

# 7100 GUILFORD

7100 GUILFORD DRIVE, FREDERICK, MD 21704



## OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Building Size:	40,000 SF
Available SF:	2,000 - 20,000 SF
Lot Size:	3.35 Acres
Year Built:	2021
Zoning:	ORI
Market:	Frederick

## PROPERTY OVERVIEW

7100 Guilford is a new, Class A, Professional and Medical Office Building. The property was designed during the COVID pandemic and as such includes touchless or minimal touch features throughout including toe-kick elevator buttons. This is a must see office property designed, built, owned and managed by local real estate professionals.

## PROPERTY HIGHLIGHTS

- Brand new Class A building
- Flexible suite sizes
- Minimum suite size - 2,000 square feet
- Maximum suite size - 20,000 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
- Touchless features such as auto door openers and toe-kick elevator buttons



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### LOCATION OVERVIEW

7100 Guilford Drive is located at the intersection of Guilford Drive and New Design Road directly adjacent to the shopping center with Best Buy and WalMart. The property is situated along Route 70 with great highway visibility.



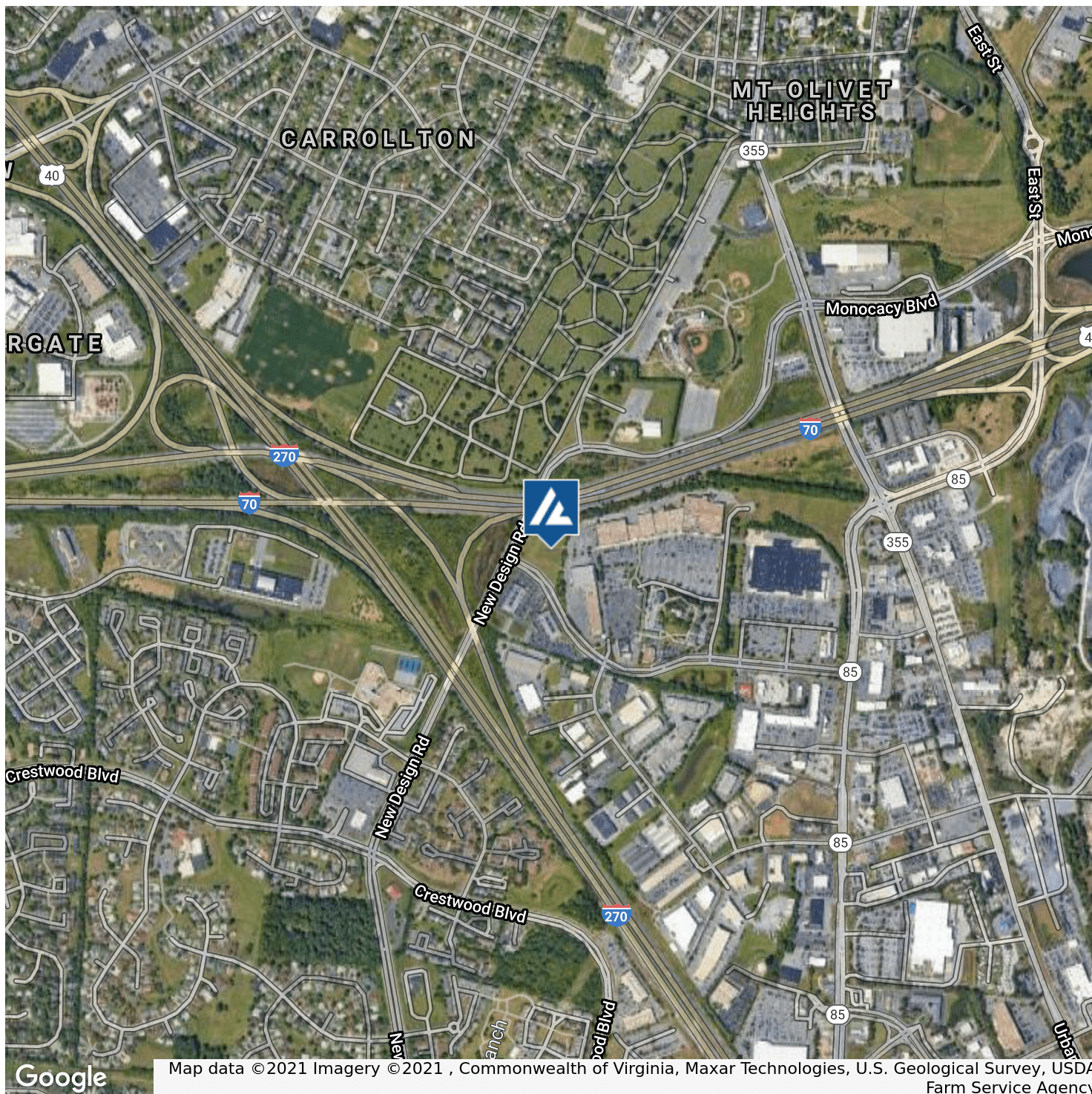
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