

FOR LEASE

\$45.00/Full Service

1291A Riverbend Way, Frederick, MD

MacRo
LTD.
COMMERCIAL REAL ESTATE



Prime Space for Lease in Retail Building

This first floor 1,020 +/- SF office suite is conveniently located off Route 26 with roadside visibility, including excellent signage opportunities. This three private office suite features a reception area, upgraded finishes and lighting, lots of windows, ample parking lot, and a private entryway. Excellent access to regional and local highways, including Route 26, Route 355, Route 15, I-70, and I-270, and is surrounded by convenient restaurants, retail, and schools.

PRESENTING

Location: 1291A Riverbend Way, Frederick, Maryland

Legal: Tax Map 067C, Parcel 1168

Zoning: Frederick City: GC—The General Commercial district is intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

Property Details:

- First floor office suite 1,020 +/- SF
- Two private offices
- Large reception area
- Floor to ceiling windows
- Ample surface parking lot

Utilities: Public water and sewer

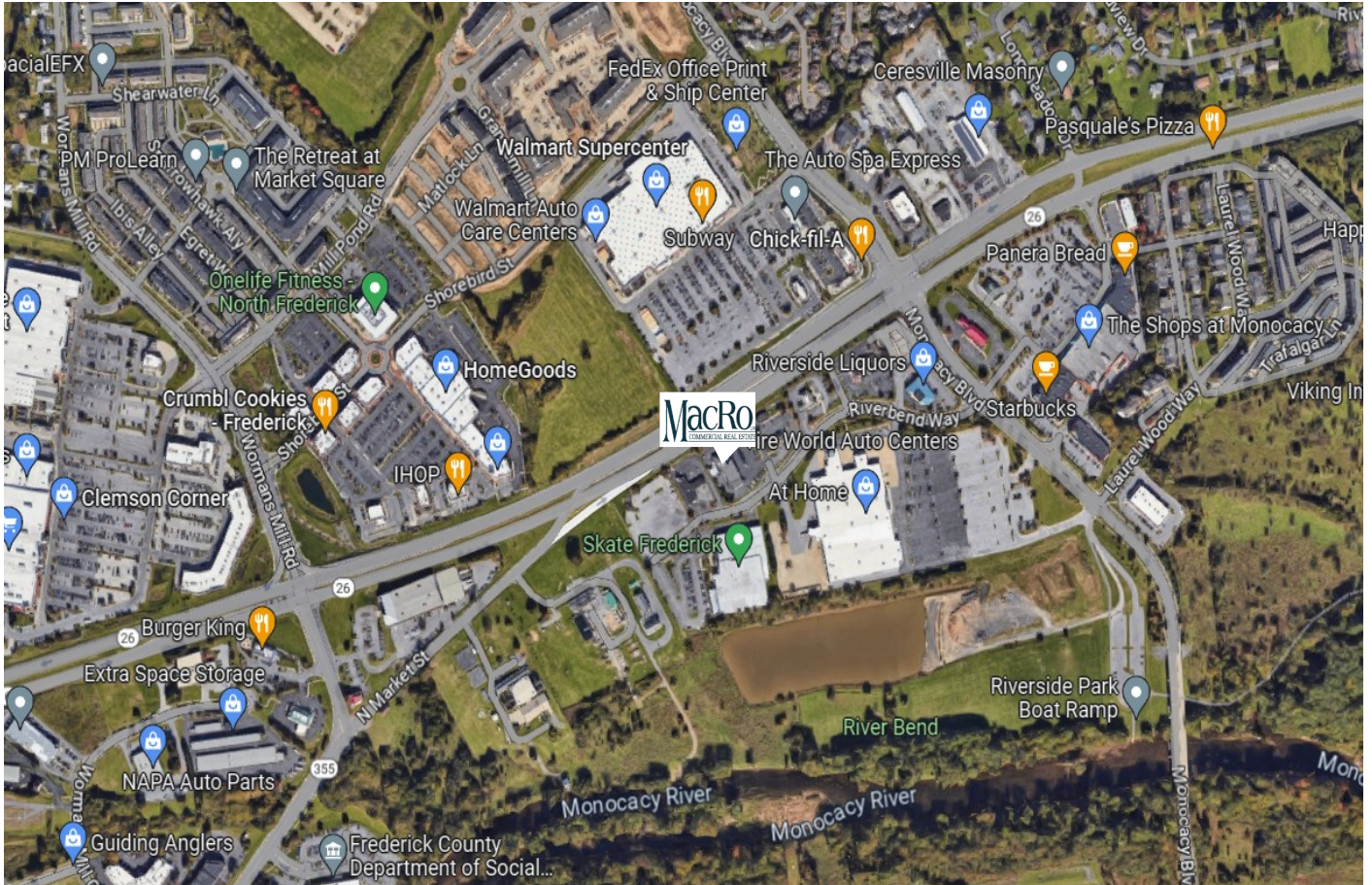
Contact: Jackie McGaughey, Sales and Leasing Associate
Office: 301-698-9696 ext. 207
Mobile: 301-606-0565
Email: Jackie@macro ltd.com

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

MacRo
LTD.
COMMERCIAL REAL ESTATE™

FOR LEASE 1291A Riverbend Way, Frederick, MD



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.

AERIAL

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™

FOR LEASE 1291A Riverbend Way, Frederick, MD



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.

PHOTOS

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™

FOR LEASE 1291A Riverbend Way, Frederick, MD



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.