

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



## Office Suites FOR LEASE

**Call for Details (NNN)**

**321 Ballenger Center Drive, Frederick, Maryland 21703**

### Suites Customizable to Meet the Needs of Small to Medium Sized Businesses

*Ballenger Creek Office Center* is a class “A” two-story 86,000 SF office building in Frederick, Maryland overlooking interstates 70 and 270. The location is close to Ft. Detrick and sits at the top of the I-270 technology corridor. The building is equipped with ample data and telecom services and has on-site building management.

- Easy access to I-270, I-70 and US-15
- Formal entrance lobby
- Generous surface parking
- National tenant roster includes businesses and government agencies
- Opportunity for signage with highway exposure (85,000 + cars daily)



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302  
Frederick, Maryland 21703  
Email: rocky@macroltd.com

Mobile: 301-748-5655  
Phone: 301-698-9696 ext. 202  
Fax: 301-698-9571

Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

**LOCATION:** 321 Ballenger Center Drive

**LEGAL:** Tax Map 0420, Parcel 1122

**ZONING:** Frederick City: MO—Manufacturing/Office District (MO) is intended to provide a park-like setting for a community of industries, having no nuisance factors as a means of protecting investments within the district, and reducing the impact of industrial uses on surrounding districts. Though leeway is provided concerning the type of industry permitted within the district, the appearance and means of operation shall be scrutinized and compared to the performance standards provided herein.

### SUITES

**AVAILABLE:** Suite 108—2,766 RSF  
Suite 109—1,109 RSF  
Suite 201—8,966 RSF  
Suite 210—3,855 RSF  
Suite 215—1,528 RSF

**\*\* Custom space plans available between 1,000—20,000 SF.  
Call for details.**

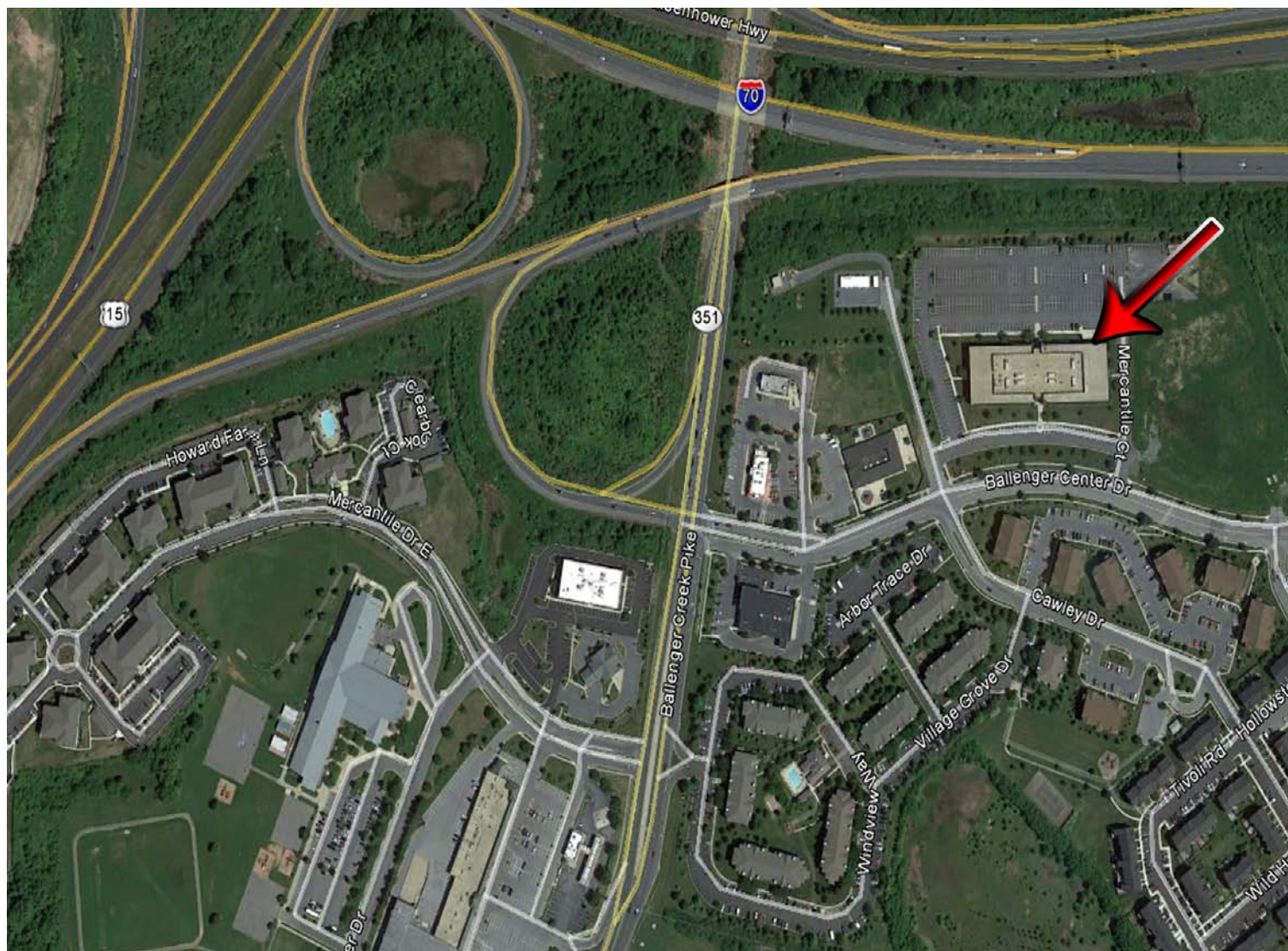
**PRICE:** Call for details (NNN)

**PARKING:** Ample parking at a ratio of 5.3 spaces per 1,000 usable SF

**CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com



## LOCATION MAP





## PHOTOS

### Bright offices with large windows



### Roster of national tenants



## PHOTOS

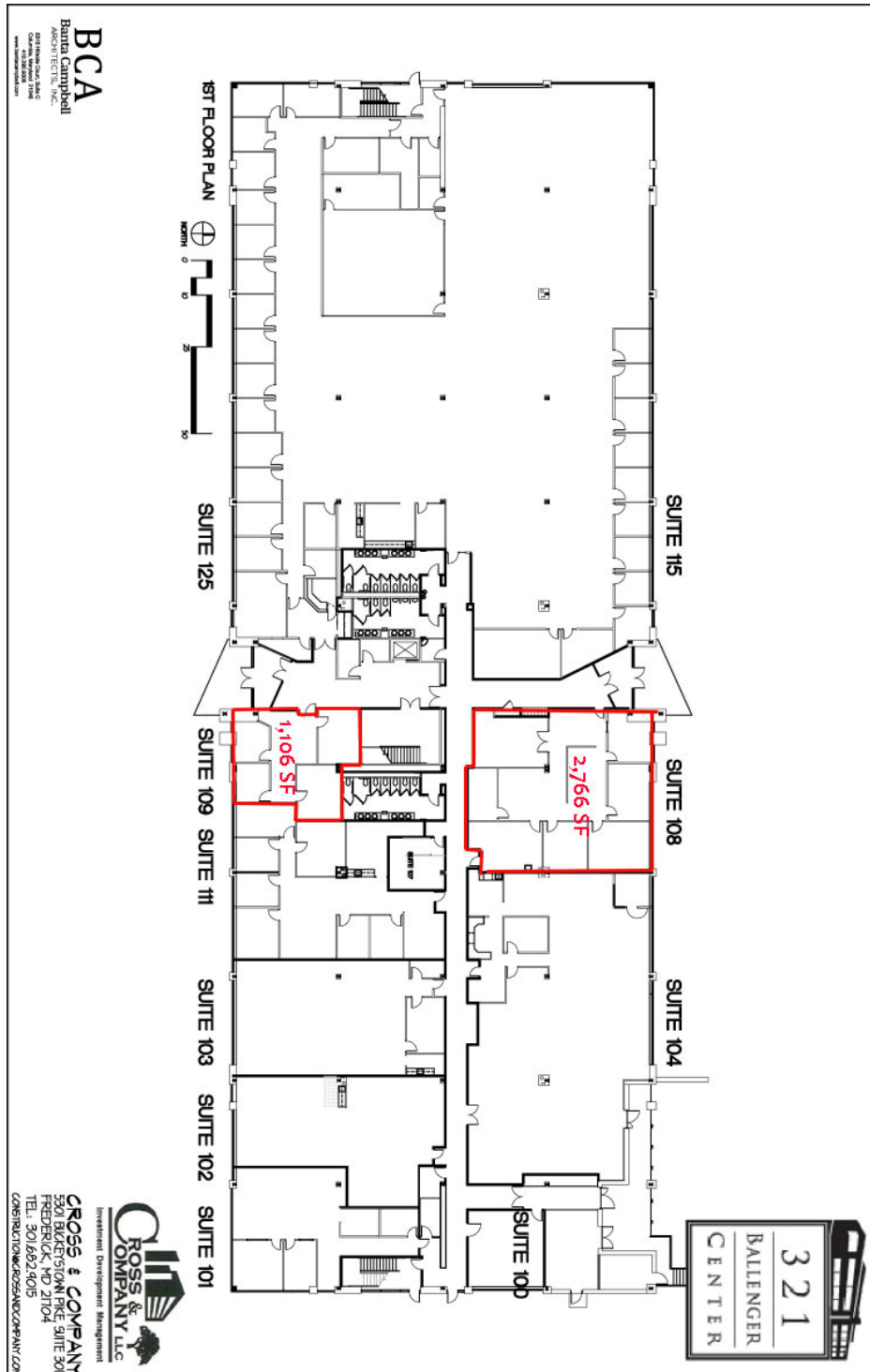
### Formal elevator lobbies



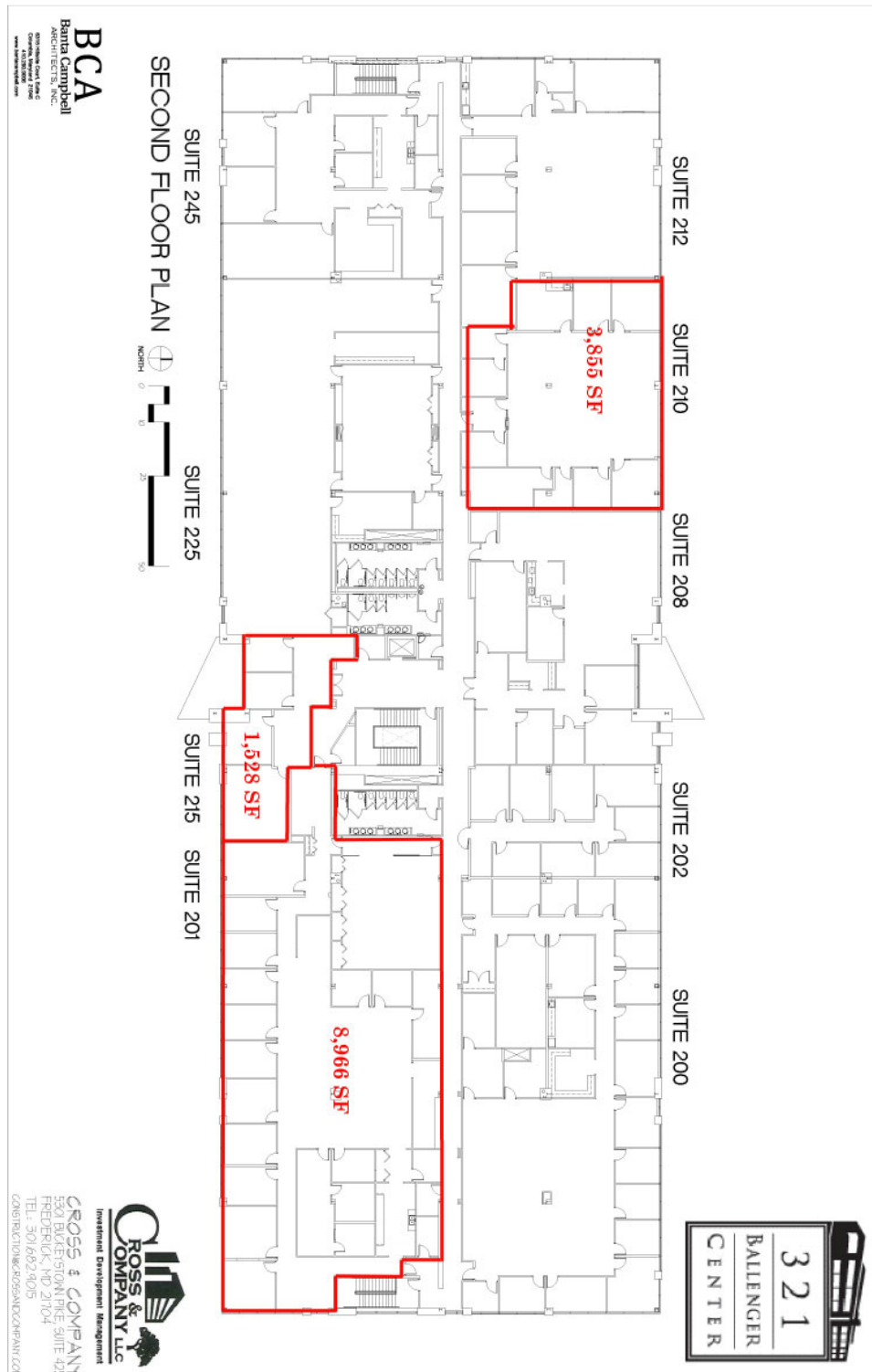
### Signage opportunity with highway exposure



## First Floor Plan



## Second Floor Plan





## Ballenger Creek Office Center Suite 108

**Zoning:** Frederick City: MO—  
Manufacturing Office

**Suite Size:** 2,766 RSF

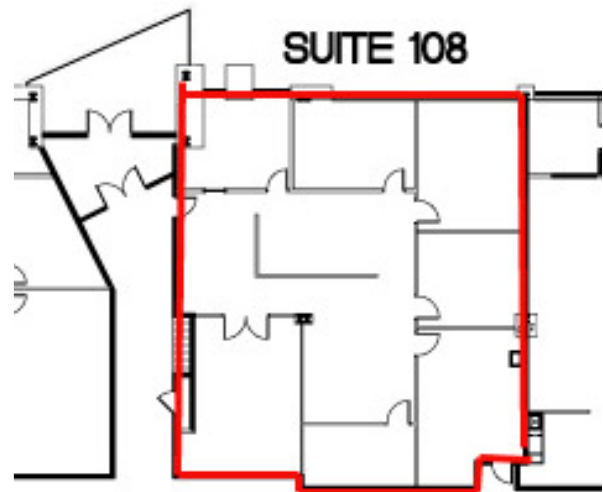
**Price:** Call for Details

**Features:**

- Lobby frontage
- 6 private offices
- Conference room
- Cubicle bullpen
- Kitchen

**Contact:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com

**Kathy Krach, Vice President**  
Mobile: 301-332-7891  
Office: 301-698-9696 ext. 205  
Email: kathy@macroltd.com



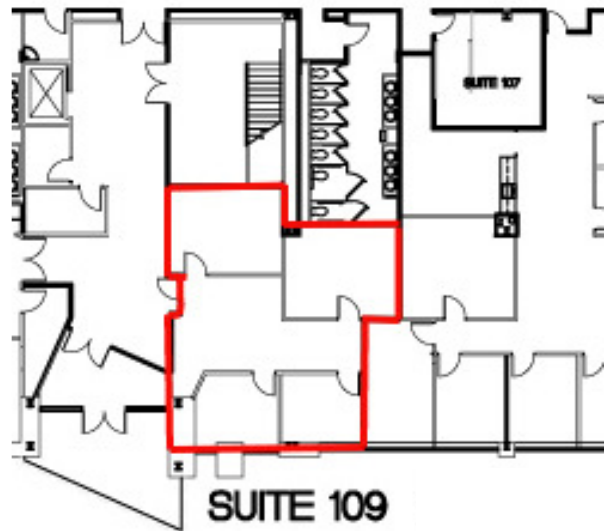


## Ballenger Creek Office Center Suite 109

- Zoning:** Frederick City: MO—  
Manufacturing Office
- Suite Size:** 1,109 RSF
- Price:** Call for Details
- Features:**
- Lobby entrance
  - 4 private offices or  
2 private offices with  
conference room and work  
room

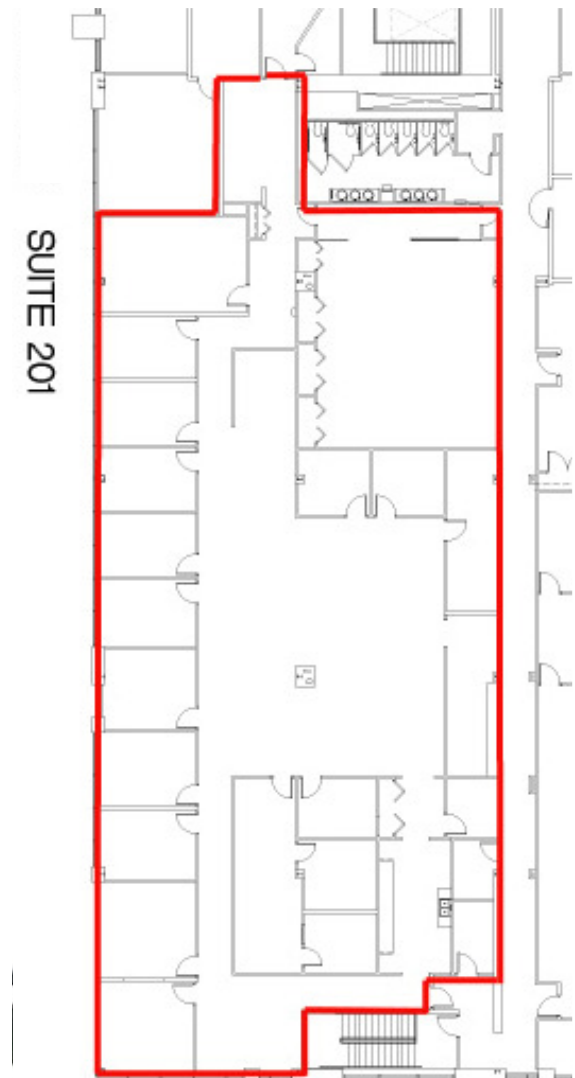
**Contact:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com

**Kathy Krach, Vice President**  
Mobile: 301-332-7891  
Office: 301-698-9696 ext. 205  
Email: kathy@macroltd.com



## Ballenger Creek Office Center Suite 201

- Zoning:** Frederick City: MO—  
Manufacturing Office
- Suite Size:** 8,966 RSF
- Price:** Call for Details
- Features:**
- 10 private window offices
  - 6 interior offices
  - 2 conference rooms
  - Large training room wired for IT
  - Cubicle bullpen
  - Large kitchen
  - Copy room/workroom/mailroom
  - Reception area
- Contact:**
- Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com
- Kathy Krach, Vice President**  
Mobile: 301-332-7891  
Office: 301-698-9696 ext. 205  
Email: kathy@macroltd.com



## Ballenger Creek Office Center Suite 210

**Zoning:** Frederick City: MO—  
Manufacturing Office

**Suite Size:** 3,855 RSF

**Price:** Call for Details

**Features:**

- 6 private offices
- Conference room
- Cubicle bullpen
- Kitchen
- Reception area

**Contact:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com

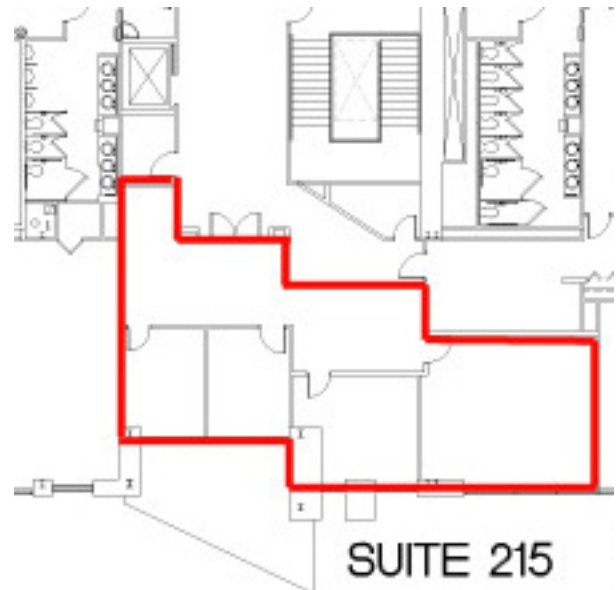
**Kathy Krach, Vice President**  
Mobile: 301-332-7891  
Office: 301-698-9696 ext. 205  
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## Ballenger Creek Office Center Suite 215

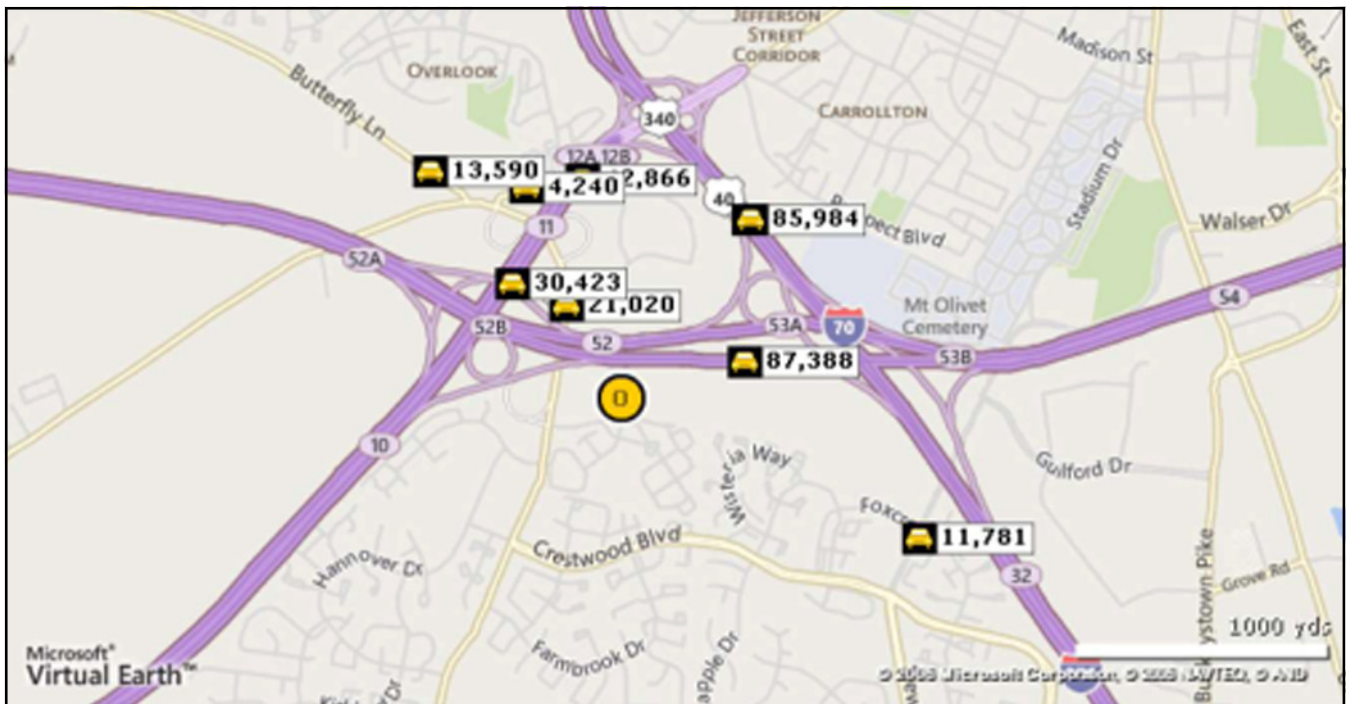
- Zoning:** Frederick City: MO—  
Manufacturing Office
- Suite Size:** 1,528 RSF
- Price:** Call for Details
- Features:**
- 3 private offices
  - Conference room
  - Cubicle bullpen
  - Reception area/waiting room
- Contact:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com
- Kathy Krach, Vice President**  
Mobile: 301-332-7891  
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## DEMOGRAPHIC REPORT

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2019 Projection	16,022	110,495	190,108
2014 Estimate	15,006	104,920	180,322
2010 Census	13,674	100,247	171,675
Growth 2014 - 2019	6.77%	5.31%	5.43%
Growth 2010 - 2014	9.74%	4.66%	5.04%
<b>2014 Population by Hispanic Origin</b>	1,715	12,583	16,473
<b>2014 Population By Race</b>	15,006	104,920	180,322
White	10,500 69.97%	77,815 74.17%	144,281 80.01%
Black	2,838 18.91%	16,986 16.19%	20,751 11.51%
Am. Indian & Alaskan	95 0.63%	734 0.70%	964 0.53%
Asian	1,014 6.76%	5,987 5.71%	9,231 5.12%
Hawaiian & Pacific Island	21 0.14%	129 0.12%	160 0.09%
Other	537 3.58%	3,268 3.11%	4,936 2.74%
<b>Households</b>			
2019 Projection	6,297	42,355	70,095
2014 Estimate	5,890	40,182	66,443
2010 Census	5,355	38,399	63,316
Growth 2014 - 2019	6.91%	5.41%	5.50%
Growth 2010 - 2014	7.16%	2.61%	3.14%
Owner Occupied	3,742 63.53%	25,984 64.67%	48,770 73.40%
Renter Occupied	2,148 36.47%	14,199 35.34%	17,672 26.60%
<b>2014 Households by HH Income</b>	5,889	40,182	66,442
Income: <\$25,000	720 12.23%	5,041 12.55%	6,915 10.41%
Income: \$25,000 - \$50,000	1,187 20.16%	7,988 19.88%	11,041 16.62%
Income: \$50,000 - \$75,000	1,422 24.15%	8,554 21.29%	12,291 18.50%
Income: \$75,000 - \$100,000	920 15.62%	5,610 13.96%	9,444 14.21%
Income: \$100,000 - \$125,000	586 9.95%	4,840 12.05%	8,879 13.36%
Income: \$125,000 - \$150,000	465 7.90%	2,902 7.22%	5,727 8.62%
Income: \$150,000 - \$200,000	444 7.54%	3,336 8.30%	7,132 10.73%
Income: \$200,000+	145 2.46%	1,911 4.76%	5,013 7.54%
<b>2014 Avg Household Income</b>	\$80,867	\$87,465	\$100,757
<b>2014 Med Household Income</b>	\$68,293	\$70,802	\$82,872

## TRAFFIC COUNT

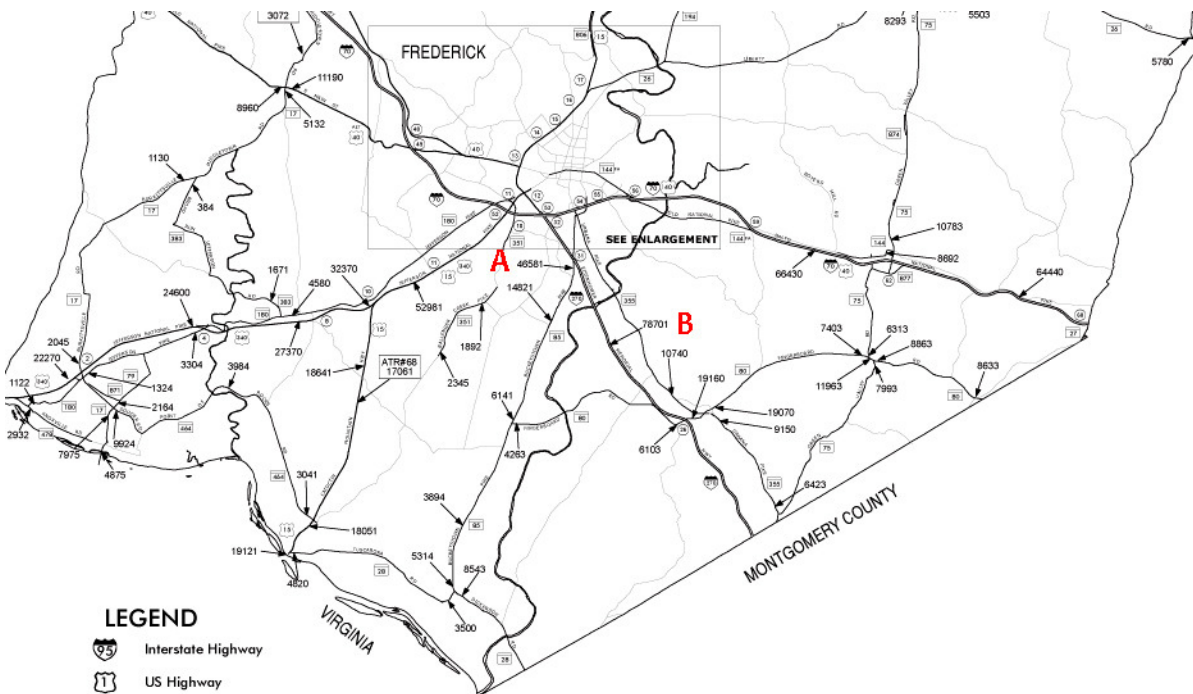


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Ballenger Creek Pike	Solarex Ct	0.04 N	2012	21,020	MPSI	.24
2 I- 70	US Hwy 40	0.22 NE	2012	87,388	MPSI	.30
3 US Hwy 15	I- 70	0.09 SW	2012	30,423	MPSI	.36
4 US Hwy 40	US Hwy 15	0.30 NW	2008	88,451	AADT	.50
5 US Hwy 40	Baltimore National Pike	0.04 SE	2008	88,451	AADT	.50
6 US Hwy 40	Baltimore National Pike	0.04 SE	2012	85,984	MPSI	.50
7 US Hwy 15	Ballenger Creek Pike	0.15 SW	2012	42,866	MPSI	.51
8 Himes Ave	Jefferson Pike	0.08 SW	2008	4,240	AADT	.53
9 Butterfly Ln	Jefferson Pike	0.12 SE	2012	13,590	MPSI	.68
10 New Design Rd	Foxcroft Dr	0.01 NE	2012	11,781	MPSI	.76

*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*



## TRAFFIC COUNT I-270



### LEGEND

- Interstate Highway
- US Highway
- State Highway
- Permanent Traffic Counter Location
- Permanent Traffic Counter With No Data Available
- Toll Station Location

The information in these maps is provided as a public service by the Maryland State Highway Administration (MSHA).

#### NOTICE

Traffic count figures are estimates. The traffic count estimates are derived by taking 48 hour machine count data and applying factors from permanent count stations. MSHA makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of the contents of these maps and expressly disclaims liability for any errors and omissions in the contents of these documents.



**FREDERICK COUNTY  
TRAFFIC VOLUME MAP  
2013**  
ANNUAL AVERAGE DAILY TRAFFIC  
Prepared by the  
*Maryland Department of Transportation*  
STATE HIGHWAY ADMINISTRATION  
DATA SERVICES ENGINEERING DIVISION

0 1 2 3 4  
Miles

Published Date: 3-3-14

- A** Intersection of I-270 and Rt. 85 as of 3/3/14 Annual Average Daily Traffic 46,581
- B** I-270 South of Rt. 85 as of 3/3/14 Annual Average Daily Traffic 78,701

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## ZONING

### Frederick City Zoning – Manufacturing/Office (MO)

#### Manufacturing/Office (MO)

The Manufacturing/Office District (MO) is intended to provide a park-like setting for a community of industries, having no nuisance factors as a means of protecting investments within the district, and reducing the impact of industrial uses on surrounding districts. Though leeway is provided concerning the type of industry permitted within the district, the appearance and means of operation shall be scrutinized and compared to the performance standards provided herein.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Hotel, Motel and Tourist Court
- Automobile Filling Station
- Broadcasting, Recording Studio
- Commercial Use in Historic Structures
- Electrical Systems Service
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Restaurant, General
- Appliances, Assembly Production
- Construction Equipment, Assembly Production
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Laboratories, Testing, Manufacturing & Processing in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing and Processing
- Printing, Bulk Photo Processing, Blueprinting Services
- Solar Energy Products Manufacturing
- Tools, Industrial Machinery, Mechanical Equipment
- Conference Center
- Golf Course & Club
- Park
- Reception Facility
- Public Safety (Police, Fire, Ambulance)
- Schools, Public/Private
- Vo-Tech, Trade Schools & Training Centers
- Heliport / Helistop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in In Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...