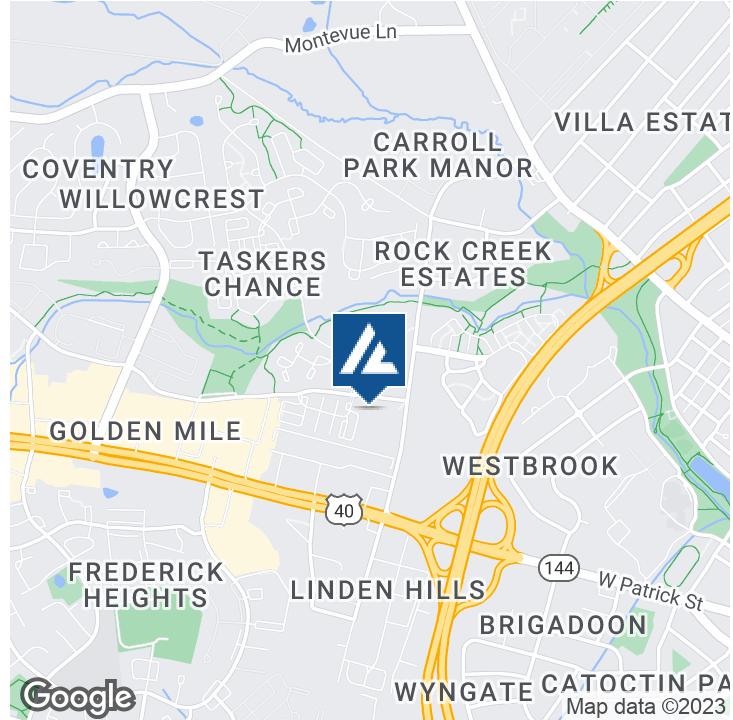


KEYPARK CENTER

1050 KEY PARKWAY, FREDERICK, MD 21702



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	28,941 SF
Available SF:	1,349 - 6,441 SF
Lot Size:	1.84 Acres
Year Built:	2007
Zoning:	Commercial

PROPERTY OVERVIEW

1050 Key Parkway is a two story medical and professional office building. The property is located adjacent to Rite Aid and across the street from Fitzgerald Auto Mall. Access is convenient with Route 15 North & South being just a few hundred yards up the street. Also within a mile radius there are several amenities including restaurants, dry cleaners, grocery stores and retail shops.

PROPERTY HIGHLIGHTS

- All available space can be combined into a 13,257 SF suite
- Conveniently located near Route 15, 70 and 270
- Free surface parking
- Close proximity to food and shopping amenities
- Local property management
- Two stories with elevator



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REALTY

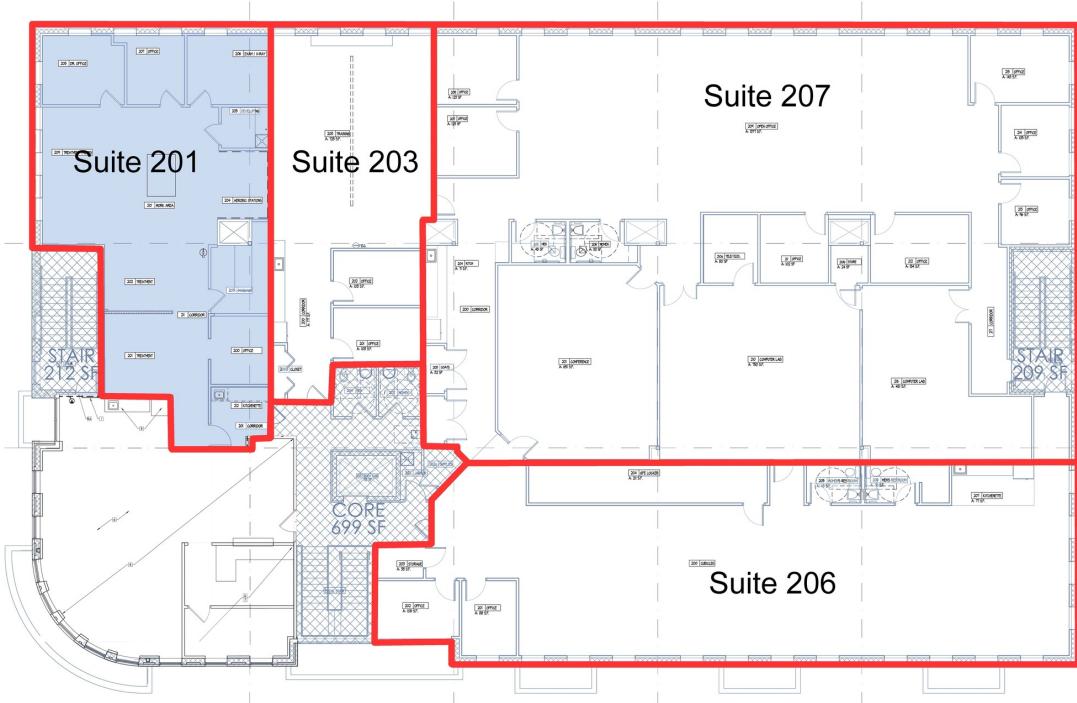
JUSTIN AUSHERMAN

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KEYPARK CENTER

1050 KEY PARKWAY, FREDERICK, MD 21702



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	72 months
Total Space:	1,349 -13,257 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,988 SF	NNN	Negotiable	Existing built out space with four offices, one conference room, kitchenette, two forms of entry/exit and a large open floor area.
Suite 203	Available	1,349 SF	NNN	Negotiable	Built out with two private offices, a kitchenette, private entrance and large open work space.
Suite 206	Available	6,441 SF	NNN	Negotiable	Built out with eight private offices, kitchenette, in-suite bathrooms and three larger rooms that can be conference, meeting rooms or demised into other spaces.
Suite 207	Available	3,479 SF	NNN	Negotiable	Built out with two private offices, in-suite bathrooms and open space that can be left open or renovated to fit a specific need.

FOR LEASE

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