

FOR LEASE

\$15.84/NNN

195 Thomas Johnson Drive, Frederick, MD

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



Prime Space for Lease in Professional Office Building

This 5,000 SF first floor office suite is situated within the Frederick Research Park medical corridor. This office suite features numerous private offices, private bathroom, lots of windows, and a private entryway. Excellent access to regional and local highways, including Route 15, Route 26, I-70, and I-270, and surrounded by convenient restaurants, retail, and medical facilities.

PRESENTING

Location: 195 Thomas Johnson Drive, Frederick, Maryland

Legal: Tax Map 067B, Parcel 1132

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:

- 5,000 SF first floor office suite
- Surrounded by convenient restaurants, retail, and medical facilities
- Lots of windows
- Private bathroom
- Ample surface parking lot next to building

Utilities: Public water and sewer

Contact: Ashleigh Kiggans, Vice President
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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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ZONING

FOR LEASE 195 Thomas Johnson Drive, Frederick MD

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Frederick City Zoning – GC (General Commercial)

The GC 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.

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

- Accessory Apartments
- Hotel, Motel and Tourist Court
- Animal Care Services (including Grooming & Boarding)
- Animal Grooming (excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery (including Framing)
- Automobile Filling Station
- Automobile Parts or Accessories
- Automobile Sales & Services Center (Dealership)
- Automobile Sales Lot (New or Used)
- Bakery, Baked Goods Store
- Barber/ Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Boats and Marine Supplies
- Books, Magazines, Newspapers, etc.
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Heating, Air-Conditioning, Refrigeration
- Locksmith
- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen Not Otherwise Listed
- Business Machines / Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Carwash
- Cards, Stationary
- Caterer
- Commercial Use in Historic Buildings
- Construction Equipment: Sales, Service and Rental
- Convenience Stores, with or without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Store
- Discount Store
- Drugs and Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Sales)
- 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)
- Gun Sales
- Grocery Stores
- Handicraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Continued Next Page

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ZONING (Continued)

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- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- 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
- Photography Studio
- Picture Framing
- Professional Service Not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General and/or Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (with or without Engraving)
- Tailoring
- Tires, Batteries, Mufflers
- Tobacco Products
- Toys
- Truck Sales & Rental (over 1 Ton)
- Truck Wash
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Vehicle Services, Auto Repair Shop
- Vehicle Services, Truck (over 1 Ton) Service and Repair Shop
- Veterinary Clinic/Hospital without Boarding
- Veterinary Clinic with Boarding
- Video/DVD (Sales or Rental)
- Warehouse Clubs and Superstores
- Appliances, Assembly Production
- Construction Equipment, Assembly Production
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratory & Testing Offices in Conjunction with Scientific or Industrial Research and Development
- Printing, Bulk Photo Processing, Blueprinting Services
- Moving and Storage Facility
- Self Storage
- Storage Warehouse
- Trucking Offices & Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Golf Course and Club / Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Miniature Golf
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Skating Rink
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Church
- Funeral Home (with or without Crematorium)
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, over sixty 60 Feet 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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