

# FOR SALE

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**1 WORMANS MILL COURT SUITE 15 AND 16  
FREDERICK, MD 21701**



**IDEAL FOR OWNER-USER OPPORTUNITY  
OR INVESTMENT**

**CENTURY 21  
COMMERCIAL®**

New Millennium

**FRED MARCELLUS**  
REALTOR®

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**LISTED AT  
\$639,900**

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**CREATING COMMERCIAL COMMUNITIES**

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## 1 WORMANS MILL COURT SUITE 15 AND 16 FREDERICK, MD 21701

### IDEAL FOR OWNER-USER OPPORTUNITY OR INVESTMENT

A rare opportunity for ideal for an owner-user to acquire a large, professionally built-out commercial condominium in one of North Frederick's most established and desirable business corridors.

Units 15 and 16 are combined into a single, cohesive space offering immediate functionality for office, association, service, or flex-oriented users.

This offering provides long-term occupancy stability, control over operating costs, and insulation from escalating lease rates in a supply-constrained industrial/flex market.

### OVERVIEW

#### EXECUTIVE SUMMARY

- Offering Price: \$639,900
- Property Type: Commercial Condominium – Flex / Office / Industrial Mixed-Use
- Total Size: 3,707 SF (Units 15 & 16 Combined)
- Zoning: MI – Light Industrial
- Year Built: 1990

#### WHY OWNER-USERS WIN HERE

- Lock in occupancy costs and eliminate lease renewal risk
- Attractive alternative to leasing comparable flex space at rising market rents
- Functional layout minimizes capital expenditures
- Strong surrounding demographics support client-facing and service-based operations
- Excellent resale liquidity for future exit

#### KEY FINANCIAL OVERVIEW

<i>Item</i>	<i>Amount</i>
Purchase Price	\$639,900
Quarterly Condo Fee	\$2,232
Annual Real Estate Taxes	\$9,699.36



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### PROPERTY & SUITE HIGHLIGHTS

#### **COMBINED SUITE LAYOUT (UNITS 15 & 16)**

High Visibility to Route 355- corner unit, upper floor

Front facing windows to Route 355 (N. Market St.) and Wormans Mill Ct.

- 7 private offices suitable for executive, administrative, or professional use
- 2 oversized conference / collaboration rooms
- Dedicated reception and waiting area
- Kitchenette / break area
- Storage room for files, equipment, or inventory
- 2 restrooms
- Multiple access: front entrance into lower foyer with 2 access doors to the combined suite on 2nd level, and 1 rear entrance

#### **PHYSICAL & FUNCTIONAL ATTRIBUTES**

- Efficient layout supports immediate occupancy
- Ideal for businesses transitioning from leased space to ownership
- Professional interior configuration suitable for client-facing operations
- Ability to reconfigure for flex or hybrid office/industrial use

#### **PARKING**

- 2 dedicated parking spaces in back and approximately 100+ shared surface spaces throughout the condominium campus
- Adequate capacity for staff, visitors, and light commercial vehicles



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### BUILDING & CONDOMINIUM OVERVIEW

#### **WORMAN'S MILL RUN CONDOMINIUM ASSOCIATION**

- Established well-maintained commercial condominium campus in North Frederick on Rt. 355
- Predictable operating expenses through association management

#### **BUILDING CHARACTERISTICS**

- Part of a 35,210 SF flex/industrial building
- Situated on approximately 3.5 acres
- Constructed in 1990
- Strong curb appeal and professional exterior presence

#### **TYPICAL CONDOMINIUM CHARACTERISTICS**

- Units in the park typically range from 1,500 SF to 5,000 SF
- Clear heights in the broader park generally range from 14'-18'
- Flexible zoning supports office, service, light industrial, and flex uses

### IDEAL OWNER-USER PROFILES

This property is well-suited for: - Professional offices (engineering, consulting, legal, medical admin) - Trade or contractor headquarters (HVAC, electrical, specialty services) - Associations or nonprofit organizations - Service-oriented retail or showroom users - Hybrid office / flex operations

#### **STRATEGIC BENEFITS FOR OCCUPIERS**

- Close proximity to employees and clients in North Frederick
- Excellent access to major transportation corridors
- Nearby retail, dining, and daily amenities
- Ability to build equity while occupying the space



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### MARKET CONTEXT & COST COMPARISON

#### **FREDERICK FLEX / INDUSTRIAL MARKET**

- Industrial vacancy remains tight at approximately 5.1% - 5.5%
- Flex space often experiences even lower availability
- Asking rents for flex space average \$16.00 - \$19.00 PSF NNN
- Consistent rent growth of approximately 6.5% annually

#### **OWNERSHIP VS LEASING CONSIDERATION**

- Comparable leased flex space at 3,700 SF can exceed \$60,000-\$70,000 annually (NNN)
- Ownership stabilizes long-term occupancy costs
- Hedge against future rent escalation
- Opportunity to capture appreciation in a constrained submarket

### LOCATION & ACCESSIBILITY

#### **REGIONAL CONNECTIVITY**

- Less than 2 minutes to the US-15 / MD-26 interchange
- Direct access to Route 355 (N. Market Street)
- Approximately 45 minutes to Washington, DC and Baltimore

#### **TRAFFIC EXPOSURE (AADT)**

<i>Roadway</i>	<i>Estimated AADT</i>
Route 355 (N. Market Street)	12,000+
MD Route 26 @ N. Market St	~37,790
US Route 15 (Nearby Segment)	~78,875
Monocacy Boulevard	~15,470

## DEMOGRAPHICS & WORKFORCE

### AREA DEMOGRAPHICS (2024 ESTIMATES)

<i>Metric</i>	<i>1-Mile Radius</i>	<i>5-Mile Radius</i>
Total Population	10,005	130,619
Daytime Population	~13,250	~145,000
Avg. Household Income	\$144,176	\$120,458

### WORKFORCE CHARACTERISTICS

- 49.6% of residents hold at least a bachelor's degree
- Nearly 45% of degrees concentrated in STEM fields
- 91% of local workforce categorized as white-collar
- Strong labor pool for professional and technical employers

## AREA GROWTH & LONG-TERM OUTLOOK

### RESIDENTIAL & COMMERCIAL MOMENTUM

- Adjacent Worman's Mill community with approximately 2,850 homes
- Less than a mile to Clemson Corner Trade Area and Walmart Supercenter
  - High-performing retail destination anchored by Wegmans and Lowe's and Marshall's
  - National Tenants
- Nearby Renn Quarter development adding approximately 1,000 residential units
- Recently approved project at Worman's Mill Court:
  - 315 multifamily units
  - 5,000 SF of additional commercial space

### ECONOMIC MARKET ANALYSIS: FREDERICK, MD

- Economic Stability: Frederick holds the highest bond ratings (AA+/Aa1) due to managed spending and a diverse tax base.
- Employment Hub: The city has a high employment-to-housing ratio (1.9 jobs per household) and is a primary hub for government and biomanufacturing.
- Growth Trends: The city population grew by over 14.6% between 2020 and 2024, now totaling approximately 89,537 residents.

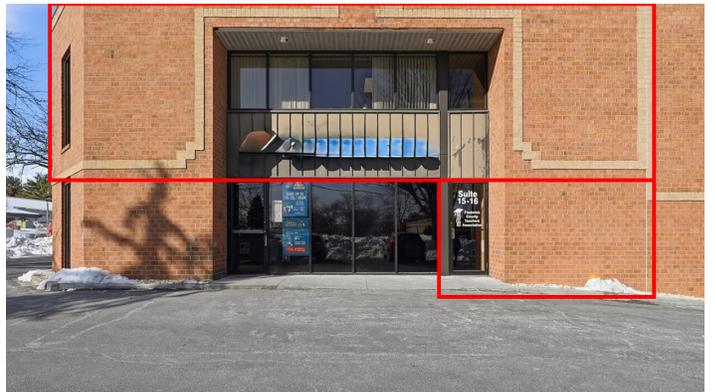
### LONG-TERM OWNER VALUE

- Established, supply-constrained submarket
- Consistent population and income growth
- Strong resale demand for small-bay owner-user properties
- Durable fundamentals supporting long-term value retention

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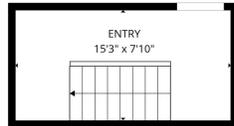
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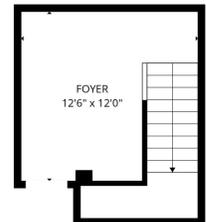
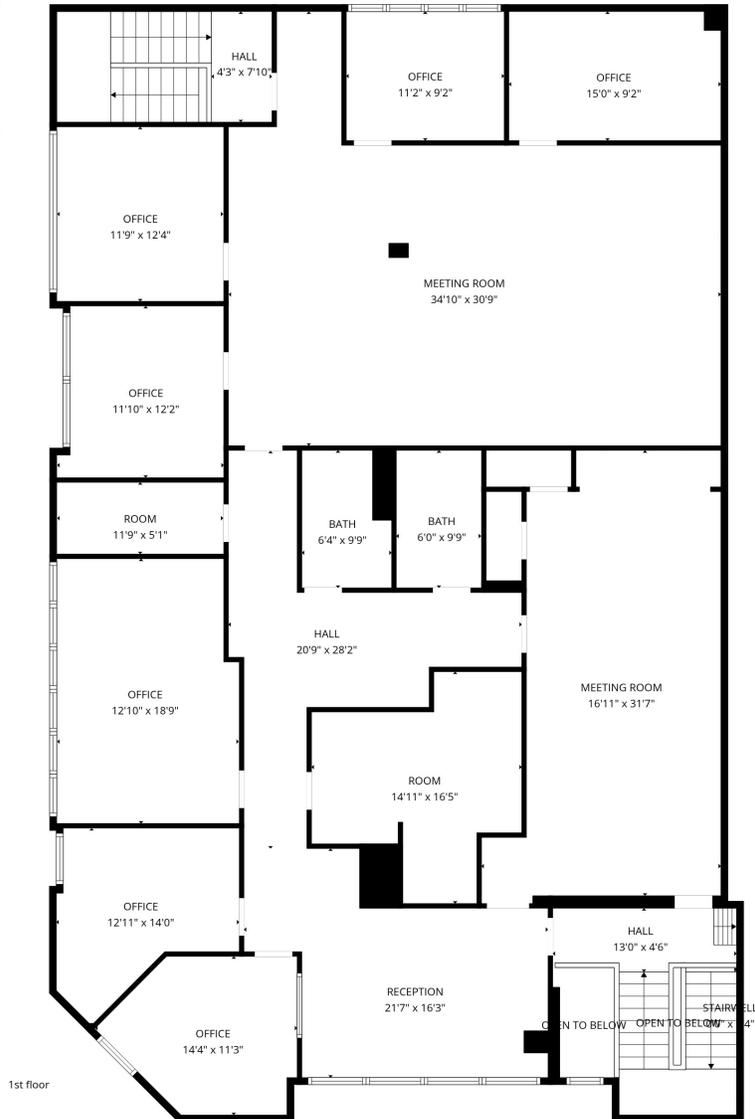


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Basement 2



Basement 1

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