

FOR LEASE



JUSTIN AUSHERMAN

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MEDICAL / PROFESSIONAL OFFICE BUILDING

ASPEN RIDGE PROFESSIONAL CENTER

163 THOMAS JOHNSON DRIVE, FREDERICK, MD 21702

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OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	24,836 SF
Available SF:	2,674 - 5,348 SF
Lot Size:	7.72 Acres
Number of Units:	8
Year Built:	2016
Zoning:	Professional Business (PB)

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
- Minimum suite size: 2,674 square feet
- Maximum contiguous suite size: 5,348 square feet
- Private suite entrances right off the parking lot
- 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



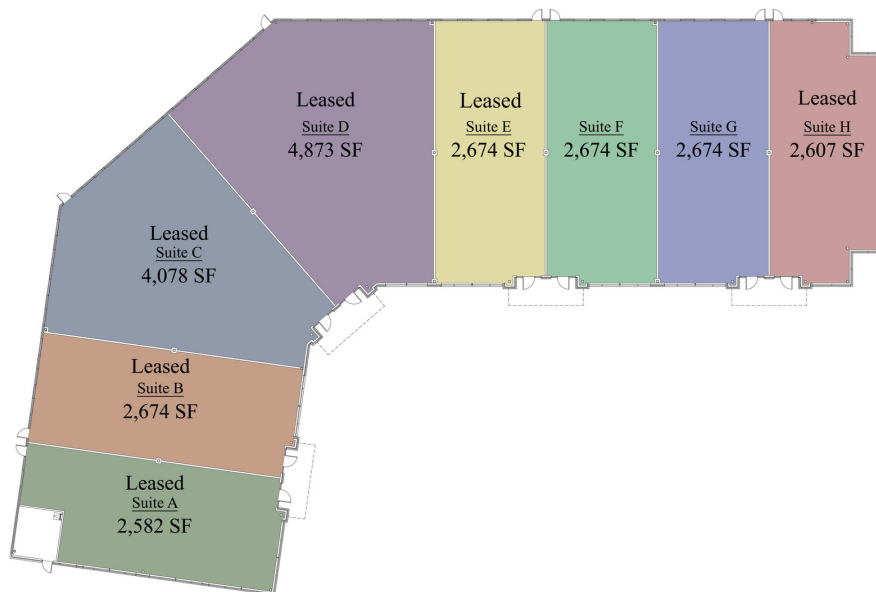
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