

# ASPEN RIDGE PROFESSIONAL CENTER

161 THOMAS JOHNSON DRIVE, FREDERICK, MD 21702



## OFFERING SUMMARY

Available SF:	2,000 - 4,200 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	7.72 Acres
Year Built:	2017
Building Size:	47,727 SF
Zoning:	PB - Professional Business

## PROPERTY OVERVIEW

The Aspen Ridge Professional Center was designed and built with the modern medical and office businesses in mind. The property has comfortable flow, high speed data, lots of natural light and beautiful landscaping. The suites that are available are new and have never been occupied leaving a one of a kind opportunity to design and build new office suites exactly as they should be to be productive and profitable while being efficient and supportive of a good work environment.

## PROPERTY HIGHLIGHTS

- Brand new Class A building
- Flexible suite sizes
- Minimum suite size - 2,000 square feet
- Maximum suite size - 4,200 square feet
- Local and experienced landlord to assist in space design and construction
- 4.2 parking spaces per 1,000 square feet
- High speed data
- Immediate availability



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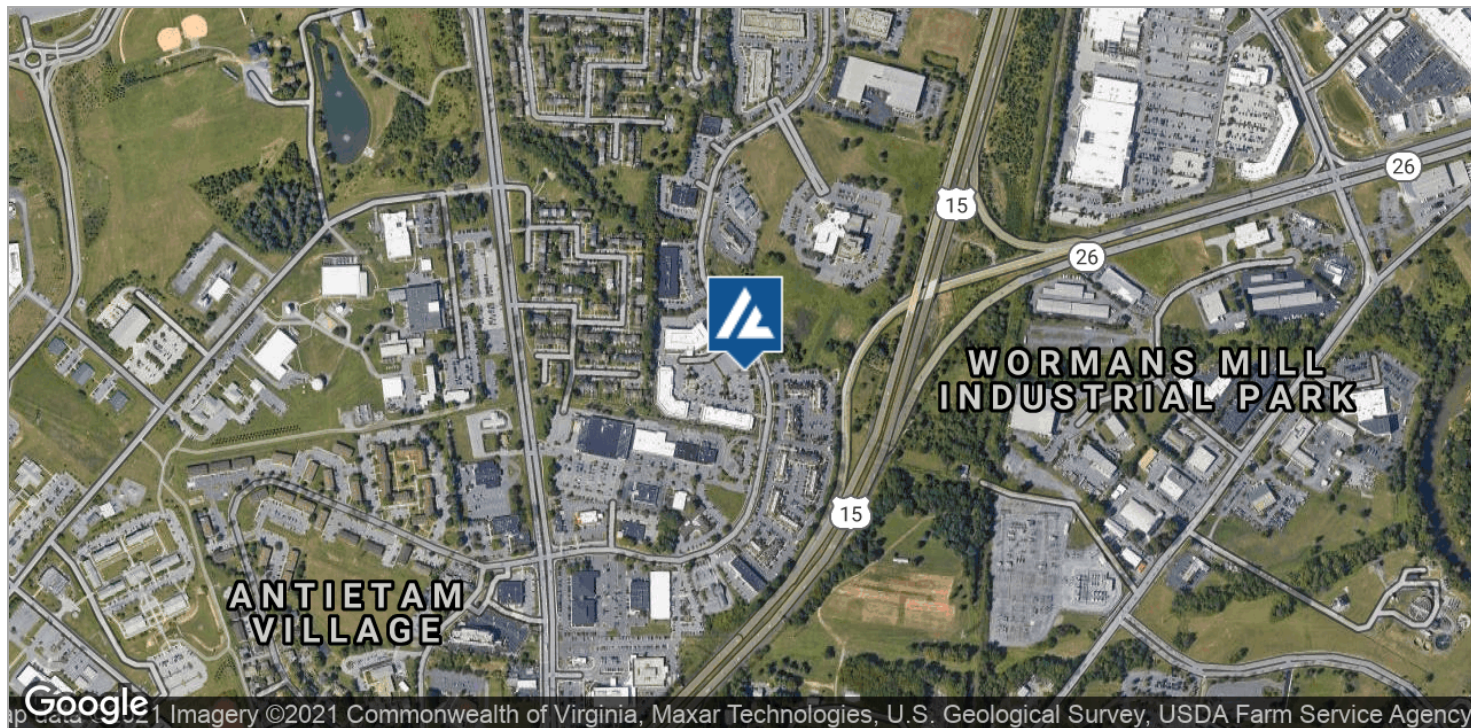
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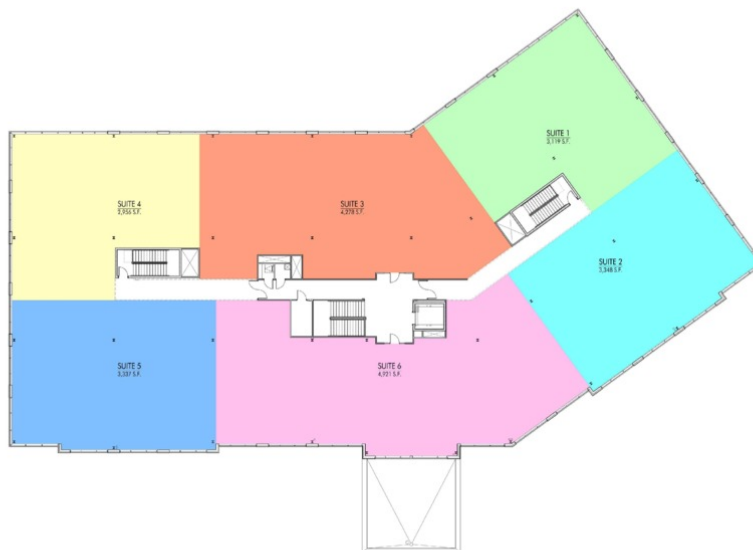
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