

LEASE

150 S. East Street
Frederick, MD 21701


FREDERICK
COMMERCIAL
REAL ESTATE



Monocacy Valley Cannery

MARIBETH VISCO

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Frederick, MD 21701



STRIKING FIRST CLASS ADAPTIVE REUSE BUILDING with original columns and brick, beautiful wood trusses and architectural details that must be seen to be appreciated. An elegant merger of classic and contemporary. This is a jewel of a building uniquely suited to creative users or those Tenants looking beyond the ordinary box space. Located prominently at the entrance to Frederick's historic district at East and South Streets. This signature property is just one block from the Marc Train Station, adjacent to the Frederick County Board of Education building and the Frederick Tourism Center. It is easily accessed from Routes I-270, I-70 and US-15.

PROPERTY OVERVIEW

IMPROVEMENTS: Landlord will deliver shell premises to Tenant and work to create their personalized interior space.

BUILDING SIZE: 30,000 SF

SUITE SIZES: One space remaining 2450 SF

LEASE RATE: TBD by build out requirements

PARKING: Tenant parking is available at 1.5/1000 square foot. Additional parking available in the Carroll Street parking deck

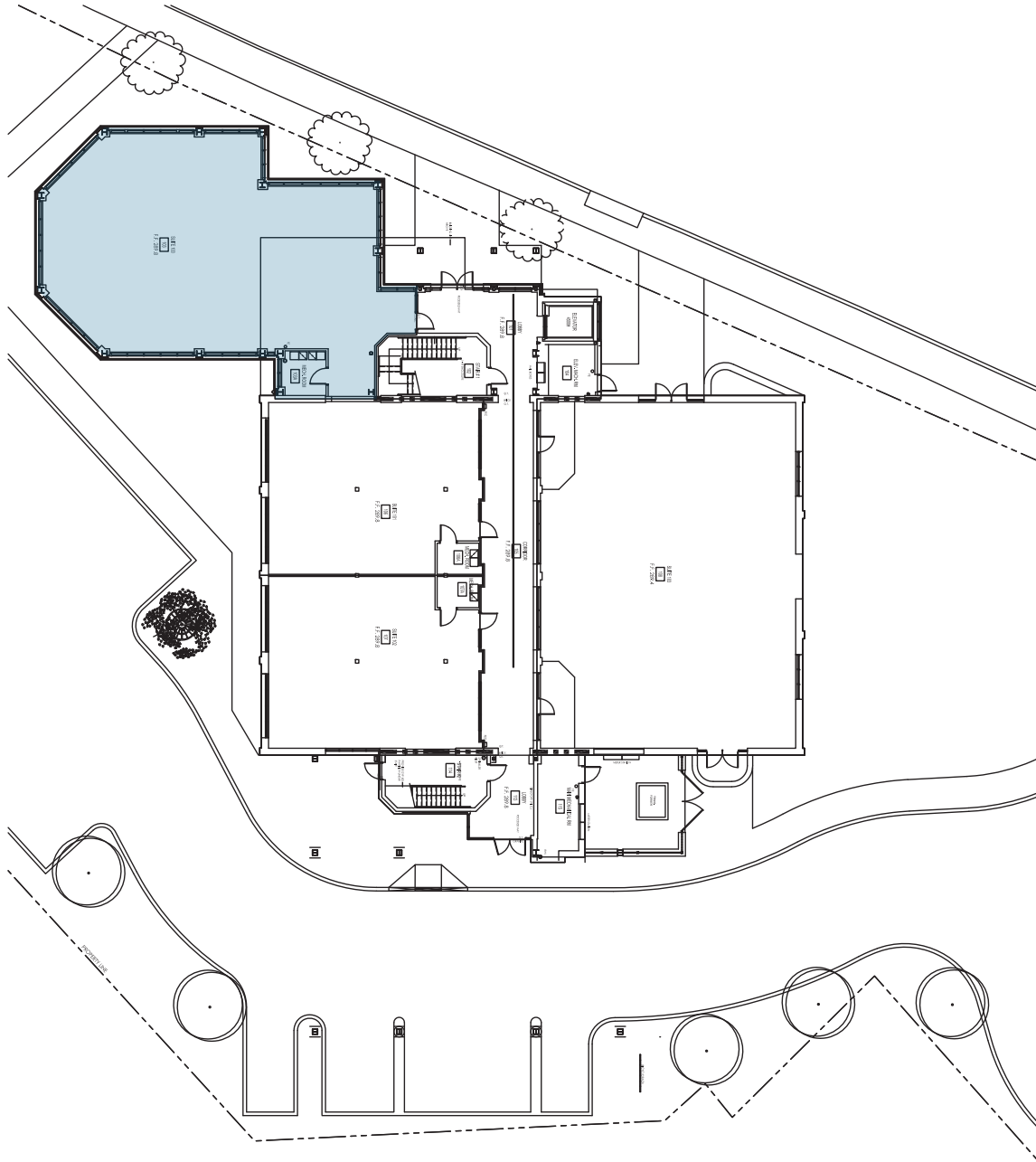
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CITY OF FREDERICK DEMOGRAPHICS (ESRI 2017)

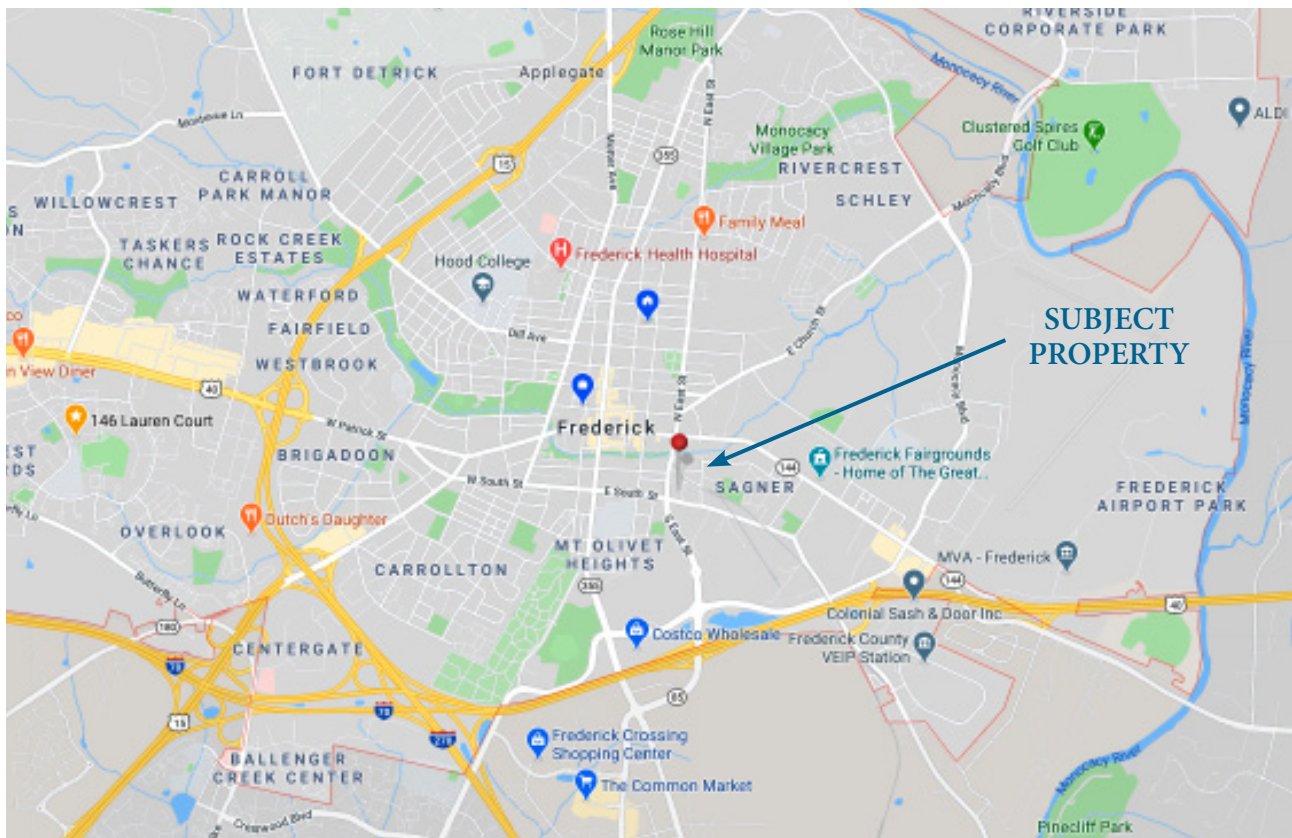
2017 Average Household Income: \$87,860 of which 32.2% are \$100,000+ earners

2017 Population: 71,868 (2022 Projected Pop. 75,858)

2017 Median Age: 36.4

FY2018 Real Property Taxes: (Per \$100 assessed value) \$1.78

25+ Population by Education:
22.5% Bachelor Degree, 16.5% Master Degrees



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