FOURTH STREET - SUITE 205	317.00	334.00	334.00	2,077
206	241 EAST FOURTH STREET - SUITE 206	317.00	335.30	335.30	2,559
207	241 EAST FOURTH STREET - SUITE 207	317.00	335.30	335.30	2,559
208	241 EAST FOURTH STREET - SUITE 208	317.00	335.30	335.30	1,516



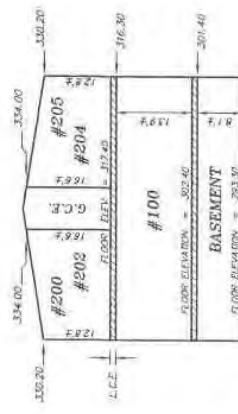
SOUTH SIDE ELEVATION

NOT TO SCALE



EAST SIDE ELEVATION

NOT TO SCALE



NORTH SIDE ELEVATION

NOT TO SCALE

NOTES:

1. VERTICAL DATUM BASED ON CITY OF FREDERICK BENCHMARK AND LOCATED AT 201 EAST SECOND STREET, THE SOUTHEAST CORNER OF THE LOWER CONCRETE STEP ELEVATION - 201.45
2. DIMENSIONS SHOWN HEREIN BASED ON EXISTING CONSTRUCTED UNITS

SHEET 3 OF 3

CONDOMINIUM PLAT

GLASS FACTORY

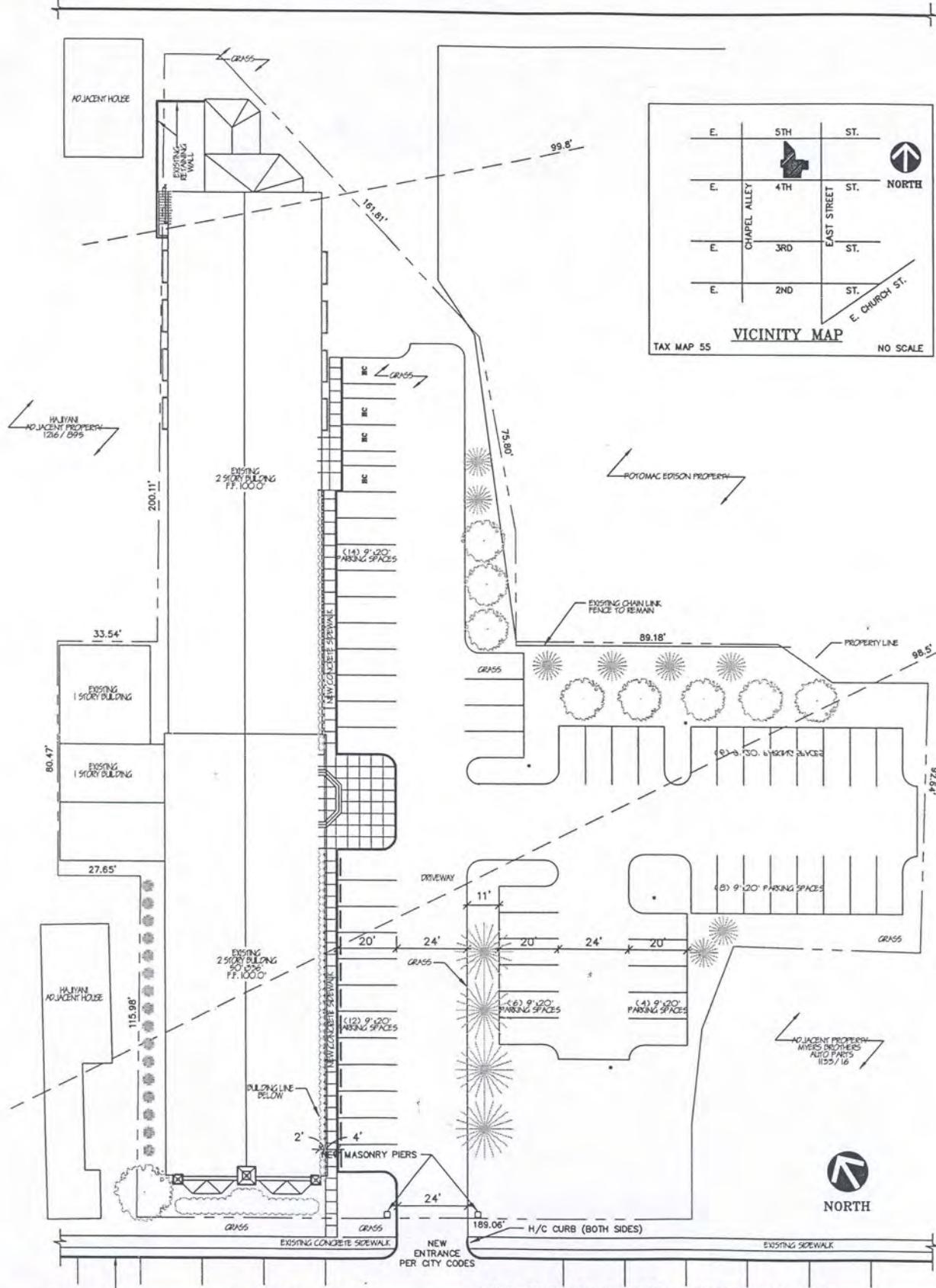
SITUATED AT 201 EAST FOURTH STREET  
CITY OF FREDERICK  
FREDERICK COUNTY, MARYLAND  
DECEMBER, 2005

LAVELLE  
& ASSOCIATES  
INCORPORATED

LAND PLANNERS SURVEYORS

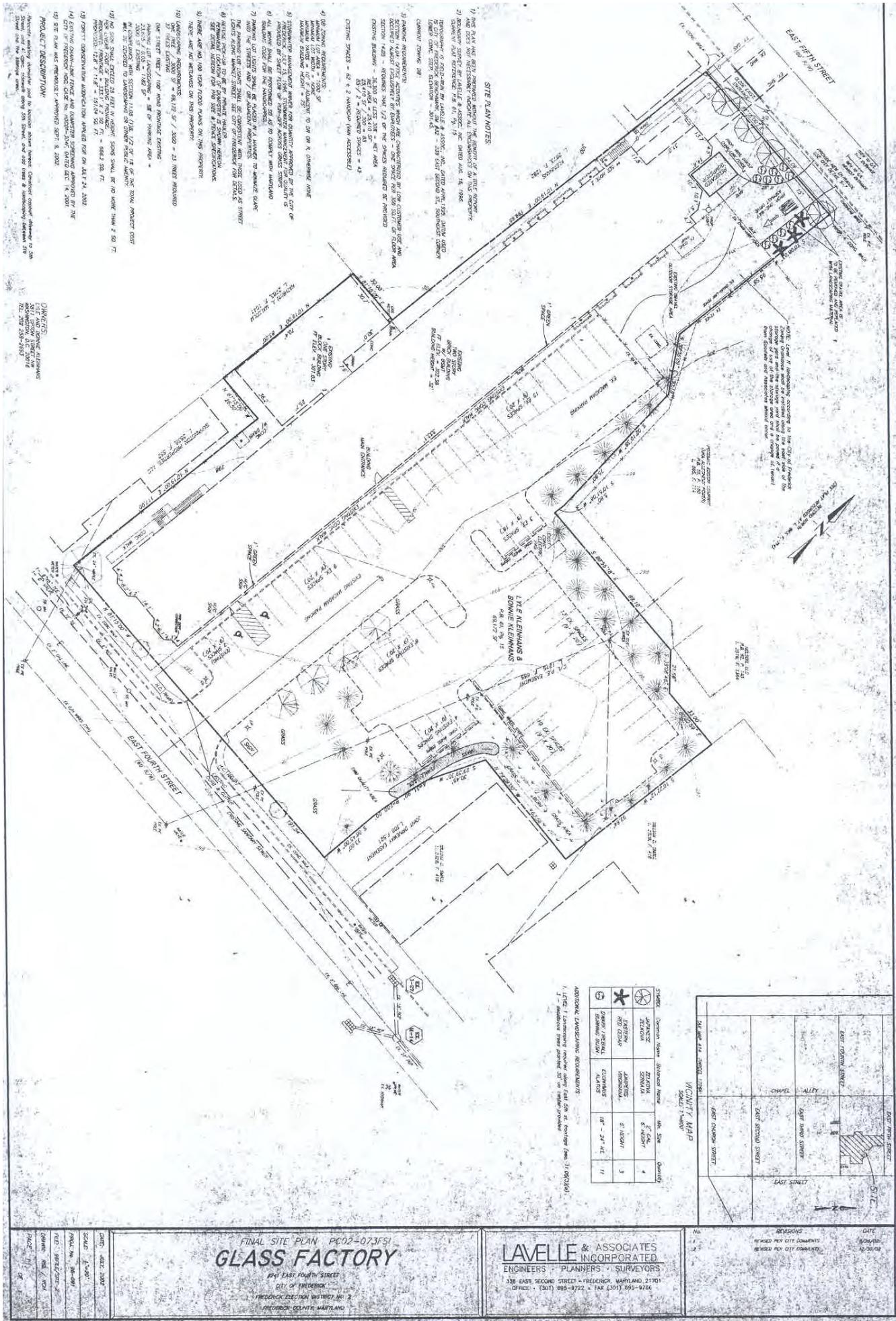
123 TALBOTT AVENUE • SUITE 1 • FREDERICK, MARYLAND 21704  
TEL: (301) 652-2004 FAX: (301) 652-2004

EAST 5TH STREET



## PRELIMINARY SITE PLAN

SCALE: 1" = 20'



# The Glass Factory

## 241 East Fourth Street, Frederick, Maryland 21701

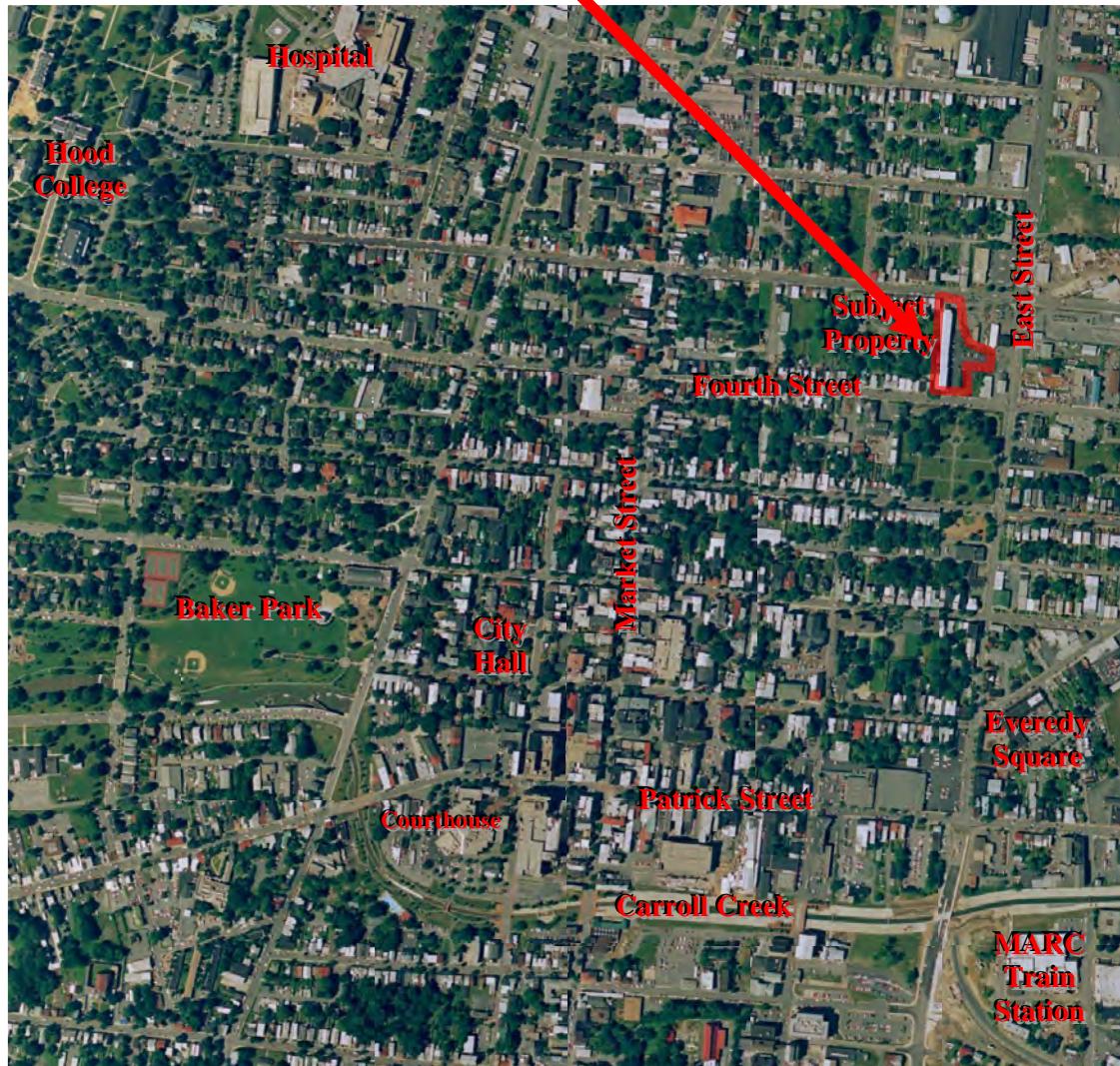
### Demographic Detail Comparison Chart

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



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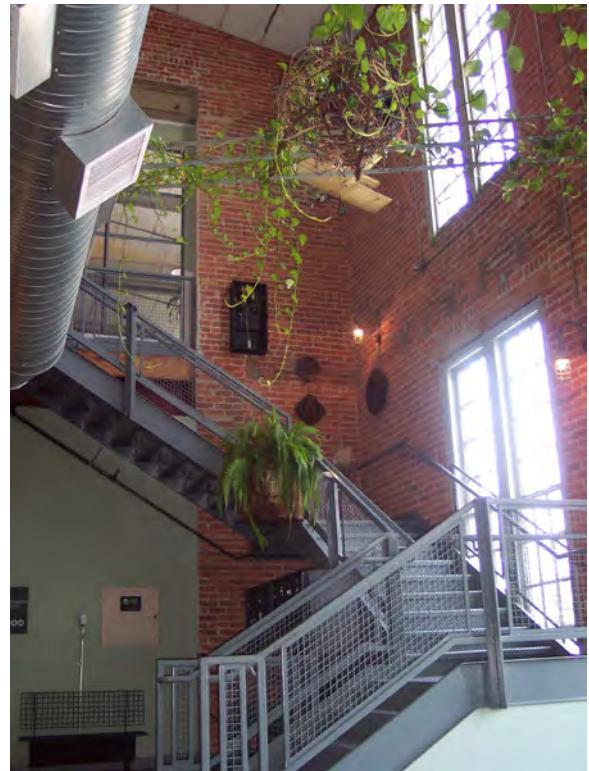
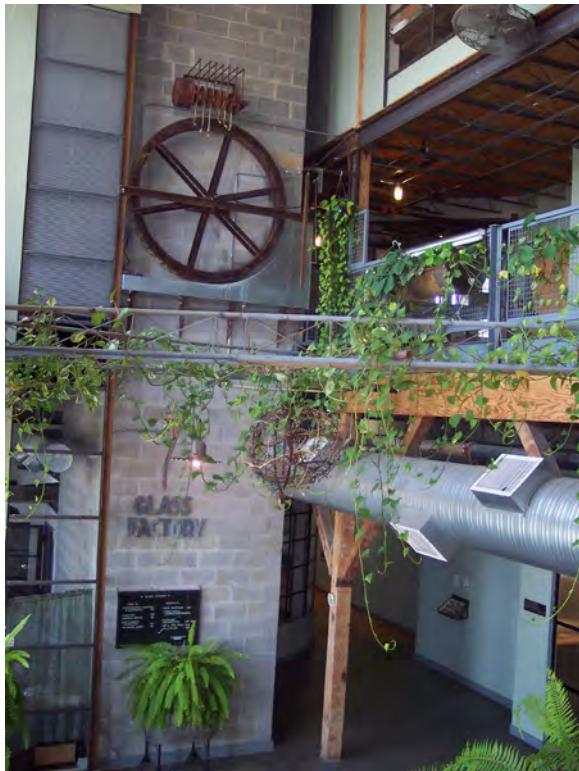
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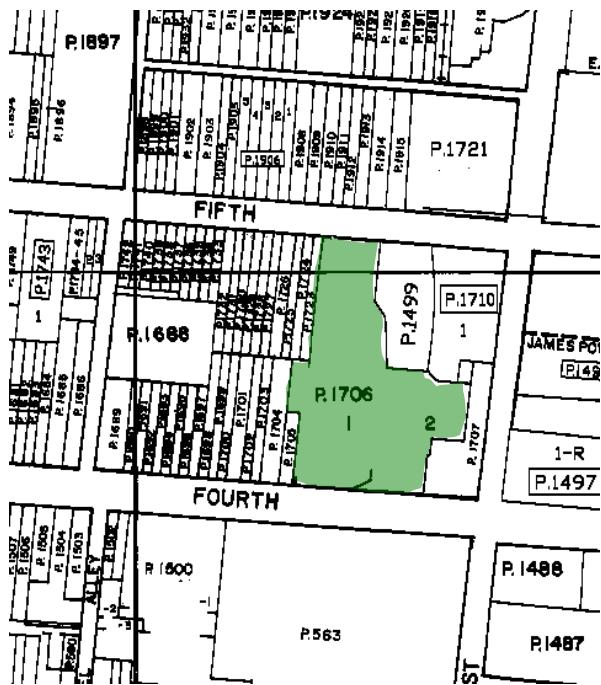
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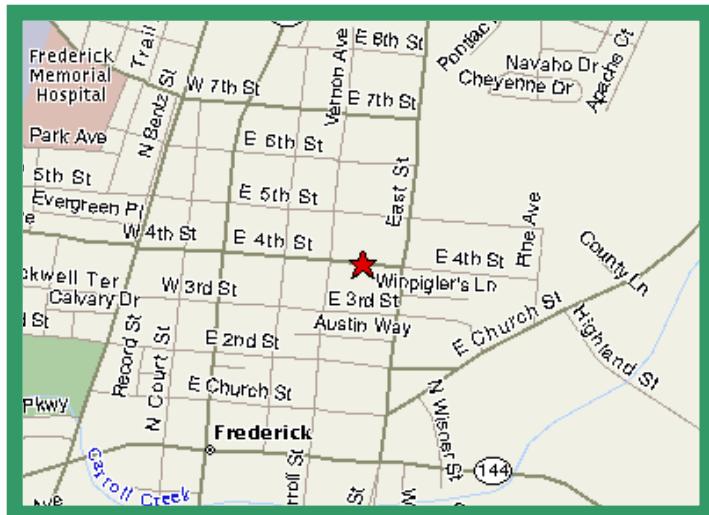
**Glass Factory Interior Photos**



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**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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