

# FOR SALE

\$606,300

50 Carroll Creek Way, Frederick, MD

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



## Prime Space for Lease in Professional Office Condominium

This office condominium unit, Suite 210, consists of 2,580 SF situated in beautiful Downtown Frederick and overlooks Carroll Creek. This office unit features eight (8) large private offices with several windows and upgraded finishes and lighting. Enjoy stunning views from the expansive conference room, or a bite to eat in the kitchenette area. Common area bathrooms are available on each floor, as well as key-only elevator access. Quick access to regional and local highways, including Route 15, Route 40, I-70, and I-270, and surrounded by convenient restaurants and retail.

## PRESENTING

**Location:** 50 Carroll Creek Way, Frederick, Maryland

**Legal:** Tax Map 077B, Parcel 0095B

**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.

### Property Details:

- Conveniently located along Carroll Creek in Downtown Frederick
- Kitchenette/break room area
- Upgraded finishes throughout the building
- Directly across from Carroll Creek parking garage
- Beautiful office view of Carroll Creek and downtown
- Walking distance to restaurants, retail, and a library

**Utilities:** Public water and sewer

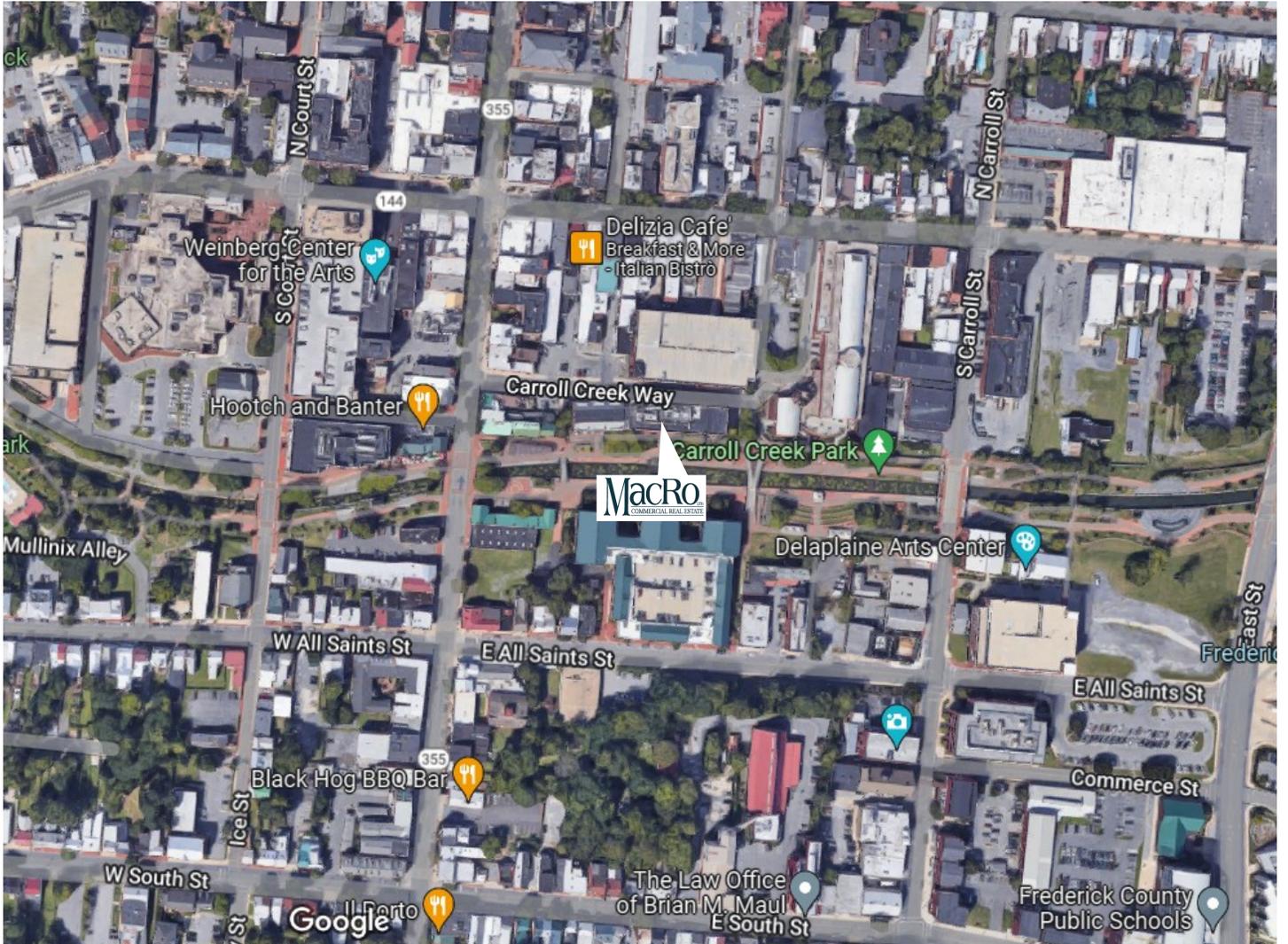
**Contact:** Ashleigh Kiggans, Vice President  
Office: 301-698-9696 ext. 205

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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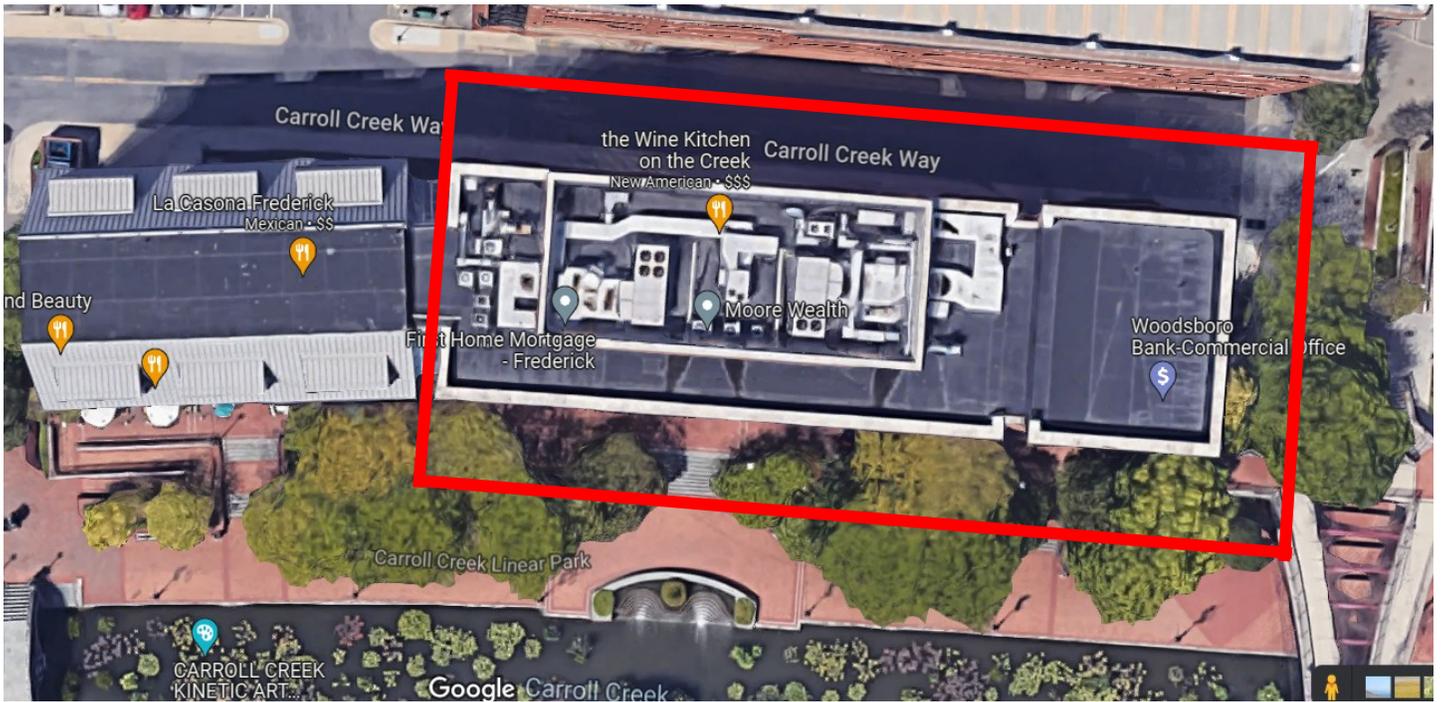


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# AERIAL

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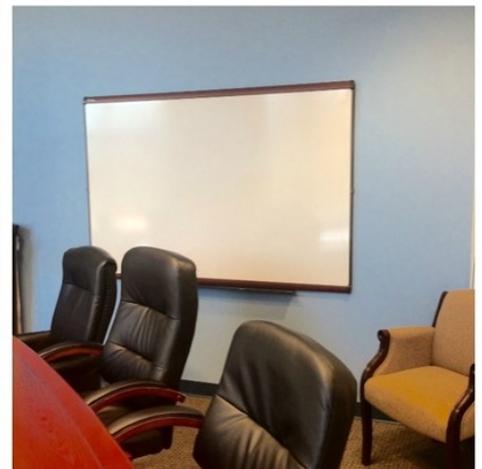
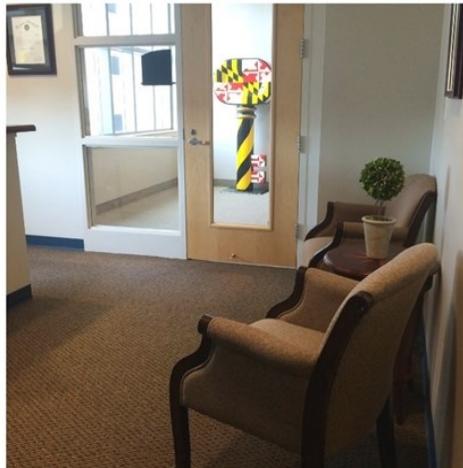


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# PHOTOS

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