

FOR LEASE

\$10/SF Modified Gross

14303 Lake Royer Drive, Cascade, MD 21719

MacRo^{LTD.}
COMMERCIAL REAL ESTATETM

Prime Medical Office Space for Lease

9,008 SF is available in this beautiful stone office building located on the former U.S. Army base known as Fort Ritchie in Cascade, Maryland. It's perfect for professional, medical or research office space.

Fort Ritchie is a 516-acre mixed-use development property is a Planned Mixed Use Community Growth HUB with untapped potential and located in the serene mountains that border Frederick and Washington counties. Located just 15—20 minutes from Interstate Highway Rt 81.



PRESENTING

Location: 14303 Lake Royer Drive, Cascade, Maryland 21719

Legal: Tax Map 0028, Parcel 0162 and 0152

Zoning: Washington County: SED—The principal function of the Special Economic Development District is to provide a mixed-use zoning classification which will address land use compatibility associated with the redevelopment and reuse of the Fort Ritchie Military Base. Because of the nature of the facility and past developmental patterns, a mixed-use designation is encouraged to optimize land use potential. In addition, the classification needs to be extremely flexible with regard to bulk and area development requirements since existing development patterns and reuse potential will reflect more of a town or campus character than a rural or suburban perspective.

Price: \$10/SF Modified Gross

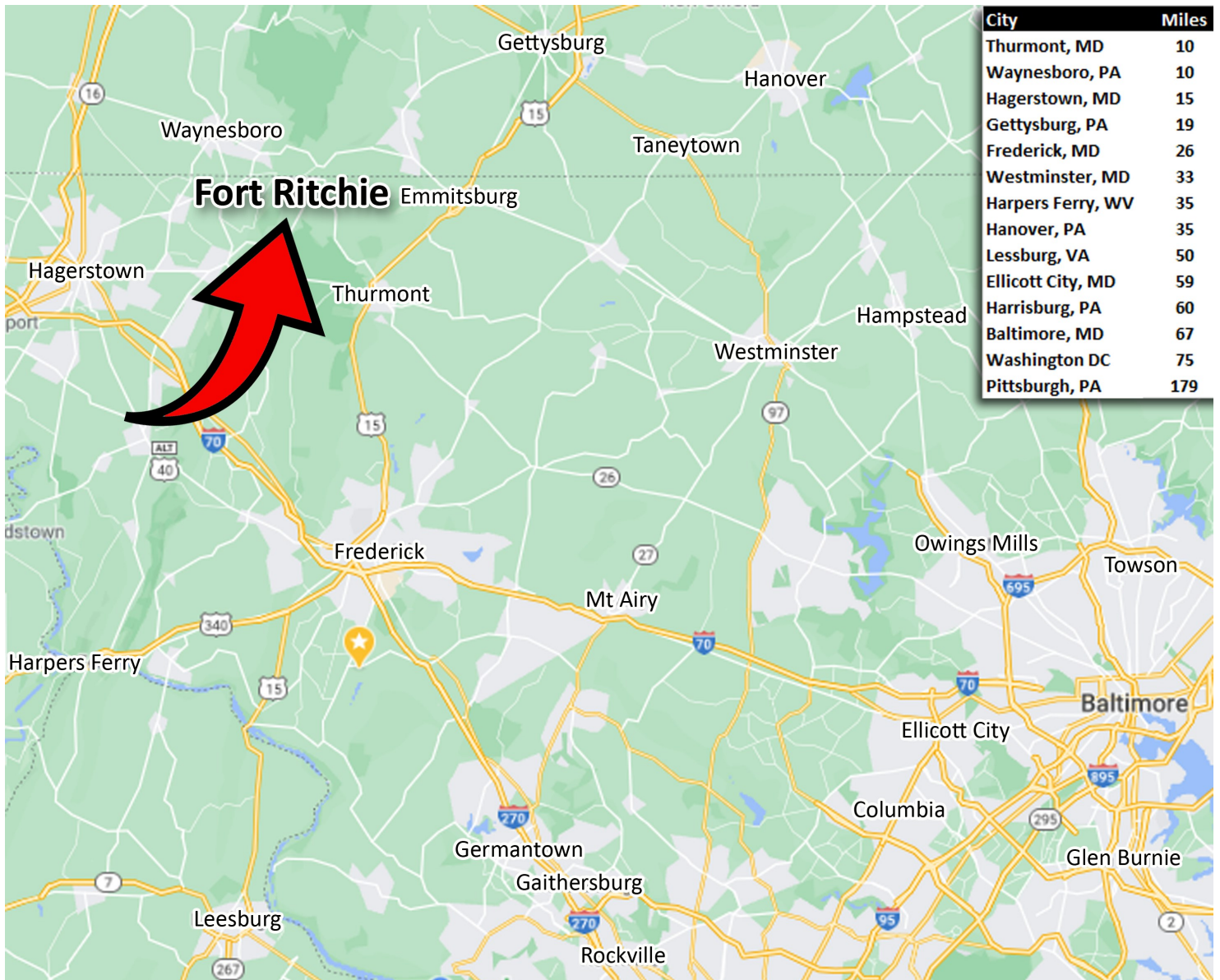
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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AERIAL

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HISTORY

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About 1889, the Buena Vista Ice Company of Philadelphia purchased 400 acres of the land where Fort Ritchie now stands. The company planned to cut natural ice from a manmade lake and ship it to Baltimore, Washington, and southern markets via the Western Maryland Railroad's Baltimore-Hagerstown line. The first artificial lake was built in approximately 1901 and named Lake Royer (the "Lower Lake").

A railroad spur off the Western Maryland line was built alongside the southeastern shore of Lake Royer ... The Buena Vista Ice Company's Lake Royer also served as a recreational spot during the summer tourist season. Demand for natural ice declined over the years, and the Buena Vista Ice Company discontinued operations at the site.[1]

In 1926, the Maryland National Guard investigated several locations in searching for a new summer training camp. A decision in favor of the ... property was primarily based upon its proximity to the Western Maryland railway and the telegraph line.[2]

It was controlled by the Maryland National Guard from 1926–1942; [3] the US Army activated the Military Intelligence Training Center (MITC) on June 19, 1942, and trained 19,600 intelligence troops, including the Ritchie Boys.

Fort Ritchie closed in 1998 under the 1995 Base Realignment and Closure Commission. The property was sold to Corporate Office Properties Trust (COPT) for mixed-use development. As the 2007 Recession pressed on, PenMar Development Corporation took back ownership of the property in 2012.

Since then, the PenMar Board worked to have Fort Ritchie designated as a "sustainable community" by the State of Maryland which qualified the property for tax advantages and grants. The property had been cleaned up and a new project manager was hired to market the property in an effort to bring back some of the

jobs lost when the Army departed. Several alternative uses for the property were being explored which would create a mix of uses that would include residential, commercial, recreational, and some light office/industrial uses.[4]

In an attempt to stop the [heavy costs associated with carrying the property by PenMar], several members of the Washington County government travelled to South Korea in connection with a contractor called JGBLI which secured [and later purchased] approximately 60 acres of ground on the opposing side of Lake Royer for development. Following this, several individuals came forward in an attempt to secure the grounds for themselves including a vineyard owner from Potomac, Maryland and the Maryland Department of Natural Resources. Ultimately, in 2020 Fort Ritchie was sold to John Krumpotich, a local resident, [who plans to close in the early part of 2021]. Krumpotich ... plans to preserve most of the Fort while making some of the property mixed use development in order to breathe life back into the [local and regional community].

Footnotes:

[1] *Library of Congress: Historic American Engineering Record, U.S. Army Garrison, Fort Ritchie, Upper Lake Dam, HAER No. MD - 104*

[2] *Roberts, Angelica (June 30, 2008). "Fort Ritchie has storied history". Herald Mail. Retrieved September 2, 2014.*

[3] *"Fort Ritchie BRAC/Environmental Impact Statement". Archived from the original on November 21, 2008. Retrieved 2010-01-29.*

[4] *Sherman, Natalie (August 8, 2014). "Years after Fort Ritchie opened for redevelopment, base remains shuttered". Baltimore Sun. Retrieved September 2, 2014.*

Excerpts from History of Fort Ritchie – Wikipedia (https://en.wikipedia.org/wiki/Fort_Ritchie#History). Edits by MacRo, LTD in [brackets] 10/27/2020. Images from Fort Ritchie Museum Webpage <https://thefrcc.org/ft-ritchie-museum>

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ZONING



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Washington County Zoning – SED (Special Economic Development)

The principal function of the Special Economic Development District is to provide a mixed-use zoning classification which will address land use compatibility associated with the redevelopment and reuse of the Fort Ritchie Military Base. Because of the nature of the facility and past developmental patterns, a mixed-use designation is encouraged to optimize land use potential. In addition, the classification needs to be extremely flexible with regard to bulk and area development requirements since existing development patterns and reuse potential will reflect more of a town or campus character than a rural or suburban perspective.

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

- Single Family Residential Units
- Two Family Dwelling or Duplex
- Multi-Family Residential Units including Apartments, Townhouses & Condominiums
- Alcohol Beverage Sales
- Assisted Living Facility
- Child or Adult Day Care Facilities
- Conference Centers
- Data Processing Facilities
- Emergency Service Structures and Facilities
- Financial Institutions
- Golf Course, Country Clubs, Private Clubs and similar Recreation Uses
- Health and Beauty Shops
- Hospitals
- Hotels, Boarding Houses, Nursing or Retirement Homes
- Indoor Firing Range
- Laundry or Dry Cleaning Store
- Medical Clinics and/or Pharmacies
- Mixed Use Building
- Museum, Arts Center or Tourism Entertainment Facility
- Offices, Business and Professional
- Parks and Recreational Facilities, Public or Private
- Printing or Publishing Establishments
- Public or Civic Buildings, Structures or Facilities
- Radio, Television, and Film Studios or Recording Facilities
- Religious Institutions
- Research and Development Facilities
- Restaurants & Taverns
- Schools, Public or Private including College, Trade and Technical Institutions
- Specialty Retail Shops
- Theaters
- Veterinary Hospital
- Warehouses
- Factory for Manufacture and/or Assembly of Electronics, Communications, Scientific, Photographic or Optical Products and/or Equipment
- Machine Shop
- Military Communication, Training or Operations Support Facilities
- Commercial Communications Towers, subject to the requirements of Section 4.22
- And more...

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