



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

3,699 SF Condo
SALE @ \$1,250,000

Presents: LEASE @ \$25 SF + NNN (\$8.04 SF)

Medical / Office Condo

65D Thomas Johnson Drive, Frederick MD 21702



Beautifully Decorated Medical Office Suite with Two Separate Entrances allowing for Sub-Dividing. This Condo is located on Thomas Johnson Drive which is where most Medical Office Space is Located.

The Suite Contains a Reception Area with Restroom, a Large Staff Office, a Large Open Area with Windows. There are Four Exam Rooms, a Large Kitchen and Laundry Room and a 2nd Restroom.

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 / Website: www.ngreen.com

All information deemed reliable but not guaranteed.

65 Thomas Johnson Drive

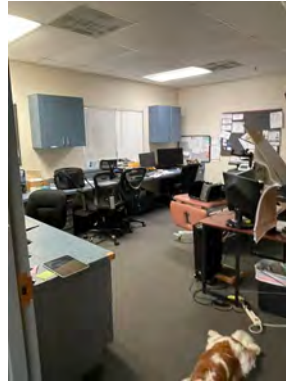
Suite D - Photos



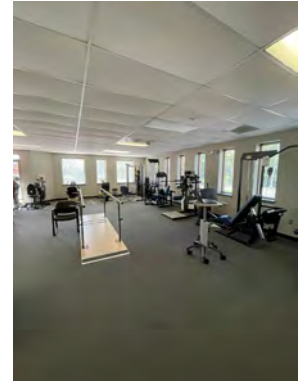
Outside Front



Inside Waiting Room



Office Room



Inside Open Area



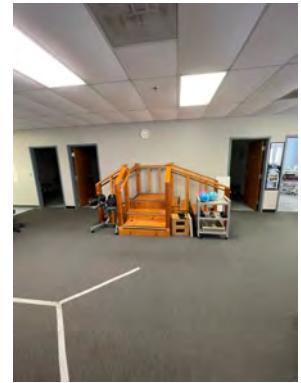
Inside Open Area



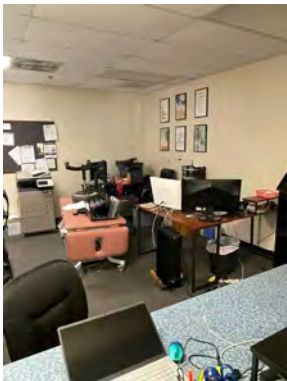
Large Open Area



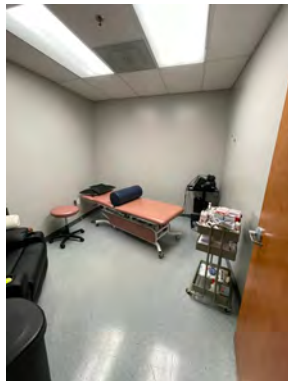
View to Kitchen



Inside Open Area



Office Area



Exam Room



Kitchen Area

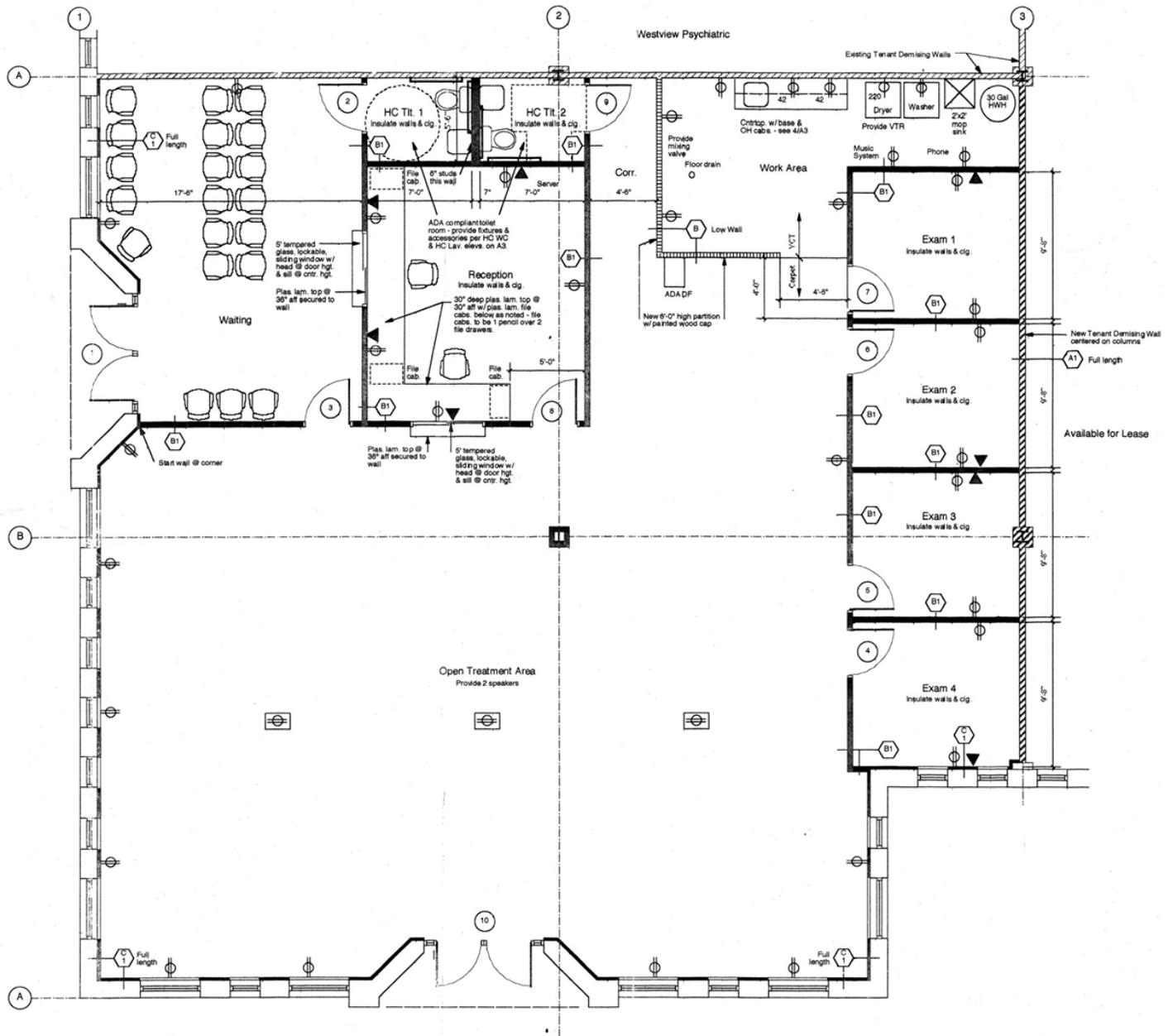


Kitchen & Laundry

All information deemed reliable but not guaranteed.

65 Thomas Johnson Drive

Suite D Floor Plan



1 Floor Plan

A1

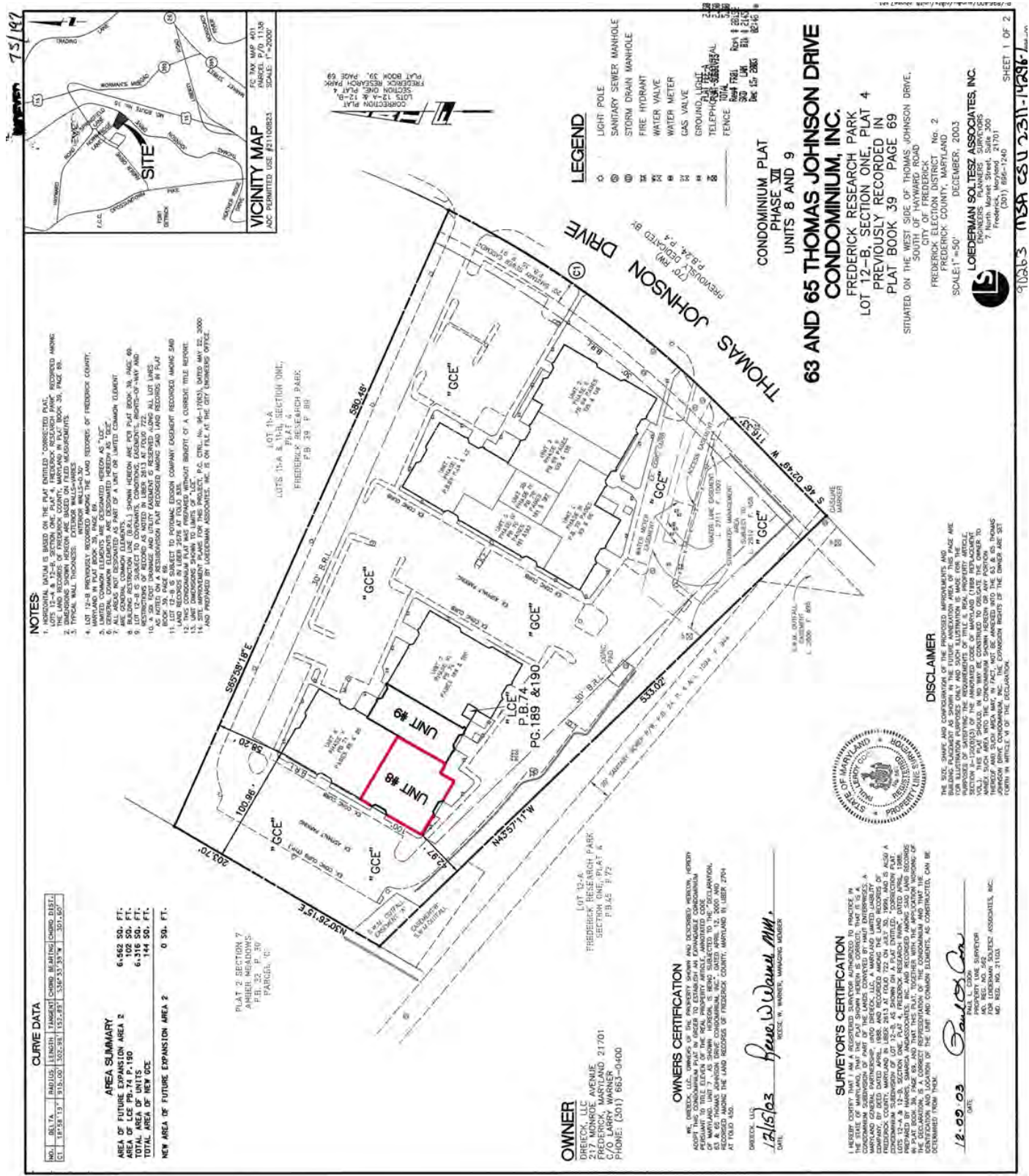
1/4" = 1'-0"

Notes:
1. Provide fire and/or others in semi-recessed cabinets as req'd & as approved by Tenant.

Electrical Legend

- Duplex receptacle
- Duplex receptacle @ hgt. noted alt
- Duplex floor receptacle
- 220V receptacle
- Combo phone / data jack

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65 Thomas Johnson Drive

Suite D – Zoning

Frederick City Zoning – Professional Business (PB)

The purpose of the Professional Business District (PB) is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

**** Subject to the Covenants and By-Laws of 63 & 65 Thomas Johnson Drive Condominium, Inc.**

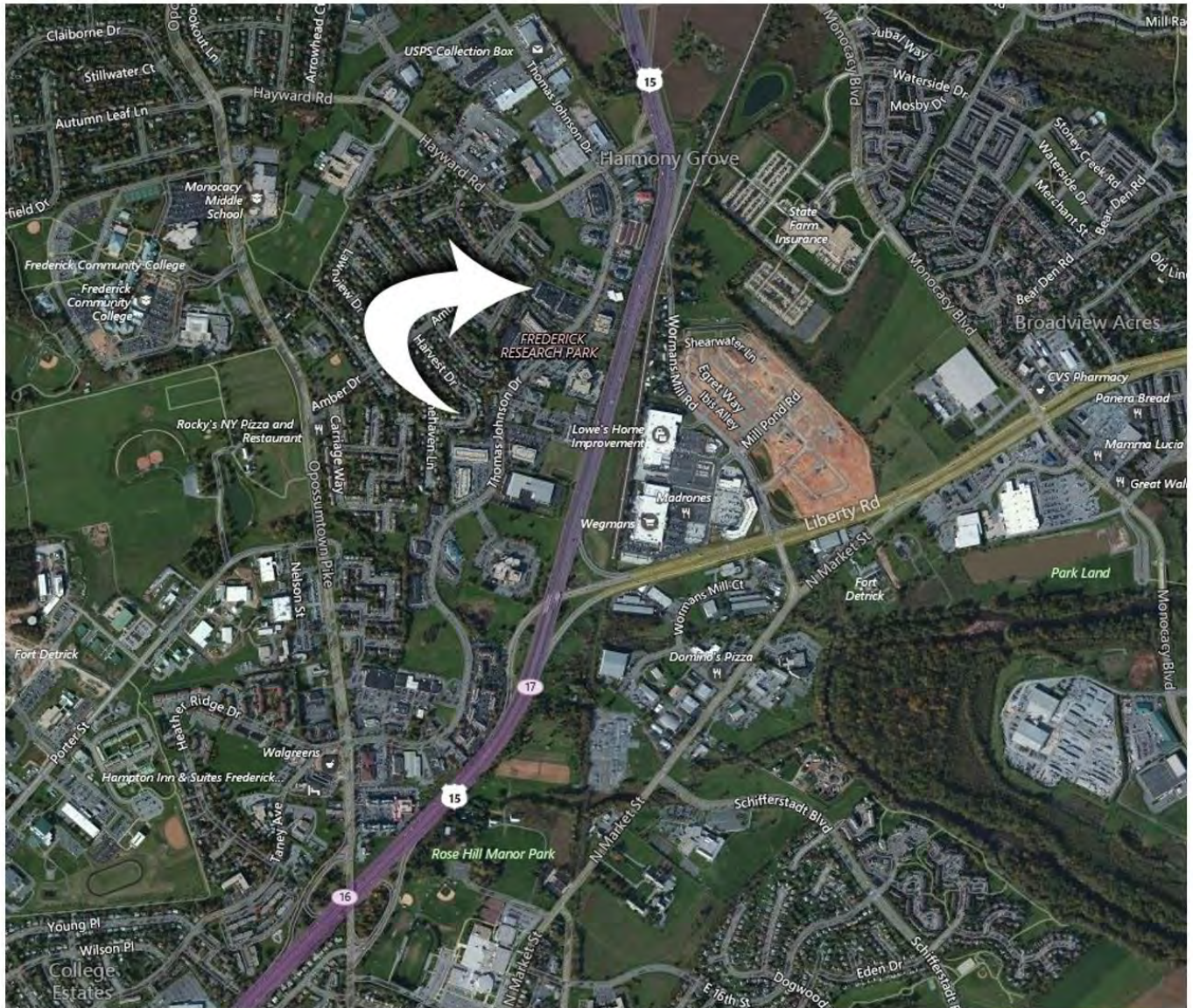
Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, Private
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...

65 Thomas Johnson Drive

Suite D – Directions

Directions: From Route 15 North continue North and Exit 16 to Motter Avenue. Turn Left onto Motter Drive and then turn Right onto Thomas Johnson Drive. Continue to 65D Thomas Johnson Drive.



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