

CapStar  
Commercial Realty



# Office Investment Opportunity In Frederick, MD

241 EAST 4TH STREET, SUITE 100 FREDERICK, MD21701



Presented By:  
**WINNY ZHANG**  
C:240.994.5443  
wzhang@capstarco.com

**GLASS FACTORY**

241 East 4th Street, Suite 100 Frederick, MD 21701

**CapStar**  
Commercial Realty

## Contents

## Confidentiality &amp; Disclaimer

All materials and information received or derived from CapStar Commercial Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CapStar Commercial Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CapStar Commercial Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

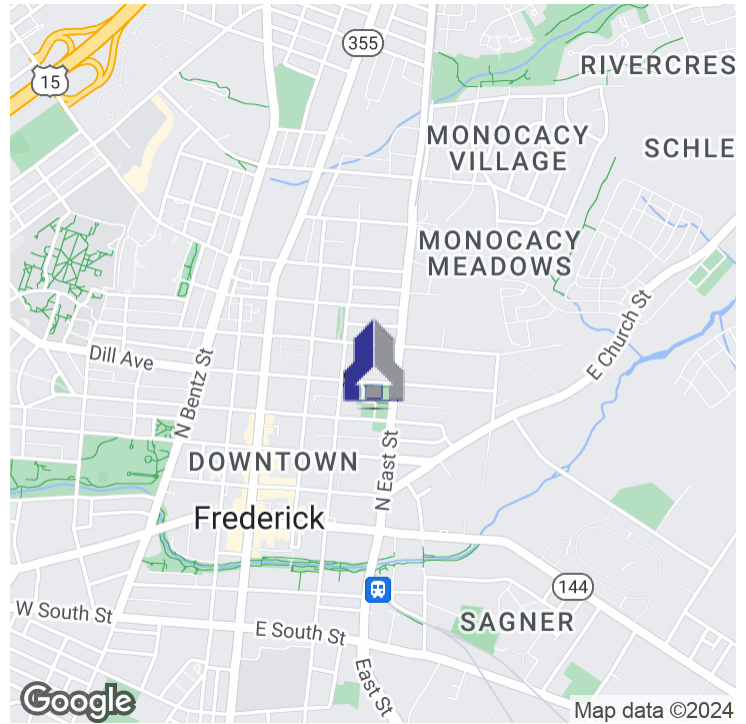
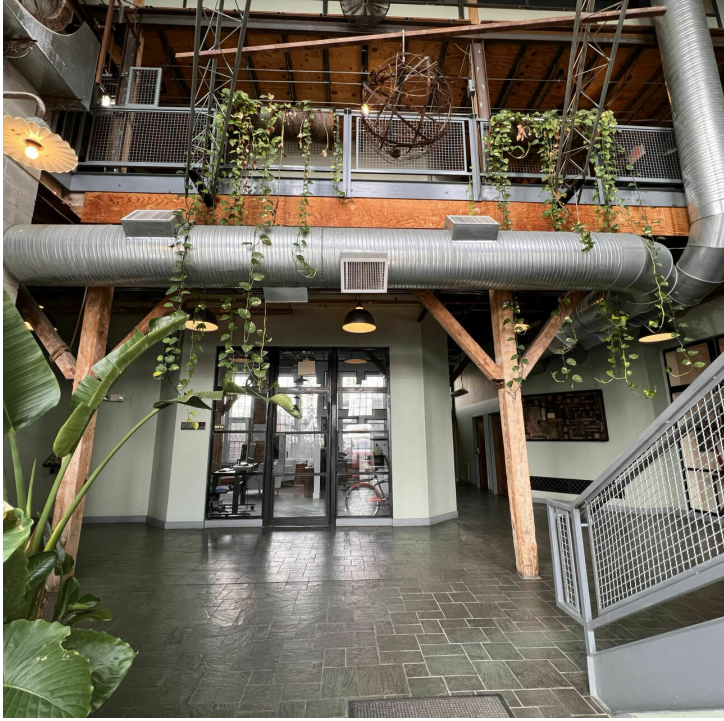
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CapStar Commercial Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CapStar Commercial Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CapStar Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.

## GLASS FACTORY

241 East 4th Street, Suite 100 Frederick, MD 21701

**CapStar**  
Commercial Realty



### OFFERING SUMMARY

Sale Price:	\$2,650,000
Cap Rate:	7.46%
NOI:	\$197,757
Available SF:	9,722 SF plus 4,162 SF Basement Total 13,884 SF
Building Size:	44,840 SF
Price / SF:	\$272.58

### PROPERTY OVERVIEW

The over 13,000 square foot, office condo is currently 100% occupied by Goodwin & Associates who has been here since beginning of Year 2004, occupying the entire ground floor and basement level. The current lease term is till December 31, 2026 with a 3-years of option.

### PROPERTY HIGHLIGHTS

- Credit tenant has been here for 20+ years
- Great opportunity for office investment at Frederick, MD
- Ideal for Owner user/ Investor



# GLASS FACTORY

241 East 4th Street, Suite 100 Frederick, MD 21701

**CapStar**  
Commercial Realty



## PROPERTY DESCRIPTION

The property at 241 E. 4th St. is dominated by a long, linear brick building commonly referred to as the Glass Factory. Today, the former factory is in the Frederick National Register Historic District and the locally designated Frederick Town Historic District.



The current tenancy is highlighted Goodwin & Associates which was established in 1981. Goodwin & Associates has grown to a nationwide cultural resource management firm offering comprehensive services in terrestrial and maritime archaeology, architectural history and preservation planning.



This is a beautifully decorated office space in Historic Downtown Frederick. Easy Access Via East Street and Interstate 70. Ideal location for professionals to live near their business. Walking distance from Downtown Frederick with plenty of restaurants, shops, and bars etc.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

**GLASS FACTORY**

241 East 4th Street, Suite 100 Frederick, MD 21701

**INVESTMENT OVERVIEW**

Price	\$2,650,000
Price per SF	\$273
Price per Unit	\$2,650,000
CAP Rate	7.46%

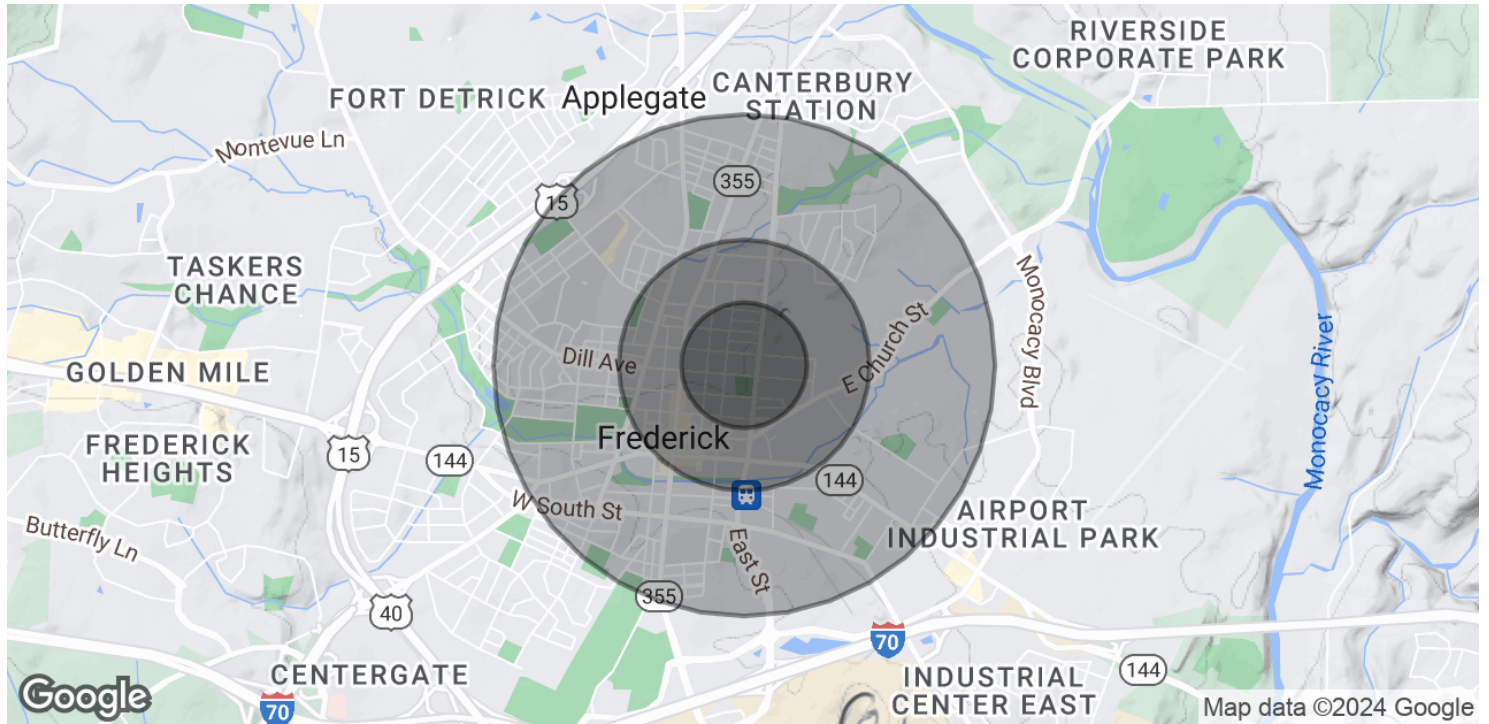
**OPERATING DATA**

Net Operating Income	<b>\$197,757</b>
Gross Rent	\$228,753
GAM fee	\$30,996

# GLASS FACTORY

241 East 4th Street, Suite 100 Frederick, MD 21701

**CapStar**  
Commercial Realty



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,317	4,339	11,467
Average Age	38.6	39.9	37.8
Average Age (Male)	39.7	39.8	36.4
Average Age (Female)	38.3	40.4	38.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	738	2,451	6,062
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$74,543	\$80,410	\$80,344
Average House Value	\$324,571	\$350,607	\$333,026

\* Demographic data derived from 2020 ACS - US Census