



**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE

**For Lease First Floor - \$20 PSF + NNN**  
**Ideal Restaurant / Retail Location**

**358 West Patrick Street, Frederick, Maryland 21701**



**2,279 SF First Floor Restaurant or Retail Location.**

**Live/Work in Historic Downtown Frederick. Great Visibility**  
**Walk to Downtown, Restaurants & Shops.**

**Zoned DB ~ Downtown Business**

**Free Off-Street Parking**

**358 W Patrick – 1<sup>st</sup> Fl. – 2,279 SF – \$20 SF @ NNN (\$4 SF)**  
**Entire Building 3,780 SF Available to Lease**

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All information deemed reliable, but not guaranteed

**FOR ADDITIONAL INFORMATION CONTACT:**

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

**Mackintosh Commercial**

262 W. Patrick Street  
Frederick, Maryland 21701

Broker: 1-800-727-SOLD

Fax # : 1-240-489-7932

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

[www.NGreen.com](http://www.NGreen.com)

# 358 West Patrick Street – Pricing Worksheet

358 W. Patrick- Assume renovated Warm Lit Shell First Floor

2,279 SF

Lease Year	Base Price Per SF	Monthly Base Rent	Estimated Monthly NNN \$4 SF *Subject to Annual Adjustments	Total Monthly Rent	Annual Base Rent
Year One	\$20.00	\$3,798.33	\$759.67	<b>\$4,558.00</b>	\$45,580.00
Year Two	\$20.60	\$3,912.28	\$759.67	\$4,671.95	\$46,947.40
Year Three	\$21.22	\$4,029.65	\$759.67	\$4,789.32	\$48,355.82
Year Four	\$21.85	\$4,150.54	\$759.67	\$4,910.21	\$49,806.50
Year Five	\$22.51	\$4,275.06	\$759.67	\$5,034.72	\$51,300.69
Year Six	\$23.19	\$4,403.31	\$759.67	\$5,162.98	\$52,839.71
Year Seven	\$23.88	\$4,535.41	\$759.67	\$5,295.08	\$54,424.90
Year Eight	\$24.60	\$4,671.47	\$759.67	\$5,431.14	\$56,057.65
Year Nine	\$25.34	\$4,811.62	\$759.67	\$5,571.28	\$57,739.38
Year Ten	\$26.10	\$4,955.96	\$759.67	\$5,715.63	\$59,471.56

3% Annual Increases

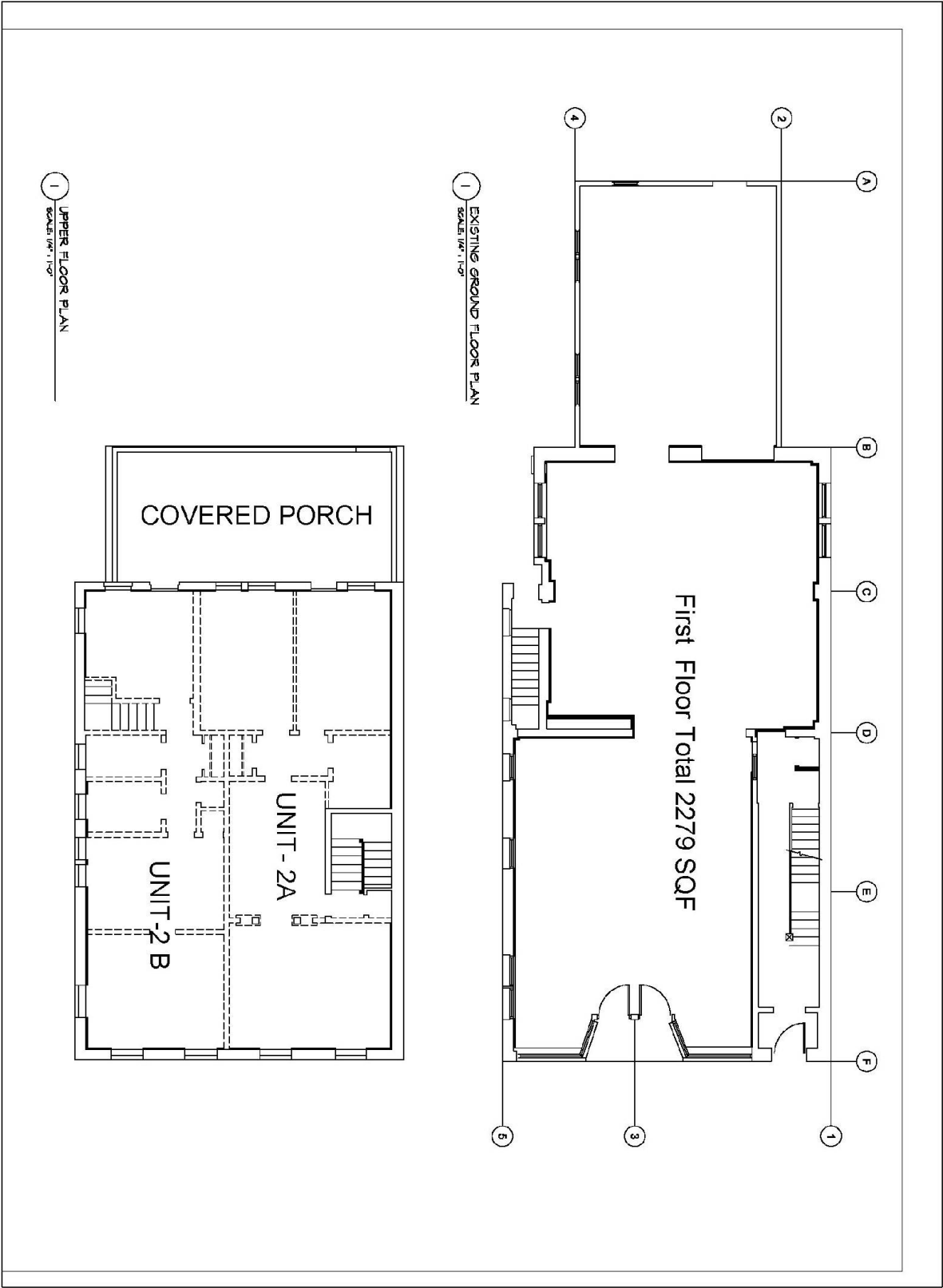
**Due at Lease Signing:**

First Month's Base Rent \$3,798.33

First Month's Expenses \$759.67

One Month Security Deposit **\$3,798.33**

Total Due at Lease Signing \$8,356.33



SHEET NO. <b>A-1</b>	DATE: 02/02/2024 SCALE: AS SHOWN DRAWN BY: JMD TITLE: <b>EXISTING FLOOR PLAN</b>	PROJECT: <b>TWO STOREY RENOVATION</b> ADDRESS: 358 W. PATRICK STREET TREASBROOK, MD 21151	SAM ZHIXIONGSHI 8400 RIDGE DRIVE ROCKVILLE, MD 20850
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## 358 West Patrick Street - Pictures



Outside View from Rear of Bldg.



1st Floor Former Restaurant Space



Interior View to Front Area



Inside View of Rear Area



1st Floor Former Restaurant Space



Rear Kitchen Area – Shed Gone



Inside View of Side Area



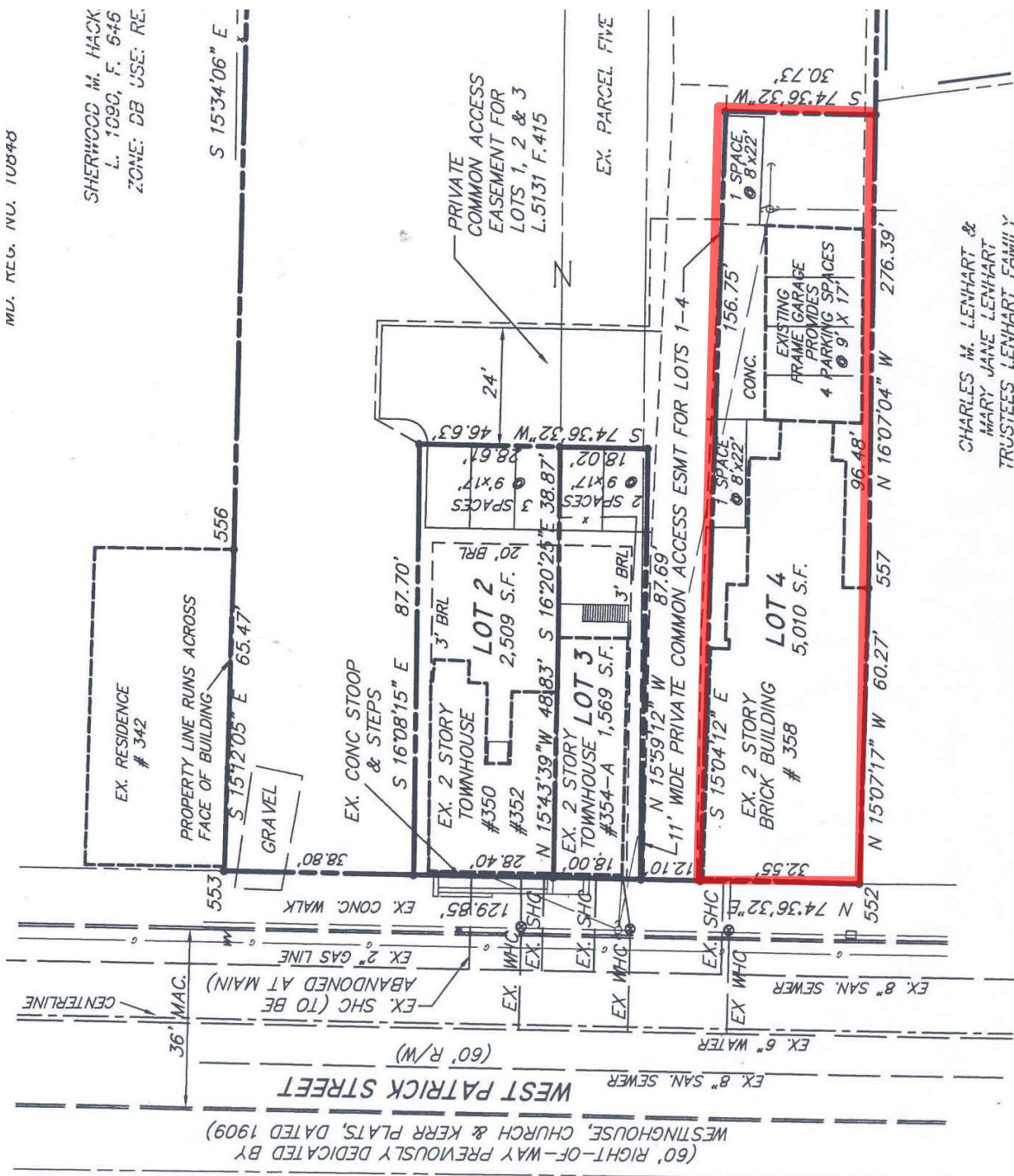
Inside View of Side Area





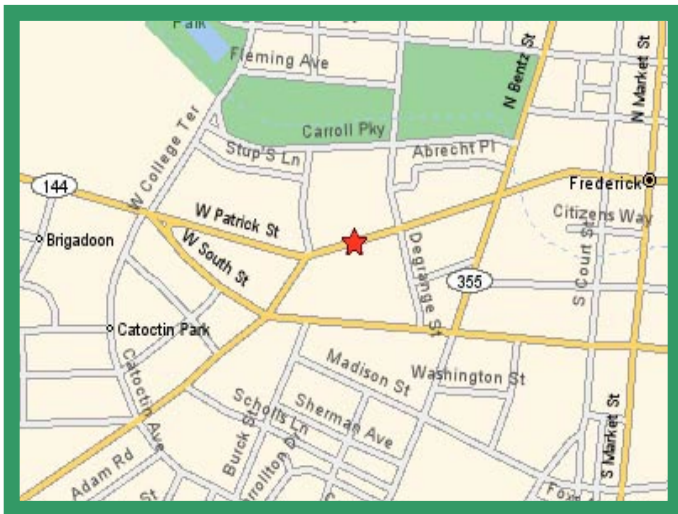
ML. REG. NO. 10848

SHERWOOD M. HACK  
L. 1090, F. 546  
ZONE: DB USE: RE:





**MACKINTOSH, Inc.**  
COMMERCIAL BROKERAGE



**Directions:**

From Rt. 15 take Exit 56 (Patrick Street Exit), go straight on Patrick Street into Frederick. Traffic will split to one-way roads. Continue on South Street and Turn left at DeGrange Street. Continue to Patrick Street and Turn left onto Patrick Street. Continue to property on Left.

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