



For Lease

FREDERICK CORPORATE PARK

Frederick, MD



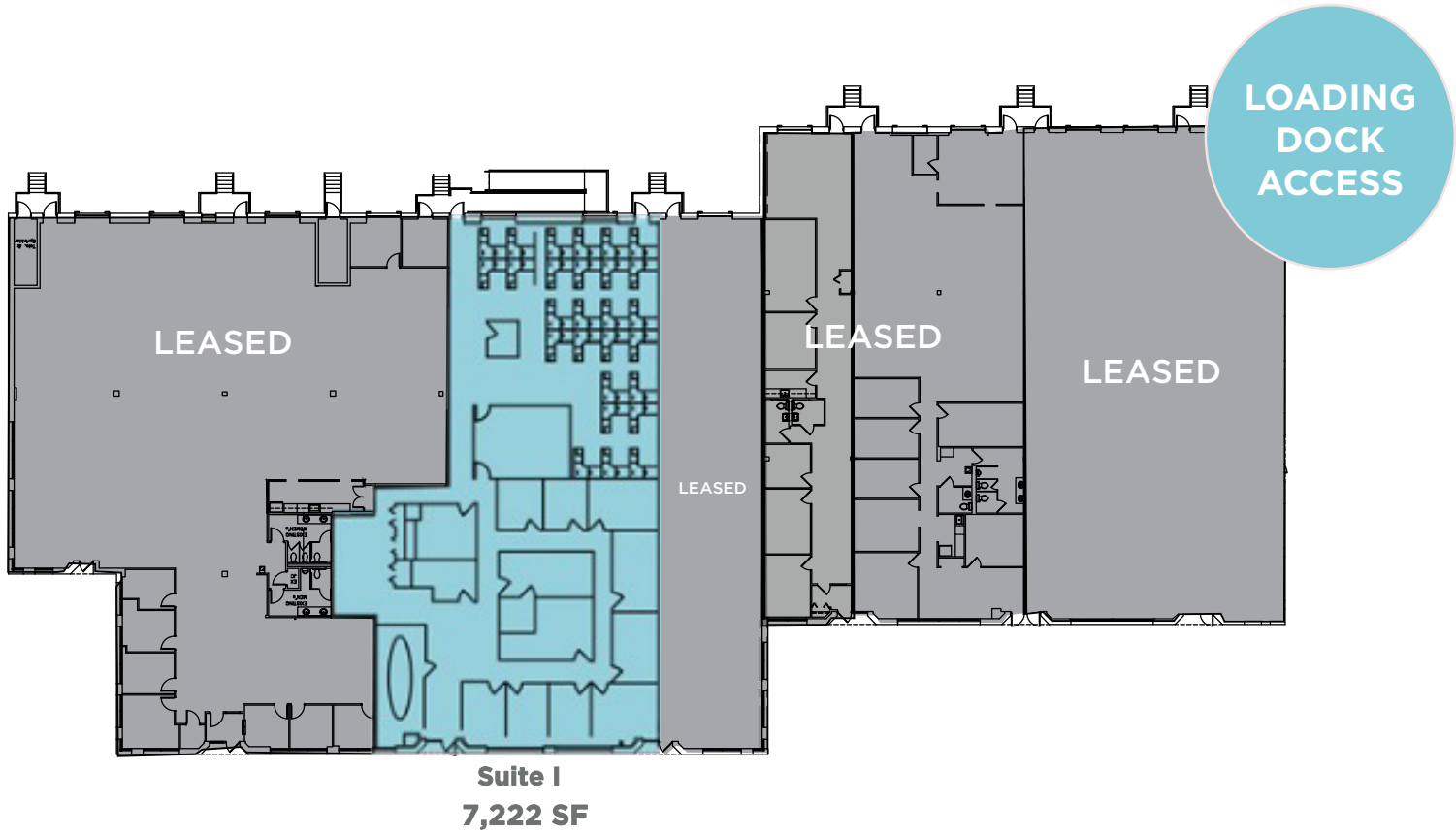
Features

- Lease Rate: \$14.50/SF NNN
- 440,000 SF consisting of 11 first class office and flex buildings
- 2 Full Building Opportunities Available
 - **49,748 SF (7445 Technology)**
 - **72,192 SF (7485 New Horizon)**
- Located just off I-270 and I-70 via Route 85 and Route 355
- Above average parking ratios
- Rear loading (Flex Buildings)
- 0% Core factor
- Multiple restaurants, hotels and retail within a 1 mile radius



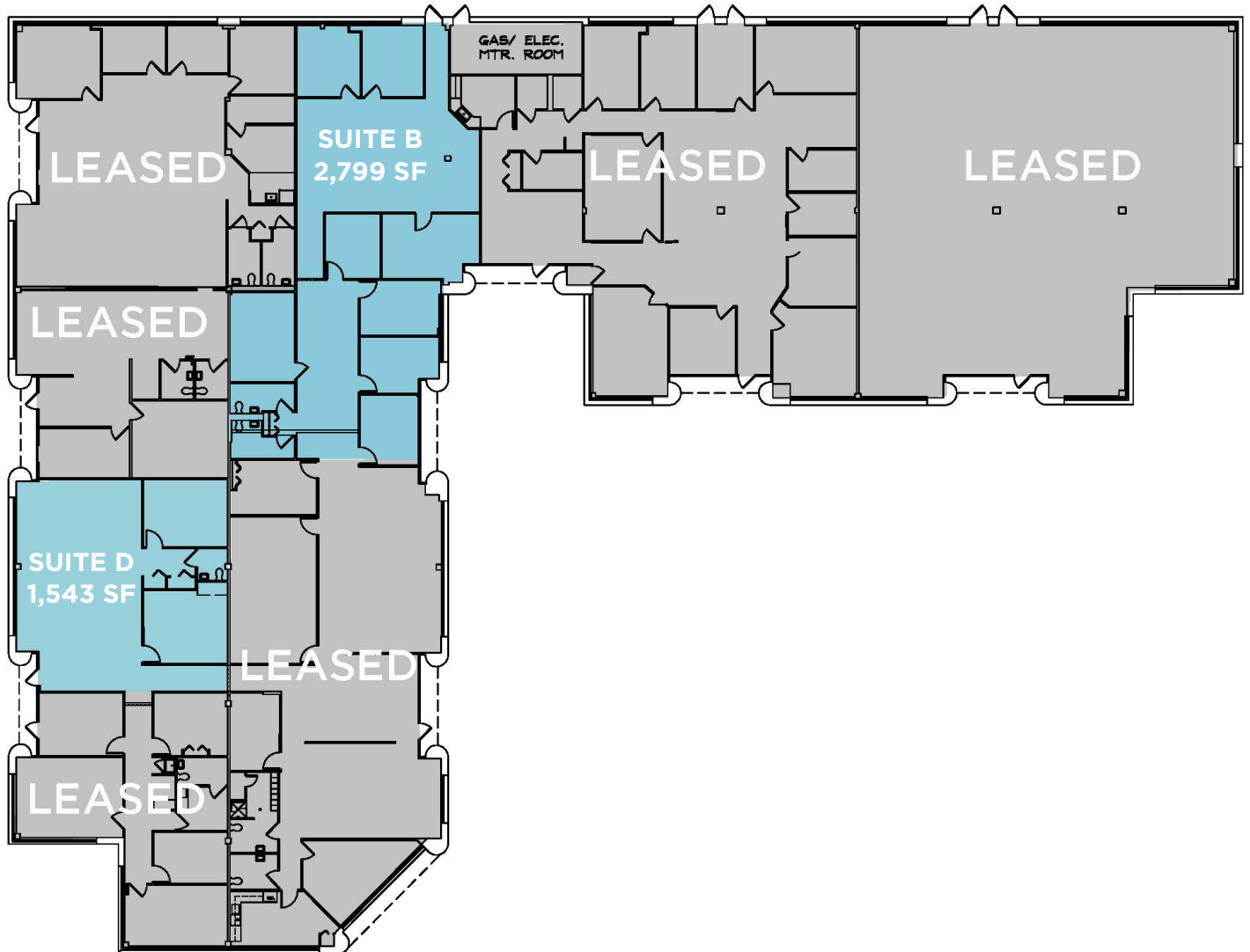
Floorplan

5303 Spectrum Drive



Floorplan

7470 New Technology Way

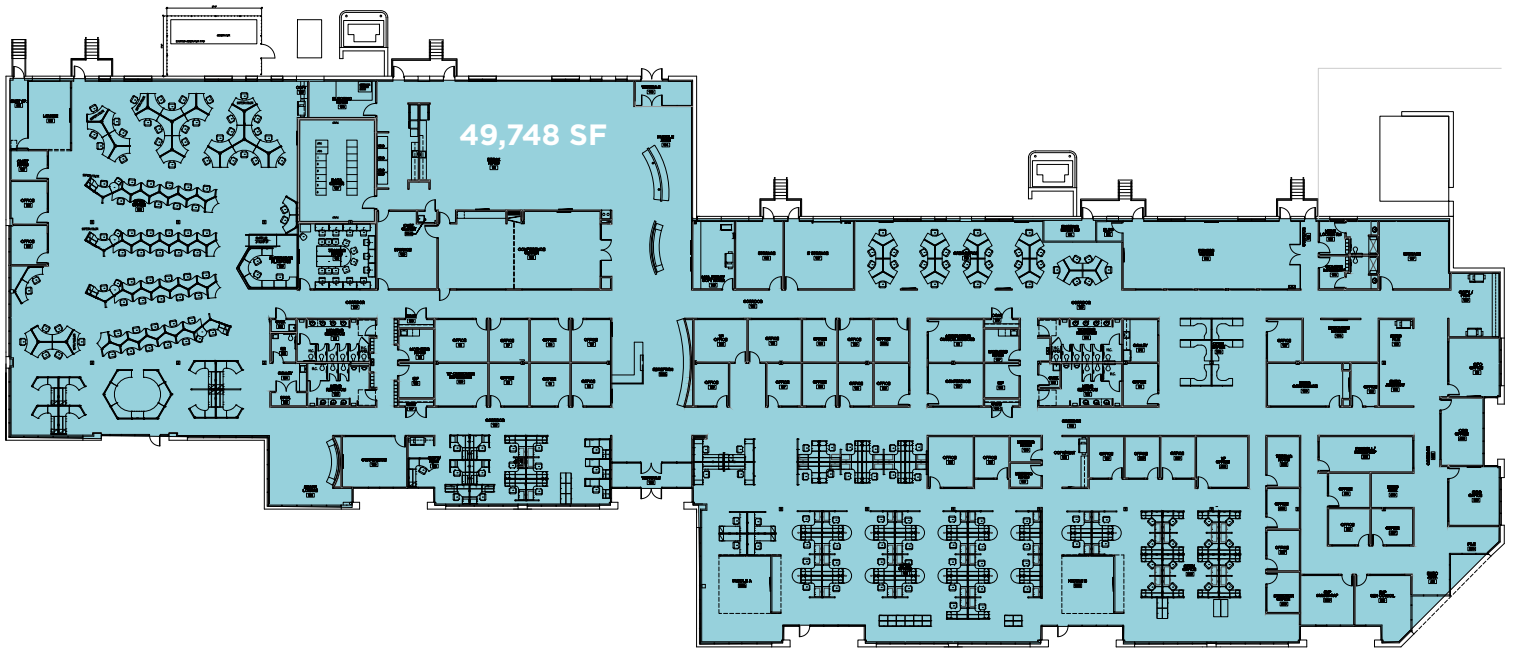


Floorplan

7445 Technology



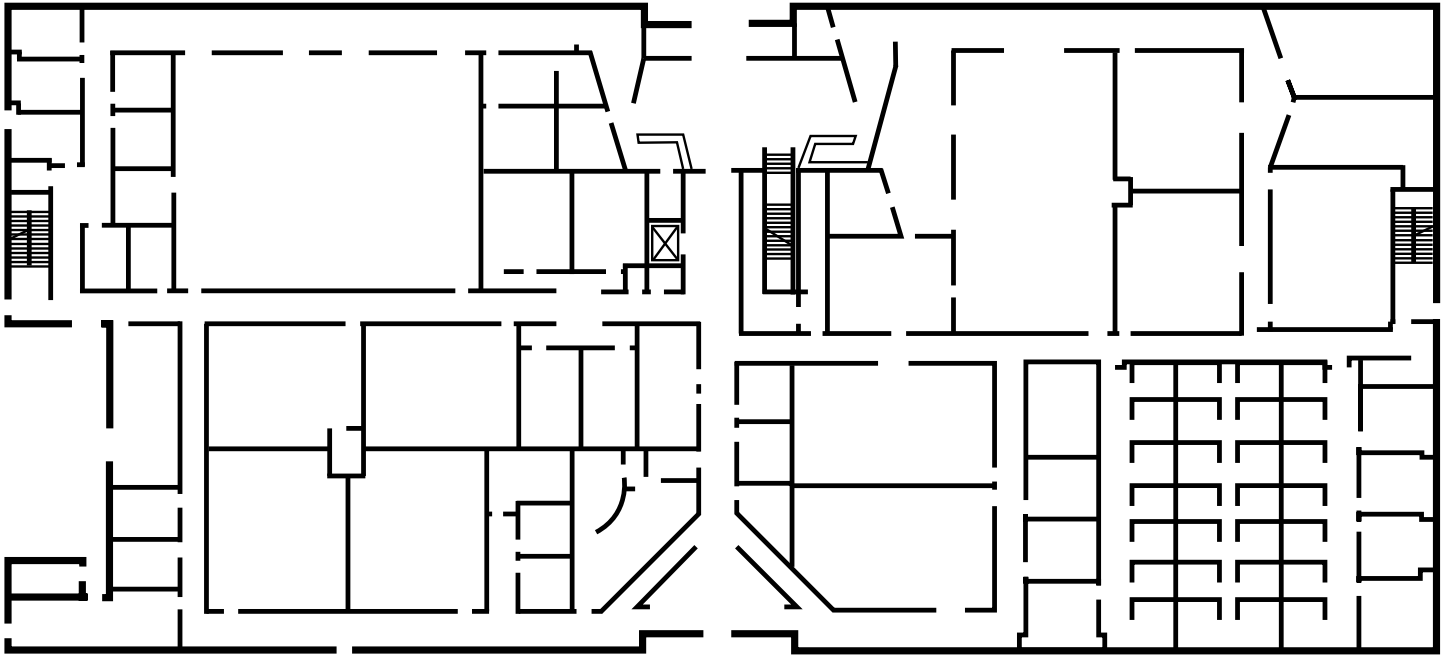
TOUR PROPERTY



Floorplan

7485 New Horizon (First Floor)

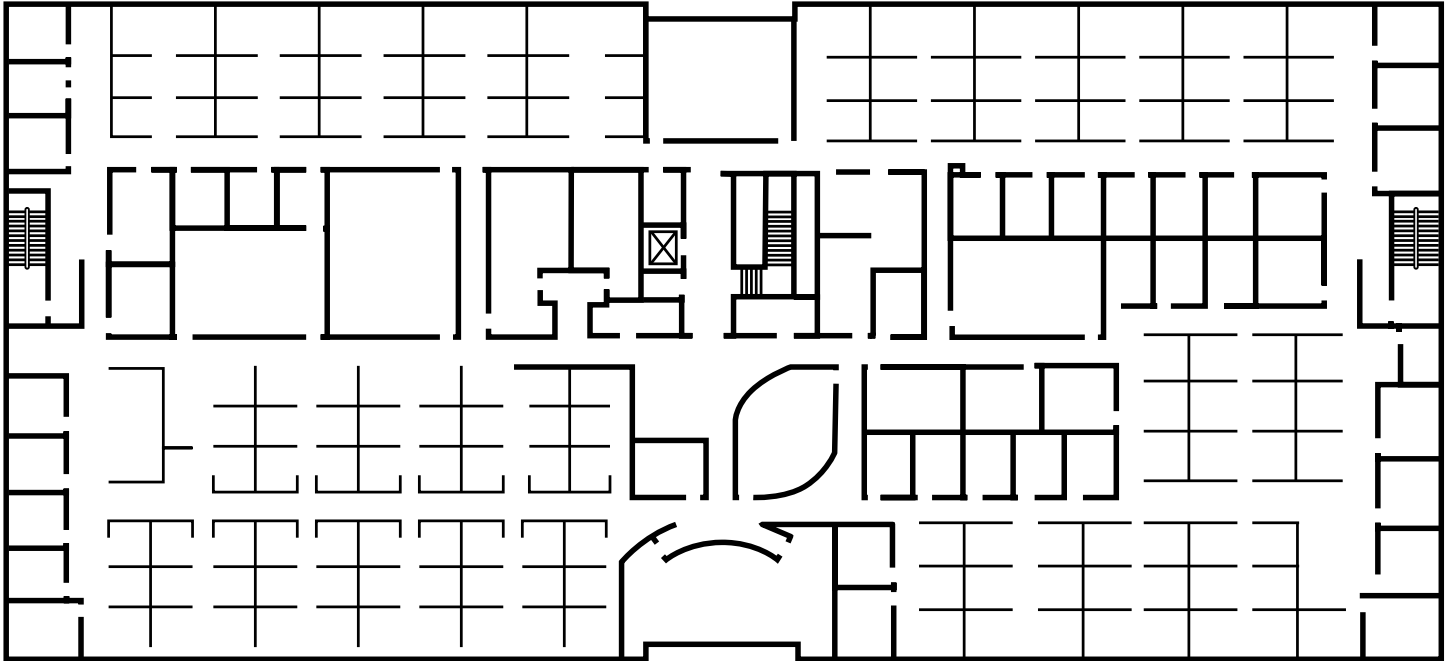
36,096 SF



Floorplan

7485 New Horizon (Second Floor)

36,096 SF



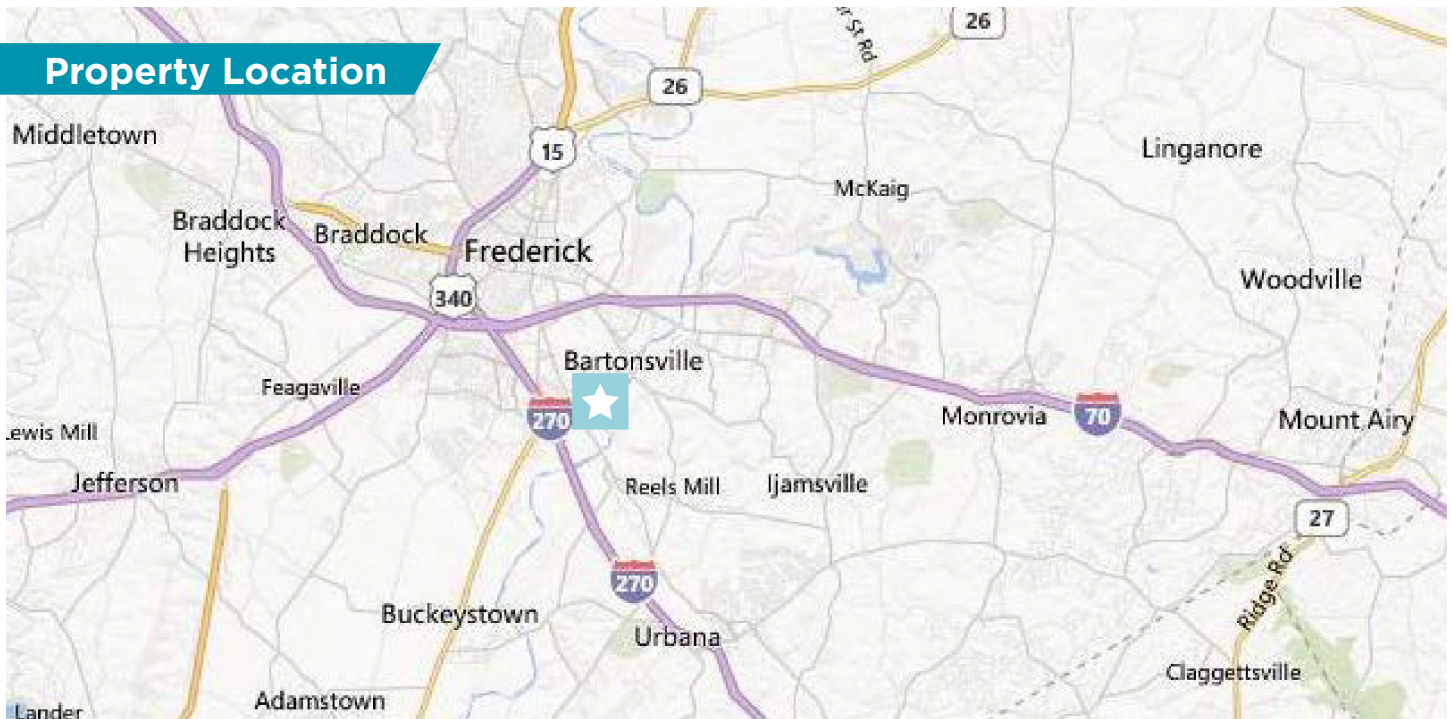
Floorplan

7450 New Technology Way

11,432 SF | SUITE B



Property Location



Property Site Plan



Amenities



- | | | |
|--------------------------------|-------------------------------|-------------------------------|
| 1. Uno Pizzeria | 15. Staples | 27. Five Guys |
| 2. Barley & Hops | 16. Panera Bread | 28. McDonald's |
| 3. PetSmart | 17. Party City | 29. Romano's Macaroni Grill |
| 4. Bed Bath & Beyond | 18. Red Robin | 30. TGIFridays |
| 5. Target | 19. Lowe's | 31. Starbucks |
| 6. The Home Depot | 20. May's Seafood | 32. IHOP |
| 7. Chick-fil-A | 21. Roasthouse Pub | 33. MOM's Organic Market |
| 8. Golden Corral | 22. FRANCIS SCOTT KEY MALL | 34. WESTVIEW PROMENADE |
| 9. BJ's Restaurant & Brewhouse | 70+ Retailers and Many | Panda Express, MOD Pizza |
| 10. Applebee's | Exceptional Dining Facilities | Jerry's Subs & Pizza |
| 11. Olive Garden | 23. Cracker Barrel | Matsutake Sushi & Steak |
| 12. Tilted Kilt Bar & Pub | 24. Silver Diner | Mediterranean Grill |
| 13. TJ Maxx | 25. Cicis | Wild Berries Bakery & Cafe |
| 14. Michaels | 26. Cafe Rio Mexican Grill | Regal Cinemas, Chipotle |
| | | Champion Billiards Sports Bar |



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