

# FOR SALE/LEASE

For Sale \$455,000 or For Lease \$25/SF Gross Plus Utilities  
50 Carroll Creek Way, Suite 250 Frederick, Maryland 21701

**MacRo**<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE

## Class A Downtown Frederick Office Condominium for Sale or Lease

This prime office condominium is situated in a 3-story mixed-use commercial building and has fantastic views of Carroll Creek Linear Park. Conveniently located within walking distance to some of Frederick's finest dining locations and just a few miles from major commuter routes.

### Property Details

- 6 private offices, five featuring large exterior windows
- 1 large bullpen office capable of housing 4 cubicles
- Kitchenette
- 2 parking spaces located in the building are included in the purchase price and are available for a fee with lease
- Adjacent to municipal parking deck



## PRESENTING

**Location:** 50 Carroll Creek Way, Suite 250, Frederick, MD 21701

**Legal:** Tax Map 0418, Parcel 0095B  
Condominium plat recorded in Plat Book 80 at Page 101

**Zoning:** Frederick City: DB—The Downtown Commercial/Residential District is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

**Condominium  
Size:** 1,995 SF Rentable Area

**Utilities:** Public water and sewer

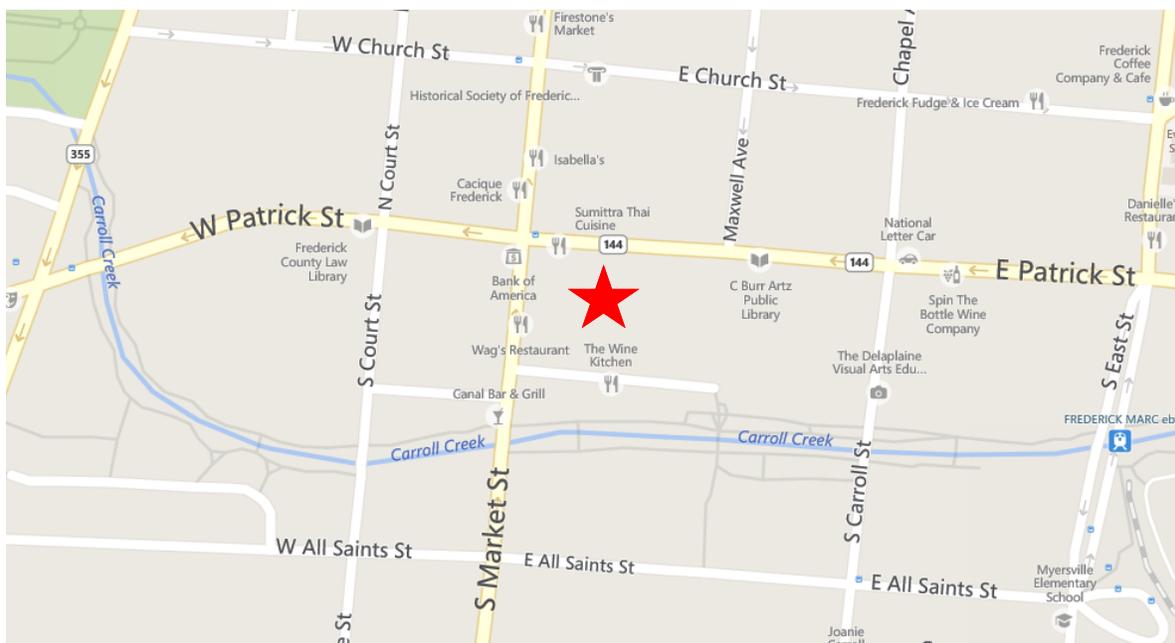
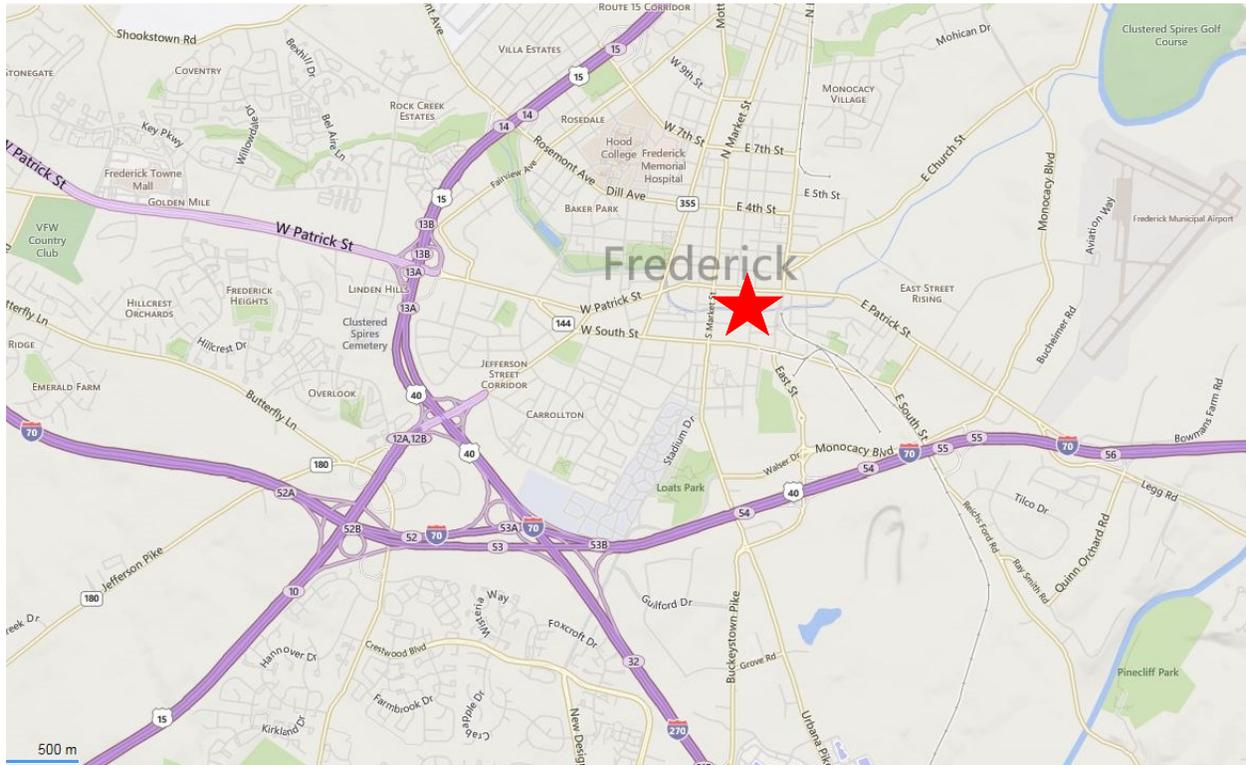
**Contact:** David Wilkinson  
Office: 301-698-9696 ext. 203  
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Email: dave@macro ltd.com

*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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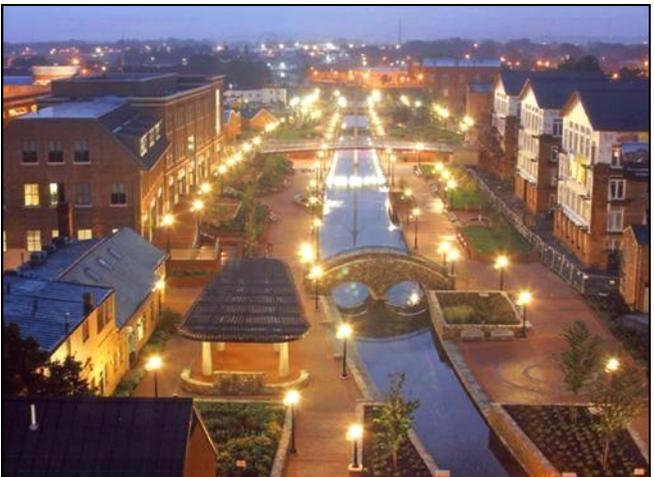
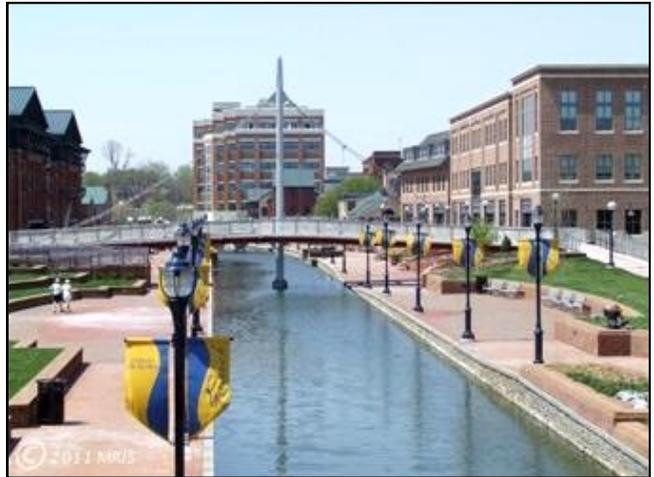


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# PHOTOS

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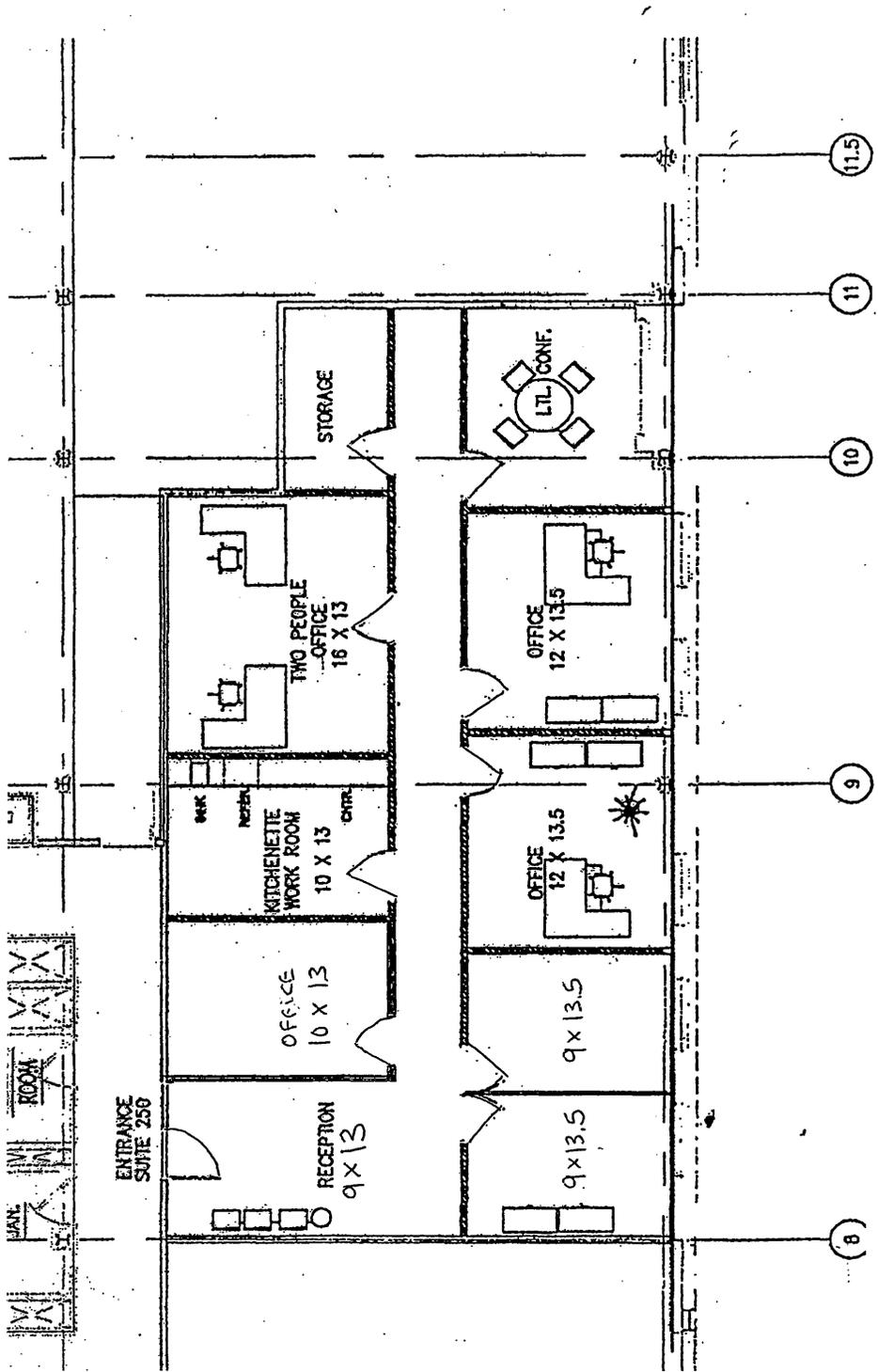


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# FLOOR PLAN



FOR SALE/LEASE 50 Carroll Creek Way, Suite 250, Frederick, MD 21701



SUITE 250  
SCALE = 1/8" = 1'-0"

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# ZONING



FOR SALE/LEASE 50 Carroll Creek Way, Suite 250, Frederick, MD 21701

## Frederick City Zoning – Downtown Commercial/Residential District (DB)

The Downtown Commercial/Residential District (DB) is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

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

- Accessory Apartments
- Duplex
- Multi-Family
- Multi-Family with Accessory Retail
- Single-Family
- Townhouse
- Two-Family
- Bed and Breakfast
- Group Home
- Hotel, Motel, and Tourist Court
- Senior Living and Retirement Facilities
- Nursing home/Domiciliary Care/Adult Living Facilities
- Rooming House
- Accessory Drive Through Facilities
- Animal Grooming (Excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery, Including Framing
- Automobile Parts and Accessories
- Bakery, Baked Goods Store
- Barber/Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Books, Magazines, Newspapers, etc.
- Locksmith
- Business Machines/Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Cards, Stationary
- Caterer
- Commercial Use in Historic Structures
- Convenience Stores, with/without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Stores
- Discount Stores
- Drugs, Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Grocery Stores
- Handcraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Continued Next Page...

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# ZONING-Continued



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- Meats, Butcher Shop
- Medical Supplies
- Music & Records, Sales and Repair
- Musical Instruments
- Novelties, Souvenirs, Gifts
- Office Furniture
- Office Supplies
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Paint, Wallpaper
- Personal Services (e.g., Nail Salons, Barbers, Shoe Repair, etc.)
- Pet Store or Pet Supply Store
- Photographic Studio
- Picture Framing
- Professional Service not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General/Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (excludes Engraving)
- Tailoring
- Tobacco Products
- Toys
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Veterinary Clinic/Hospital without Boarding
- Video/DVD (Sales or Rental)
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Health Club or Spa
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Swimming Pools (Residential Development / HOA Specific-Accessory)
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Cultural Centers (Museum, Library, etc.)
- Funeral Home with/without Crematorium
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Public or Private
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT 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
- Greenhouse, Commercial
- And More...

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