



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 – 1st Fl. – 2,279 SF – \$20 SF @ NNN (\$4 SF)
Entire Building 3,780 SF Available to Lease**

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
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	\$4,558.00	\$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

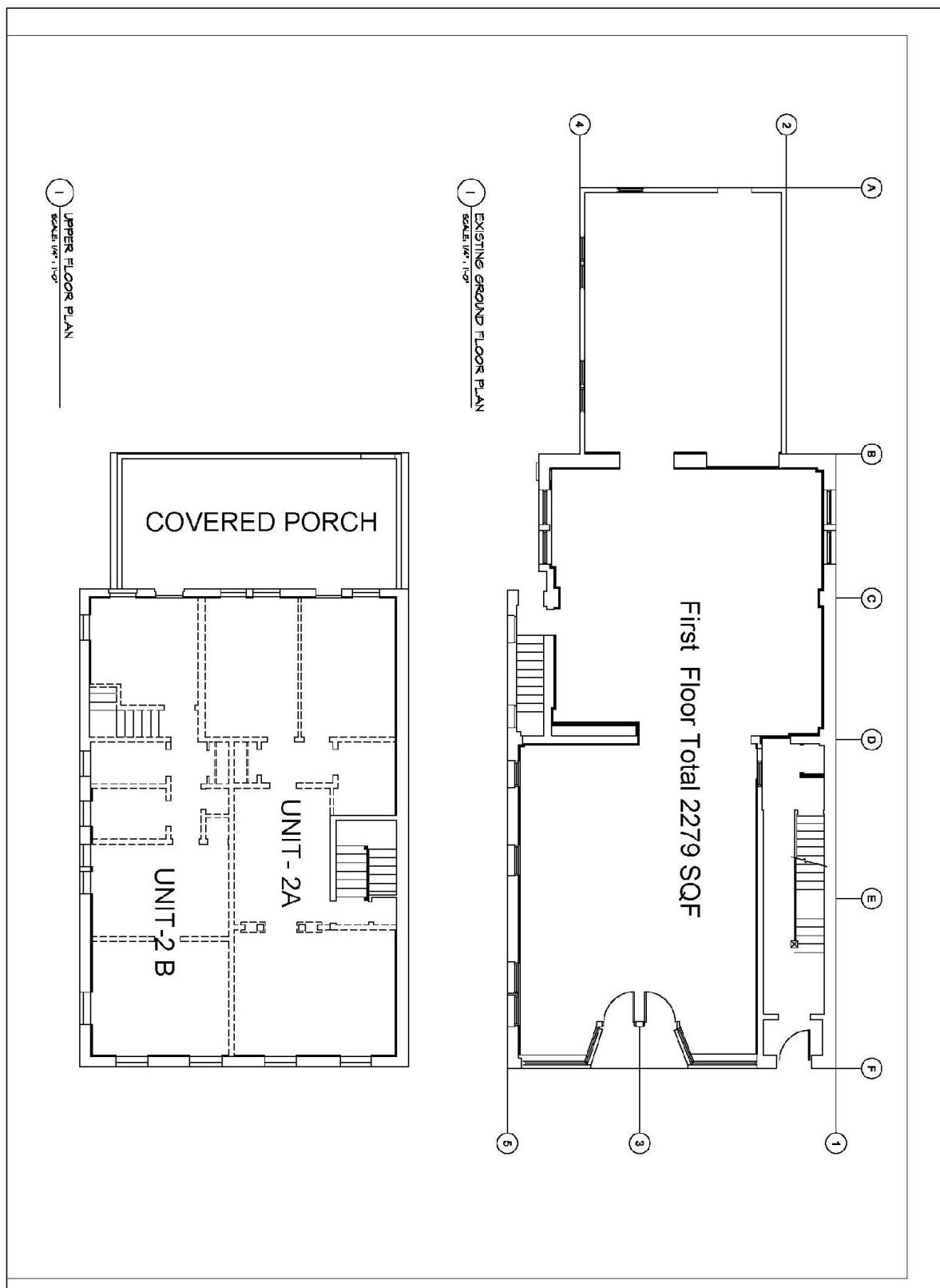
One Month Security Deposit \$3,798.33

Total Due at Lease Signing \$8,356.33



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358 West Patrick Street Floor Plan



NAME:	PROJECT:	ADDRESS:	TWO STOREY RENOVATION	SAM ZHIXIONGSHI
RENT/PRICE:			500 W. PATRICK STREET FREDERICK, MD 21701	5408 RIDGE DRIVE ROCKVILLE, MD 20850
PHOTO/DESCRIPTION:				
MAILING ADDRESS:				
PHONE/FAX/EMAIL:				
TYPE OF TENANT:				
TERM:				
EXISTING FLOOR PLAN:				
NOTE:				

A-1

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

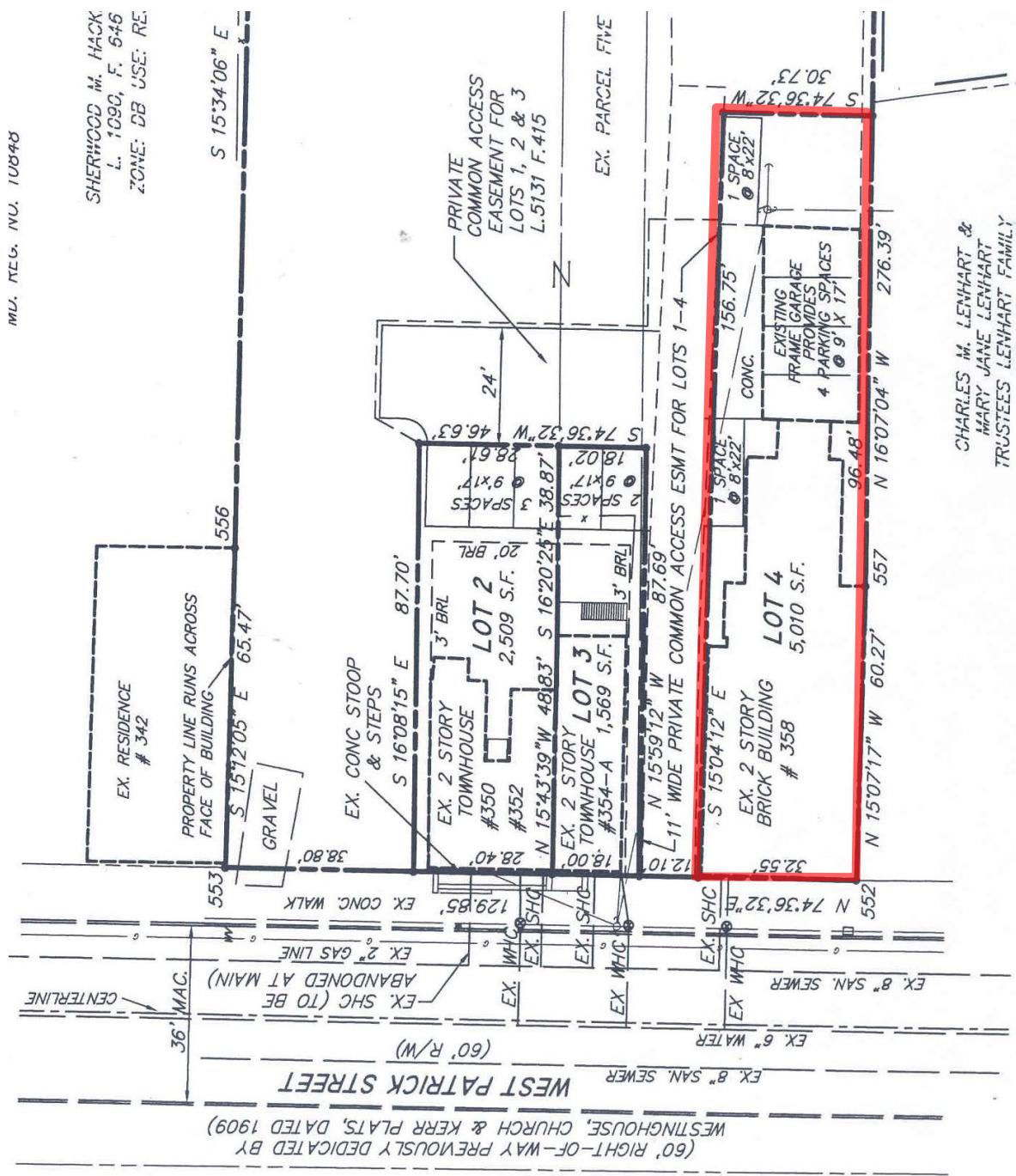
Inside View of Side Area

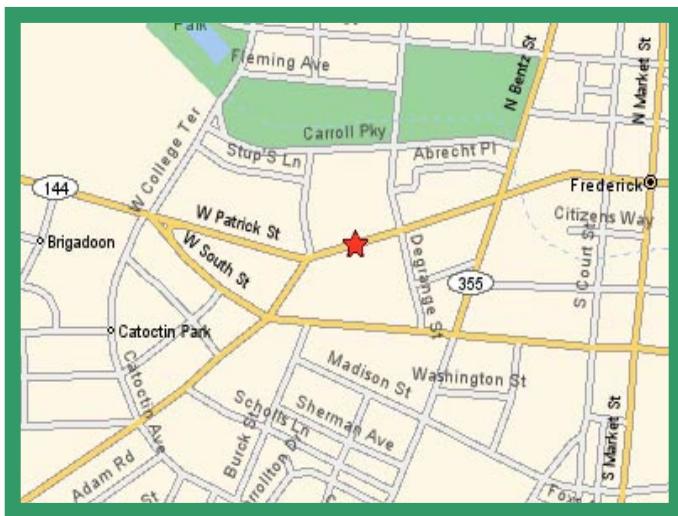


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358 West Patrick Street - Plat

MU. REC. NO. 10545





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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