

LEASE

WESTVIEW CORPORATE CAMPUS

7215 Corporate Ct Frederick, MD 21703



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to announce the exclusive listing of Westview Corporate Campus - Building 1 (7215 Corporate Ct, Frederick, MD 21703) for lease. Westview Corporate Campus is located in Frederick County's foremost planned campus environment, designed specifically for corporate headquarters, office, R&D and communications-related facilities. Campus amenities include:

- * Nearby retail shops, day care, and restaurants.
- * Easy access to major highway network: I-270, I-70, US Rt 15, Rt 355, Rt 85. 5 minutes to Frederick Municipal Airport, full-service general aviation facility.
- * Pre-wired for emergency generator system
- * Atrium style lobby featuring skylights and architectural details of oak, slate and marble
- * Ground level and dock access on each floor
- * Digital fiber optics
- * Insulating solar-grey glass windows
- * Brick walkway to sheltered entry
- * Column-free areas as large as 6,000 sf +/- for maximum interior design flexibility (2nd floor is column free).

OFFERING SUMMARY

Lease Rate	\$8.00 -13.00 SF/YR
CAM:	\$6.00
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CAM:	\$6.00
	12
Lease Rates:	\$8.00-13.00 SF/Yr
CAM:	\$6.00
Number of Units:	12
Available SF	28,000 SF
Lot Size:	154,366 SF
Building Size:	55,232 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	540	2,659
Total Population	219	1,508	6,975

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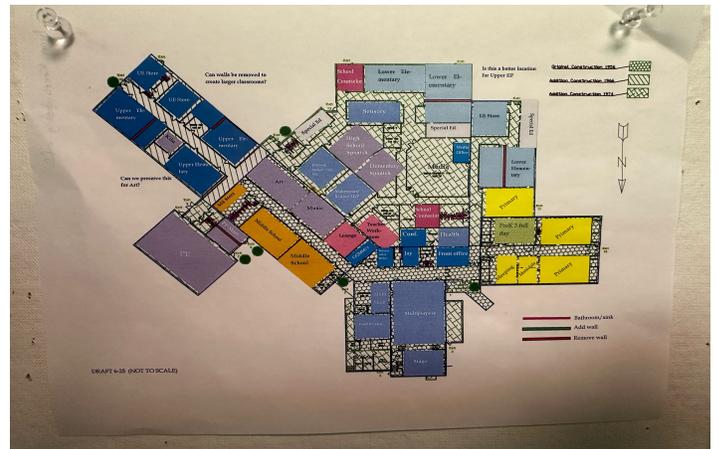
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FIRST FLOOR

Great chance to lease a big school space that's already set up and licensed for a Montessori or charter school. The whole floor is about 28,000 sq ft and it already has everything needed legally to run either type of school. The current tenant's lease ends June 2026. \$12 per sq ft plus \$6 CAM..



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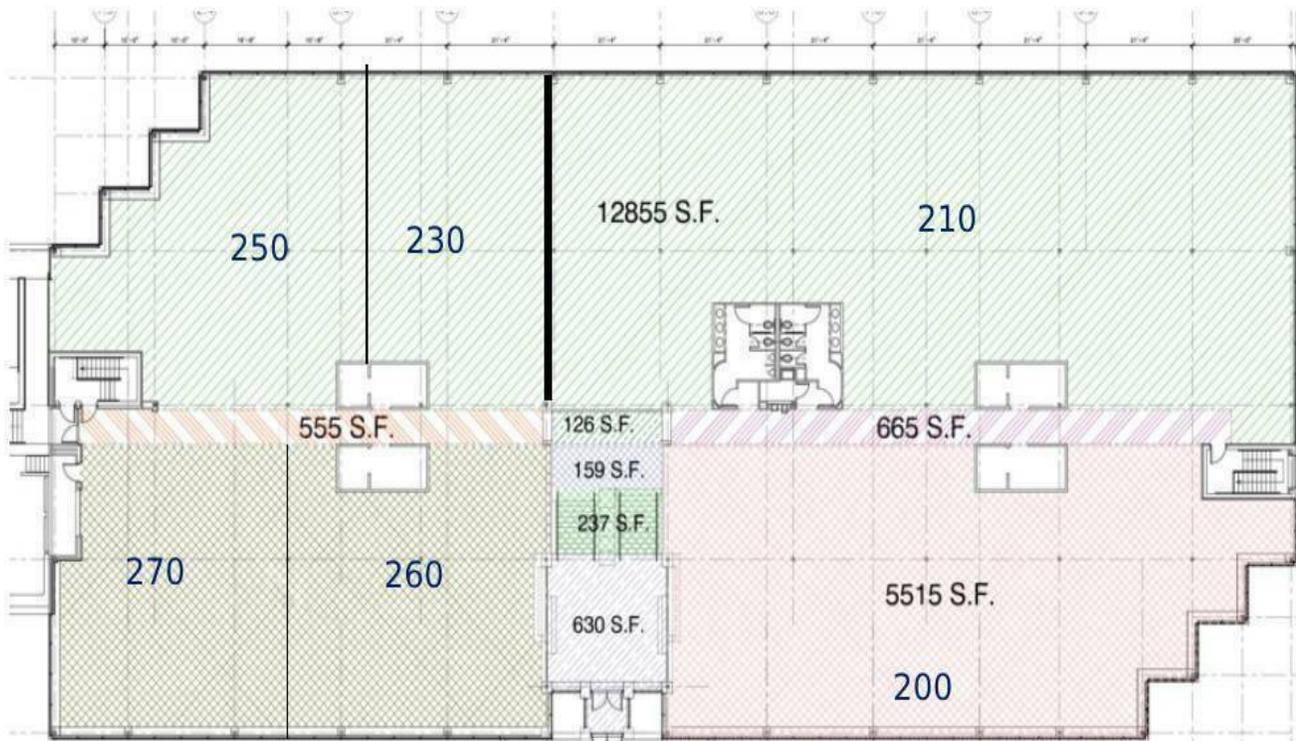
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SECOND FLOOR

WESTVIEW CORPORATE CAMPUS (BUILDING 1)

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LEASE TYPE NNN | TOTAL SPACE 2,186 - 7,957 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$8.00 - \$13.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 200	Available	6,496 SF	NNN	\$8.00 - \$13.00 SF/yr	Usable SF: 5515 Rentable SF: 6496 Core Factor SF: 17.8%
Unit 210	Available	7,957 SF	NNN	\$8.00 - \$13.00 SF/yr	Usable SF: 7957 Rentable SF: 9373 Core Factor SF: 17.8%
Unit 230	Available	3,568 SF	NNN	\$10.00 - \$13.00 SF/yr	Usable SF: 3042 Rentable SF: 3568 Core Factor SF: 17.8%
Unit 260	Available	2,624 SF	NNN	\$10.00 - \$13.00 SF/yr	Usable SF: 2237 Rentable SF: 2624 Core Factor SF: 17.8%
Unit 250	Available	2,186 SF	NNN	\$10.00 - \$13.00 SF/yr	Usable SF: 1856 Rentable SF: 2186 Core Factor SF: 17.8%
Unit 270	Available	2,639 SF	NNN	\$10.00 - \$13.00 SF/yr	Usable SF: 2334 Rentable SF: 2500 Core Factor SF: 17.8%

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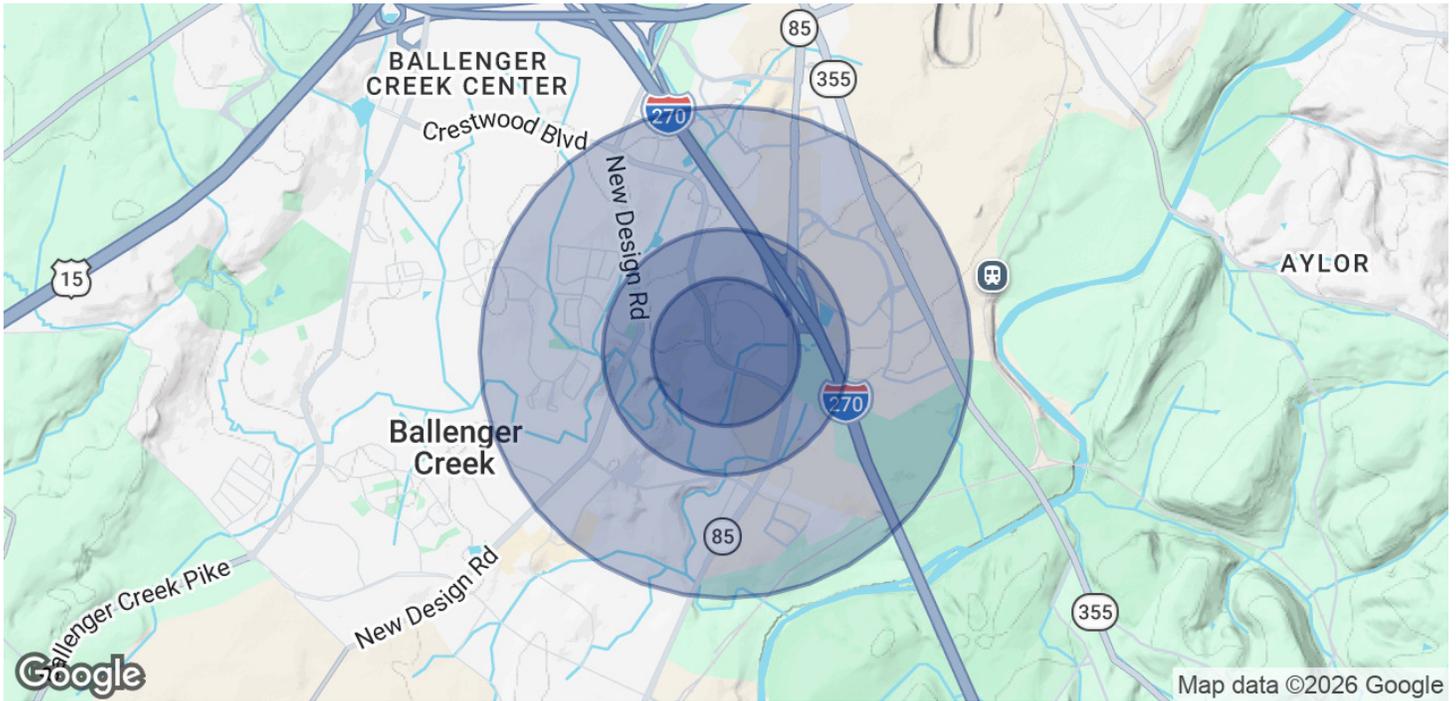


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	219	1,508	6,975
Average Age	36	36	38
Average Age (Male)	35	35	37
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	540	2,659
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$113,583	\$117,663	\$120,891
Average House Value	\$363,784	\$381,835	\$417,596

Demographics data derived from AlphaMap

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