

FOR LEASE

\$30.00/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 of Route 26 with roadside viability, 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

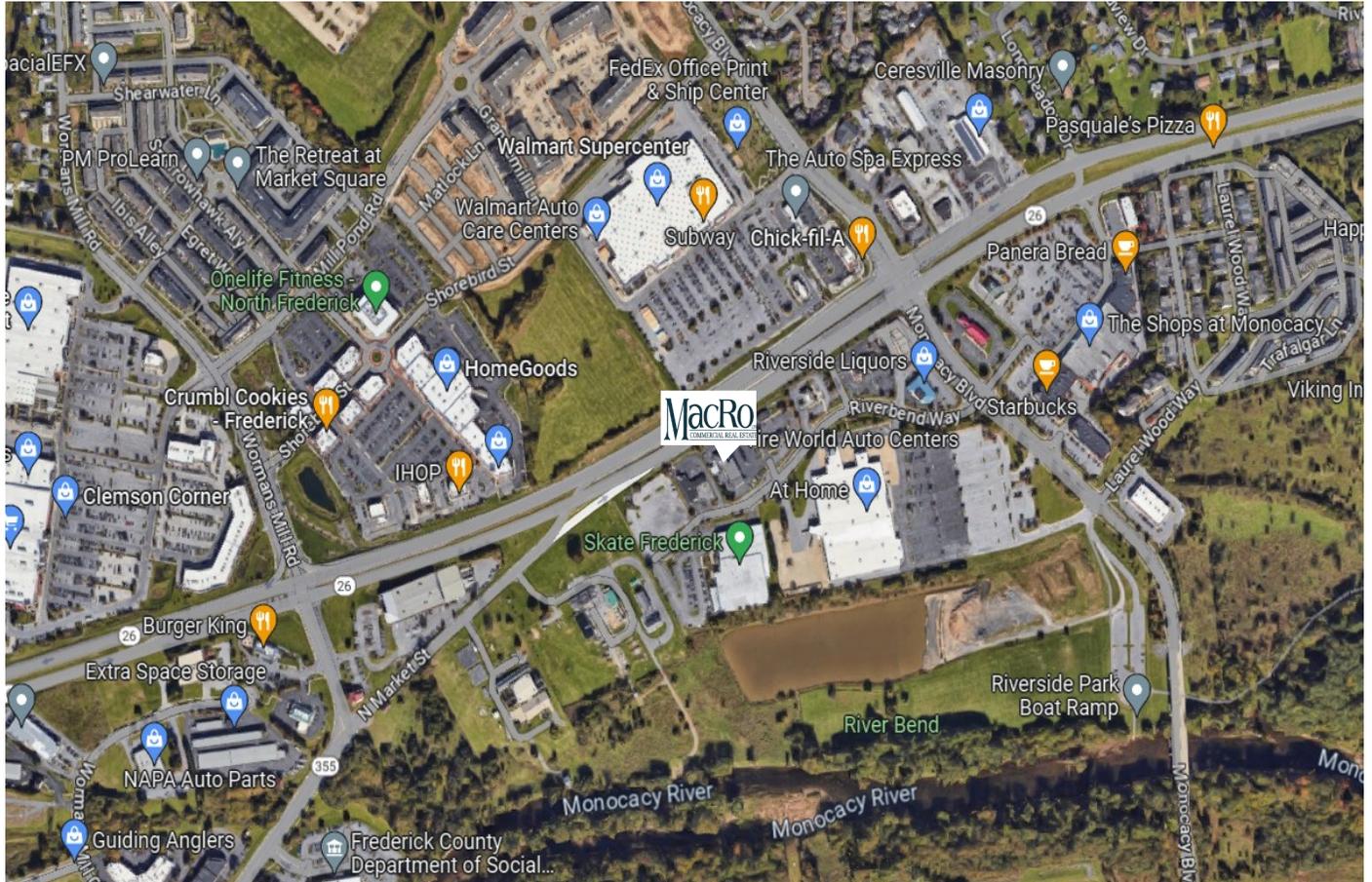
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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AERIAL

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PHOTOS

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