

LEASE

Sharpe Square

820 Motter Ave. | Frederick, MD 21701


FREDERICK
COMMERCIAL
REAL ESTATE



Ground Level Office/Retail
near Frederick Memorial Hospital

CHRIS KLINE JR. | BROKER OF RECORD

MOBILE 301.401.4106 | OFFICE 240.457.4802

ckline@FredCommercial.com | www.Frederick-Commercial.com

Sharpe Square

820 Motter Ave. | Frederick, MD 21701



PROPERTY OVERVIEW

Available bays ranging from 1,450 sq. ft. to 2,729 sq. ft.

Zoned: MU2 mix use for office/retail/employment

Lot size 2.8 acres

Lease price \$9/sq. ft. full service

FEATURES

New construction delivered as cold dark shell

Street frontage on Motter Ave.

Dedicated surface parking onsite and street parking along Motter Ave.

86 age-restricted rental units on 2nd, 3rd and 4th floors

CHRIS KLINE JR. | BROKER OF RECORD
MOBILE 301.401.4106 | OFFICE 240.457.4802
ckline@FredCommercial.com | www.Frederick-Commercial.com

FREDERICK
COMMERCIAL
REAL ESTATE

Sharpe Square

820 Motter Ave. | Frederick, MD 21701



CHRIS KLINE JR. | BROKER OF RECORD
MOBILE 301.401.4106 | OFFICE 240.457.4802
ckline@FredCommercial.com | www.Frederick-Commercial.com

FREDERICK
COMMERCIAL
REAL ESTATE

Sharpe Square

820 Motter Ave. | Frederick, MD 21701



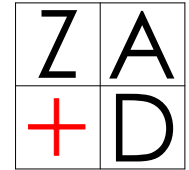
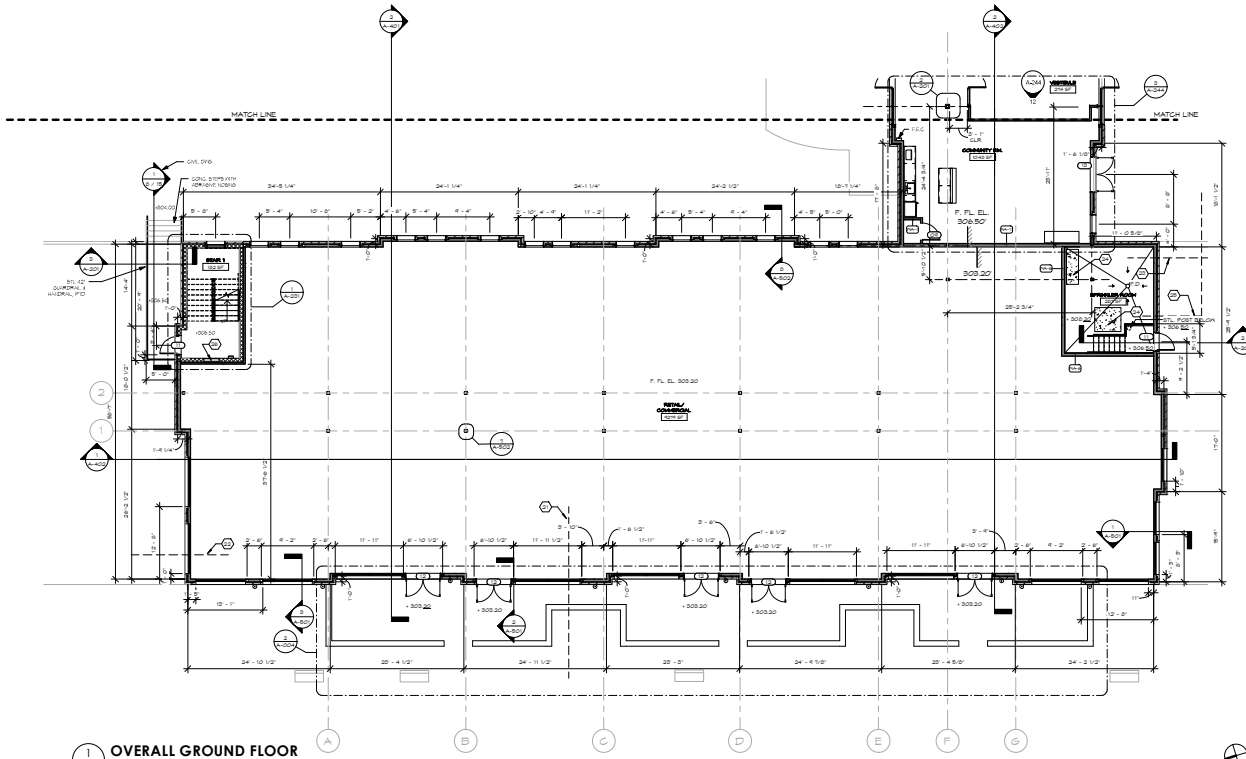
CHRIS KLINE JR. | BROKER OF RECORD
MOBILE 301.401.4106 | OFFICE 240.457.4802
ckline@FredCommercial.com | www.Frederick-Commercial.com


FREDERICK
COMMERCIAL
REAL ESTATE

*NOTE: THE STATEMENTS AND FIGURES CONTAINED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE.

Sharpe Square

820 Motter Ave. | Frederick, MD 21701

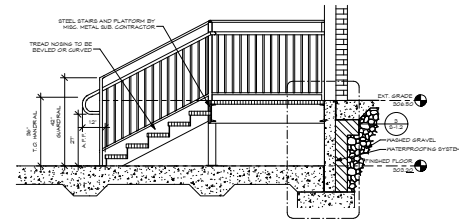


ZAD design
ZAD interiors
ZAD passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE

NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY THE ARCHITECTOR FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DOCUMENTS. THE ARCHITECTOR'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DOCUMENTS. THE ARCHITECTOR SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK. THE ARCHITECTOR SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK.

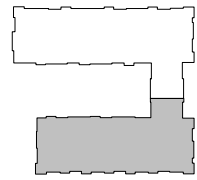
1 OVERALL GROUND FLOOR
SCALE: 1/8" = 1'-0"



2 METAL STAIR SECTION
SCALE: 1/2" = 1'-0"

REVISION	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION

1. ALL WORK PERFORMED SHALL COMPLY WITH CURRENT APPLICABLE BUILDING AND FIRE CODES AND APPLICABLE STATE LAWS AND ORDINANCES AS ADOPTED BY LOCAL JURISDICTION. THE ARCHITECTOR SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK.
2. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND DEVELOPMENT. THEY ARE NOT TO BE USED FOR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT.
3. ALL PLAN DIMENSIONS INDICATED ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED. DIMENSIONS BETWEEN DIMENSION LINES AND FIELD DIMENSIONS SHALL BE AS SHOWN. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL NON DOOR FRAMES TO BE SET 4" FROM ADJACENT WALL FACE.
5. DRINKALL FINISH SHALL BE LEVEL 4 UNLESS OTHERWISE NOTED.
6. THE ARCHITECT'S RESPONSIBILITY IS TO COORDINATE ALL REVISIONS AND TO PROVIDE ALL REVISIONS TO THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK OR FOR THE PERFORMANCE OF ANY OTHER WORK.



GENERAL NOTES - PLAN

KEY PLAN
SCALE: 1/8" = 1'-0"

SHARPE SQUARE
PROJECT ADDRESS:
820 MOTTER AVE.
FREDERICK, MD 21701

SHEET NAME:
GROUND FLOOR PLAN

JOB NUMBER: 17000
DRAWING NUMBER:
A-202

3 2 3 WEST PATRICK ST.
FREDERICK, MD 21701
P.301.698.0020 F.301.698.0920
www.zad.com

CHRIS KLINE JR. | BROKER OF RECORD
MOBILE 301.401.4106 | OFFICE 240.457.4802
ckline@FredCommercial.com | www.Frederick-Commercial.com

FREDERICK
COMMERCIAL
REAL ESTATE

*NOTE: THE STATEMENTS AND FIGURES CONTAINED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE.

Sharpe Square

820 Motter Ave. | Frederick, MD 21701

CITY OF FREDERICK DEMOGRAPHICS (ESRI 2017)

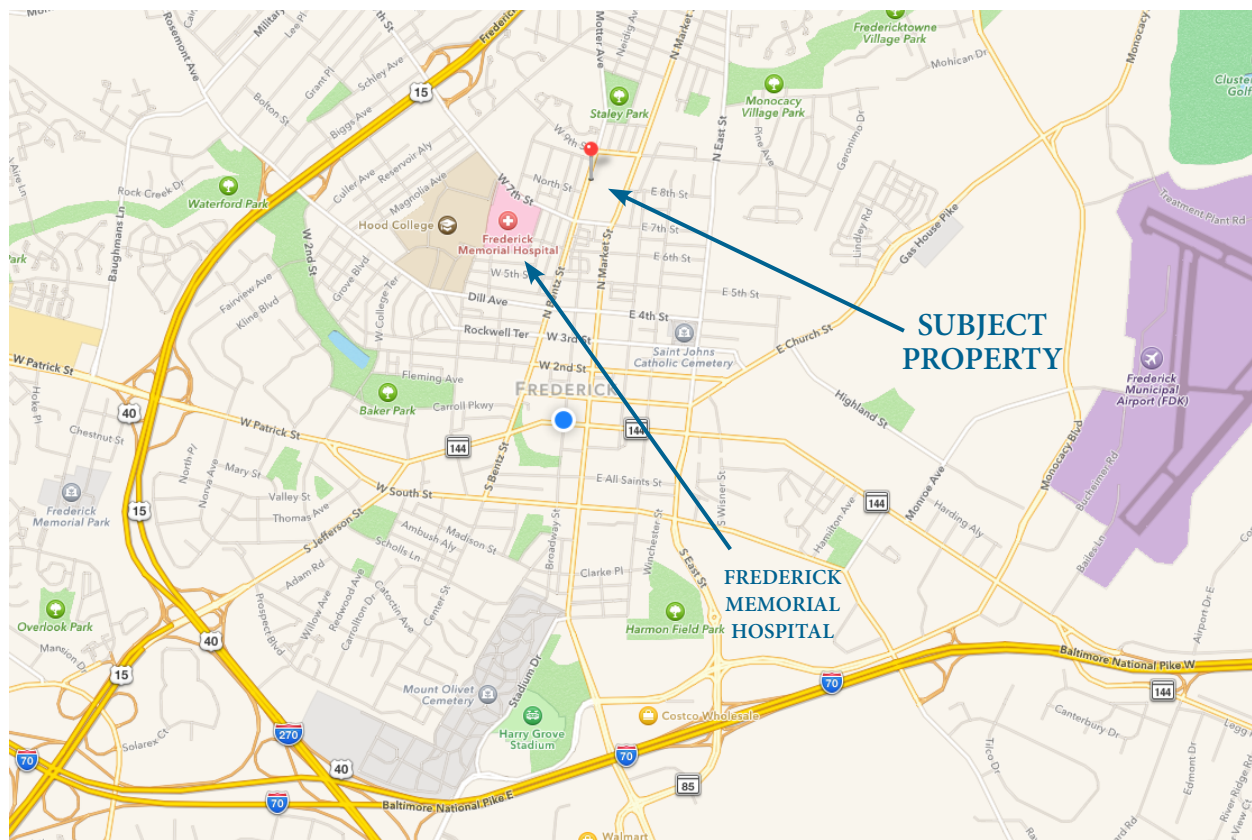
2017 Average Household Income: \$87,860 of which 32.2% are \$100,000+ earners

2017 Population: 71,868 (2022 Projected Pop. 75,858)

2017 Median Age: 36.4

FY2018 Real Property Taxes: (Per \$100 assessed value) \$1.78

25+ Population by Education:
22.5% Bachelor Degree, 16.5% Master Degrees



CHRIS KLINE JR. | BROKER OF RECORD
MOBILE 301.401.4106 | OFFICE 240.457.4802
ckline@FredCommercial.com | www.Frederick-Commercial.com

FREDERICK
COMMERCIAL
REAL ESTATE