



9001 OLD NATIONAL PIKE

FREDERICK, MD 21704

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Multiple executive offices available
- Competitive rental rates
- Fully furnished
- Access to conference room
- Great location with easy access to Route 70
- 1st floor suite available with private entrance, two bathrooms and kitchenette
- Executive office suites starting at \$595/month including utilities
- Option to demise the first floor into smaller suites or individual offices

AVAILABLE:

1ST FLOOR: 1,962 SF
2ND FLOOR: SINGLE OFFICE

STORIES:

2

PARKING:

18 SPACES

ZONING:

GC (GENERAL COMMERCIAL)

RENTAL RATE:

1ST FLOOR: \$3,500/MO, FS
2ND FLOOR: \$600/MO, FS



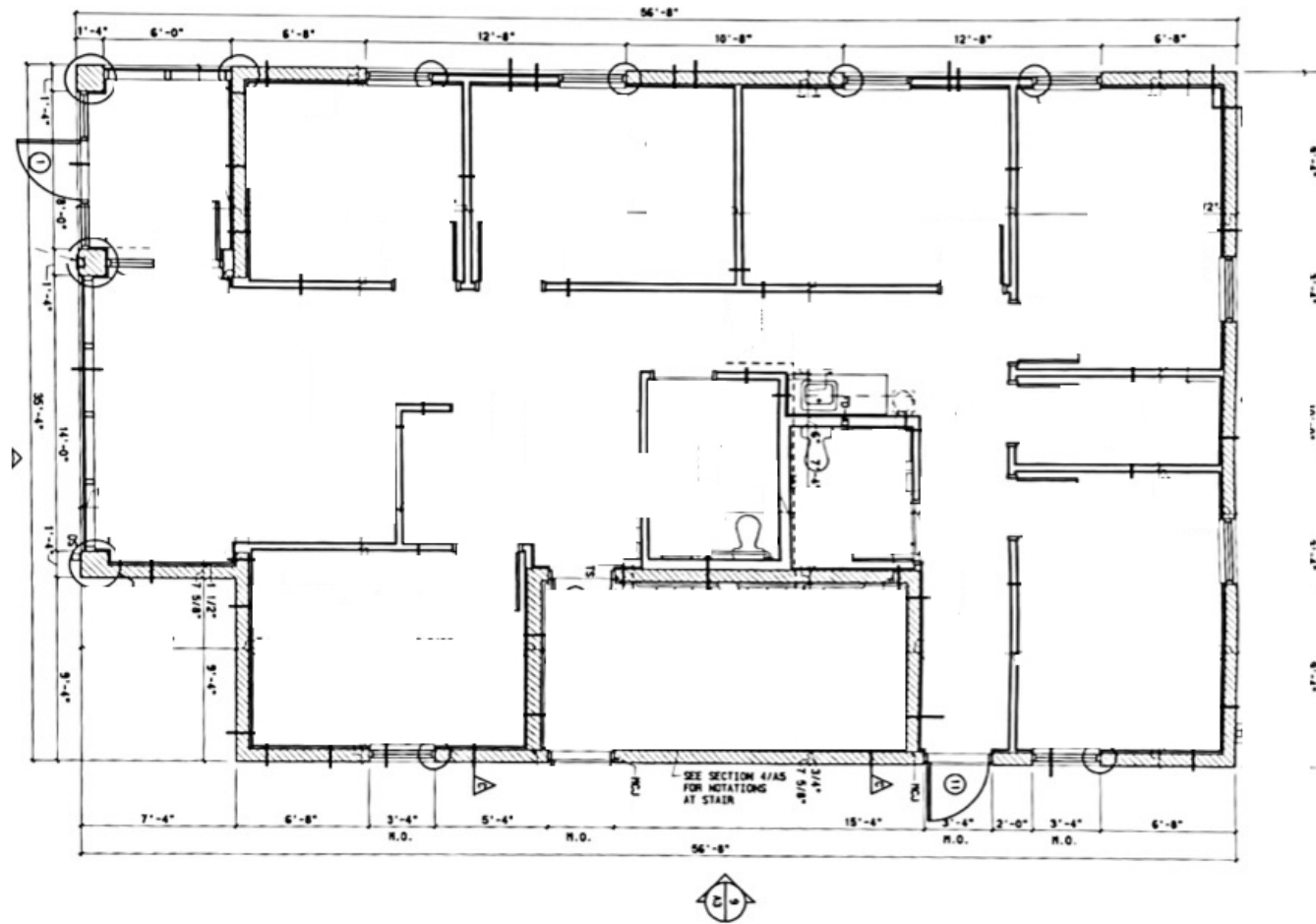
GOOGLE STREET VIEW



INTERIOR PHOTOS: 1ST FLOOR



FLOOR PLAN: 1ST FLOOR

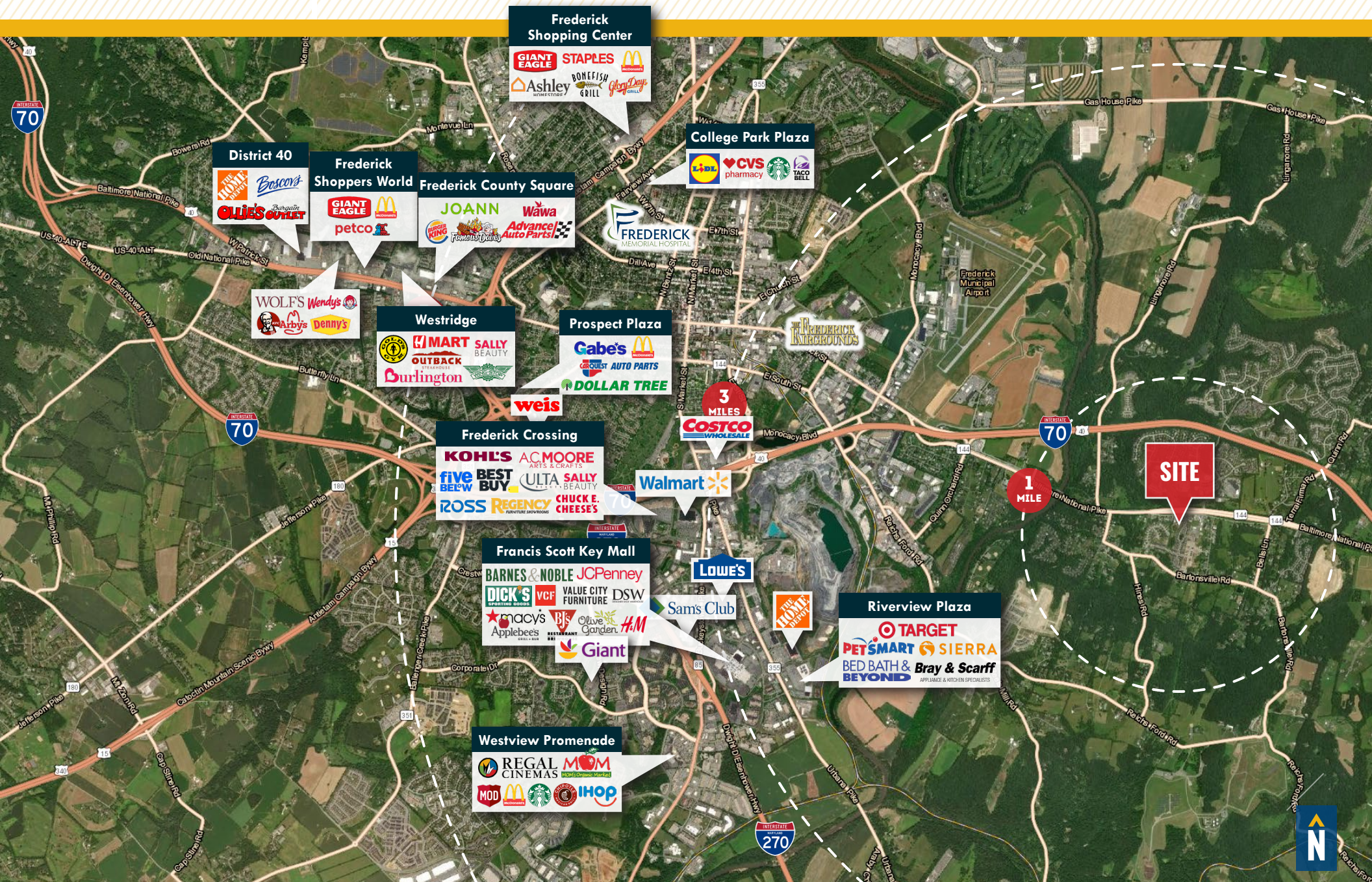


TRADE AREA

The map illustrates the trade area for a proposed site in Frederick, Maryland. The site is located near the intersection of Interstate 70 and Interstate 270. The trade area is defined by concentric dashed circles representing 1-mile and 3-mile radii from the site. The map shows various retail and commercial centers, including:

- Frederick Shopping Center:** Giant Eagle, Staples, McDonald's, Ashley HomeStore, Bonefish Grill, and Long John Silver's.
- District 40:** The Home Depot, Best Buy, Ollie's Outlet, and Home Depot.
- Frederick Shoppers World:** Giant Eagle, McDonald's, and Petco.
- Frederick County Square:** Joann, Wawa, Advance Auto Parts, and Wawa.
- Westridge:** Walmart, Burlington, and Sally Beauty.
- Prospect Plaza:** Gabe's, McDonald's, Carquest Auto Parts, and Dollar Tree.
- Frederick Crossing:** Kohl's, AC Moore, Best Buy, Five Below, Ross, Regency, and Chuck E. Cheese's.
- Francis Scott Key Mall:** Barnes & Noble, JCPenney, Dick's Sporting Goods, Value City Furniture, DSW, Macy's, Applebee's, Olive Garden, and Giant.
- Westview Promenade:** Regal Cinemas, Mom's Organic Market, MOD, McDonald's, Starbucks, and IHOP.
- Riverview Plaza:** Target, PetSmart, Sierra Bed Bath & Beyond, and Bray & Scarff.
- College Park Plaza:** CVS Pharmacy, Starbucks, and Taco Bell.
- Frederick Memorial Hospital:** Located near the center of the map.
- Frederick Municipal Airport:** Located to the east of the city center.

The map also shows major highways (I-70, I-270, US-40, US-15, MD-15, MD-355, MD-144, MD-143, MD-142, MD-141, MD-140, MD-139, MD-138, MD-137, MD-136, MD-135, MD-134, MD-133, MD-132, MD-131, MD-130, MD-129, MD-128, MD-127, MD-126, MD-125, MD-124, MD-123, MD-122, MD-121, MD-120, MD-119, MD-118, MD-117, MD-116, MD-115, MD-114, MD-113, MD-112, MD-111, MD-110, MD-109, MD-108, MD-107, MD-106, MD-105, MD-104, MD-103, MD-102, MD-101, MD-100, MD-99, MD-98, MD-97, MD-96, MD-95, MD-94, MD-93, MD-92, MD-91, MD-90, MD-89, MD-88, MD-87, MD-86, MD-85, MD-84, MD-83, MD-82, MD-81, MD-80, MD-79, MD-78, MD-77, MD-76, MD-75, MD-74, MD-73, MD-72, MD-71, MD-70, MD-69, MD-68, MD-67, MD-66, MD-65, MD-64, MD-63, MD-62, MD-61, MD-60, MD-59, MD-58, MD-57, MD-56, MD-55, MD-54, MD-53, MD-52, MD-51, MD-50, MD-49, MD-48, MD-47, MD-46, MD-45, MD-44, MD-43, MD-42, MD-41, MD-40, MD-39, MD-38, MD-37, MD-36, MD-35, MD-34, MD-33, MD-32, MD-31, MD-30, MD-29, MD-28, MD-27, MD-26, MD-25, MD-24, MD-23, MD-22, MD-21, MD-20, MD-19, MD-18, MD-17, MD-16, MD-15, MD-14, MD-13, MD-12, MD-11, MD-10, MD-9, MD-8, MD-7, MD-6, MD-5, MD-4, MD-3, MD-2, MD-1, MD-0) and local roads (Baltimore National Pike, Gas House Pike, Lurganville Rd, Monocacy Blvd, E. South St, E. North St, E. Market St, E. Main St, E. Capitol St, E. Washington St, E. Lincoln St, E. Jefferson St, E. Madison St, E. Monroe St, E. Taylor St, E. Adams St, E. Franklin St, E. Clark St, E. Green St, E. Baker St, E. Perry St, E. Cox St, E. Ward St, E. Wood St, E. Stone St, E. Hill St, E. Boone St, E. Bennett St, E. Carter St, E. Evans St, E. Fisher St, E. Gibson St, E. Howard St, E. Kelley St, E. Lester St, E. Long St, E. Martin St, E. Miller St, E. Mitchell St, E. Moore St, E. Murphy St, E. Norman St, E. Owens St, E. Parker St, E. Peterson St, E. Phillips St, E. Powell St, E. Reed St, E. Richmond St, E. Roberts St, E. Ross St, E. Ryan St, E. Sanders St, E. Schmitt St, E. Shaw St, E. Smith St, E. Snow St, E. Spencer St, E. Stein St, E. Stevens St, E. Stewart St, E. Stokes St, E. Stone St, E. Sullivan St, E. Taylor St, E. Thompson St, E. Torres St, E. Turner St, E. Underwood St, E. Vance St, E. Warren St, E. Weber St, E. Welch St, E. White St, E. Williams St, E. Wilson St, E. Wood St, E. Wright St, E. Young St, E. Zimmerman St).



INTERIOR PHOTOS



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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