

**5 Offices with Dock Door  
Warehouse / Office Space for Lease  
1,790 SF @ \$13 PSF = \$1,940 Monthly Base Rent**

**Patrick East Business Center**

Unit A8 - 93 Monocacy Blvd., Frederick, Maryland 21701



**Commercial Industrial Warehouse Space Conveniently Located Near I-70 Exit and Adjacent to East Patrick Street and Monocacy Blvd. The Frederick Airport is within 1/2 mile as is the MARC Commuter Station on Reich's Ford Rd.**

**This Unit contains a Receptionist Office, 4 Private Offices, Kitchen, Internet/Storage Room and Restroom (Air-Conditioned Offices). Warehouse has Gas Heat. Buildings are concrete block and metal building construction. Warehouse Ceiling Height is 14'. All units have Gas Heat and are Sprinklered and Monitored. Zoning is M1 Free Surface Parking with Security Lighting.**

Total SF	1,790				
Lease Year	Base Price Per SF	Monthly Base Rent	Monthly NNN \$3.00 SF	Total Monthly Lease costs *Utilities billed separately	Annual Base Rent
Year One	\$13.00	\$1,939.17	\$1,060.00	\$2,999.17	\$23,270.00
Year Two	\$13.39	\$1,997.34	\$1,060.00	\$3,057.34	\$23,968.10
Year Three	\$13.79	\$2,057.01	\$1,060.00	\$3,117.01	\$24,684.10
Year Four	\$14.21	\$2,119.70	\$1,060.00	\$3,179.70	\$25,435.90
Year Five	\$14.63	\$2,182.30	\$1,060.00	\$3,242.30	\$26,187.70

**FOR ADDITIONAL INFORMATION CONTACT: Mackintosh Commercial**

**Nancy Green - 301-748-3321**

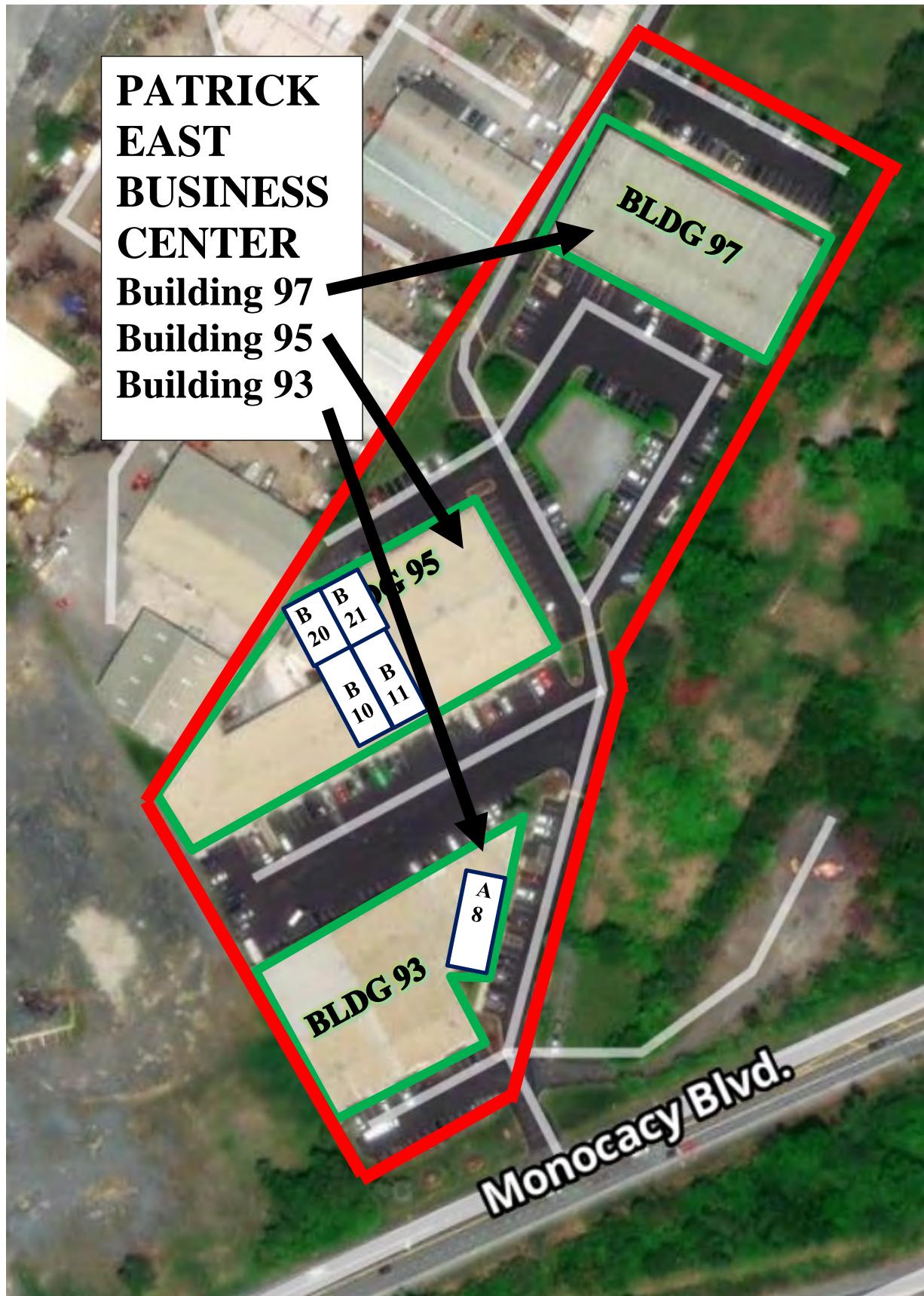
Email: [Nancy@Ngreen.com](mailto:Nancy@Ngreen.com)

All information deemed reliable, but not guaranteed

262 W. Patrick Street  
Frederick, Maryland 21701

Broker: 1-800-727-SOLD  
Fax # : 1-240-489-7932  
Email : Nancy@ngreen.com  
Webpage: <https://ngreen.com/>

# Patrick East Business Center Layout of Buildings 93 / 95 / 97



## **Building 93 Monocacy Blvd – Suite A8 Pictures:**

**Suite A8 contains a Receptionist Office, 4 Private Offices, Kitchen, Internet Closet, and Restroom.**



93A8 – Waiting Rm.



Receptionist Front



Receptionist Office



Kitchen & Storage



Office at Entrance



Office 2



Office 3



Rear Warehouse Area



Dock Door



Restroom

## Patrick East Business Center Directions:

From the I-70 and I-270 Intersection in Frederick, Drive East on Interstate 70 to Exit 55 to East South Street (Reichs Ford Road). Turn Right and Continue North Under I-70. Turn Right onto Monocacy Blvd. Turn Left Immediately into Patrick East Business Center. Building 93 is the First Building on Left. Building 95 is the 2<sup>nd</sup> Building on Left. Building 97 is the 3<sup>rd</sup> Building further up on the Right.



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