

FOR LEASE

\$17.00/NNN

604 Solarex Court, Unit 201, Frederick, MD 21703



Condo Office Space for Lease!

Nicely laid-out medical/office space for lease in Frederick City! Property is on the 2nd floor of Centerpark Professional Center. This 3,648 SF space is conveniently located to all major highways. Minutes from Downtown Frederick. Plenty of parking for employees, clients, and patients. Unit is currently occupied by a Tenant. Will be available July 1, 2024.

Property Details

- Large waiting room
- Reception area
- 11 individual offices
- Double door entrance to suite
- In-suite restroom

PRESENTING

Location: 604 Solarex Court, Unit 202, Frederick, MD 21703

Legal: Tax Map 077D, Parcel 1121

Zoning: Frederick City: M1—The Light Industrial District (M1) is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.

Suite Size: Approx. 3,648 SF

Utilities: Electric, Gas, Water/Sewer

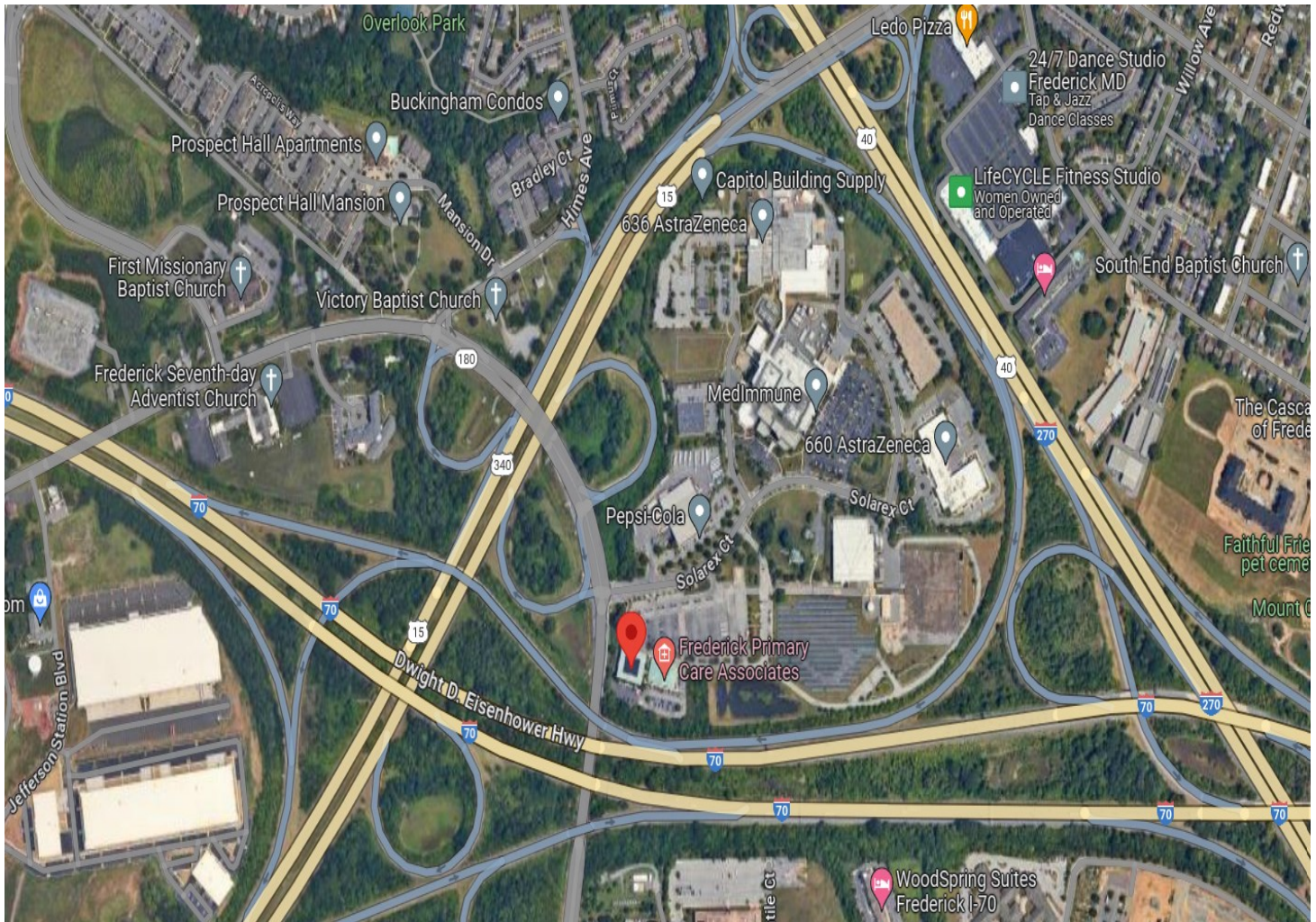
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

FOR LEASE 604 Solarex Ct., Unit 201, Frederick, MD 21703

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PHOTOS

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A detailed floor plan of a building, likely a school or institutional structure, showing various rooms and their dimensions. The plan is oriented with a north arrow pointing towards the top right. The layout includes a central corridor system connecting several rooms. Key features include:

- Top Section:** Three rooms at the top, each labeled with dimensions: 10×9 , 10×8 , and 9×15 .
- Right Side:** A vertical column of rooms on the right side, including a 10×9 room, a 10×9 room, and a 14×12 room at the bottom right.
- Central Area:** A large central area containing a kitchen (labeled "KITCHEN") and a dining area (labeled "DINING"). Adjacent to these are rooms labeled 9×9 and 8×10 .
- Left Side:** A vertical column of rooms on the left side, including a 10×8 room, a 14×8 room, and a 10×9 room at the bottom left.
- Bottom Section:** A large open area at the bottom, possibly a gymnasium or a large hall, with a staircase located near the bottom right corner.

The plan uses solid lines for walls and dashed lines for doors and openings. Dimensions are provided for most rectangular rooms.

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ZONING

FOR LEASE 604 Solarex Ct., Unit 201, Frederick, MD 21703



Frederick City Zoning – Light Industrial (M1)

The Light Industrial District (M1) is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone.

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 and Boarding)
- Automobile Filling Station
- Automobile Sales and Service Center (Dealership)
- Automobile Sales Lot (New or Used)
- Boats & Marine Supplies
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (with or 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
- Car Wash
- Commercial Use in Historic Structures
- Construction Equipment Sales, Service and Rental
- Electrical Systems Service
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Supply Sales)
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Restaurant, General and/or Fast Food
- Stone Monuments (with or without Engraving)
- Taxidermy
- Tires, Batteries, Mufflers
- 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
- Aircraft, Industrial Assembly Production
- Appliances, Assembly Production
- Automobile, Assembly Production
- Brick, Tile, Clay Products Manufacture
- Chemicals & Plastics Manufacturing and Processing
- Clothing, Cloth Goods Manufacturing and Processing
- Distilled Products, Manufacturing and Processing
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Fabricated Metal Products, Manufacturing and Processing
- Food & Beverage Manufacturing
- Glass, Ceramic Products, Manufacturing and Processing
- Infectious Waste Disposal Service
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- (Continued on next page)

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ZONING—Continued

FOR LEASE 604 Solarex Ct., Unit 201, Frederick, MD 21703



- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Laboratories, Testing, Manufacturing & Processing in Conjunction with Scientific or Industrial Research & Development
- Paint, Allied Product, Manufacturing and Processing
- Paper Product, Manufacturing and Processing
- Pharmaceutical, Cosmetic, Manufacturing and Processing
- Primary Metals, Foundries, Manufacturing and Processing
- Printing, Bulk Photo Processing, Blueprinting Services
- Solar Energy Products Manufacturing
- Textiles, Synthetic Fabrics
- Tools, Industrial Machinery, Mechanical Equipment
- Trucks, Trailers, and Other Vehicles, Industrial Assembly Production
- Vehicle Storage Yards (RVs, etc.)
- Wood Products
- Distribution Center, Freight Terminal
- Moving and Storage Facility
- Outdoor Storage of Construction Equipment, Generally
- Self Storage
- Storage Warehouse
- Storage Yards
- Trucking Offices and Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Conference Center
- Fairgrounds/Agricultural and Special Event Center
- Golf Course, Club & Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Park
- Reception Facility
- Public Safety (Police, Fire, Ambulance)
- Public Storage Yards, Shops, Maintenance Areas
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Bus Depot
- Heliport / Helistop
- Parking Lot, Parking Garage, Public/Private
- Truck Stop
- 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
- Agricultural Production & Support Functions, not Otherwise Mentioned
- Canning
- Commercial Kennel
- Dairy, Bottling
- Feed, Grain Mill
- Feed, Grain & Seed Sales
- Fertilizer Sales
- Greenhouse, Commercial
- Meat, Poultry Packing or Processing
- And More...

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