

Opportunity

Office Space

- Suite A: 13,036 sf
- Suite B: 3,800 sf
- Rate: \$16.00 PSF, Net of Cleaning

Highlights

- Great glass line
- Ample, free surface parking (4 per 1,000 sf)
- Building signage available
- Ideal location off of I-270 and Route 85
- Nearby Amenities include: Westview Promenade, Westview Corner, Francis Scott Key Mall, Riverview Plaza, Key Plaza, Frederick Crossing and Evergreen Square



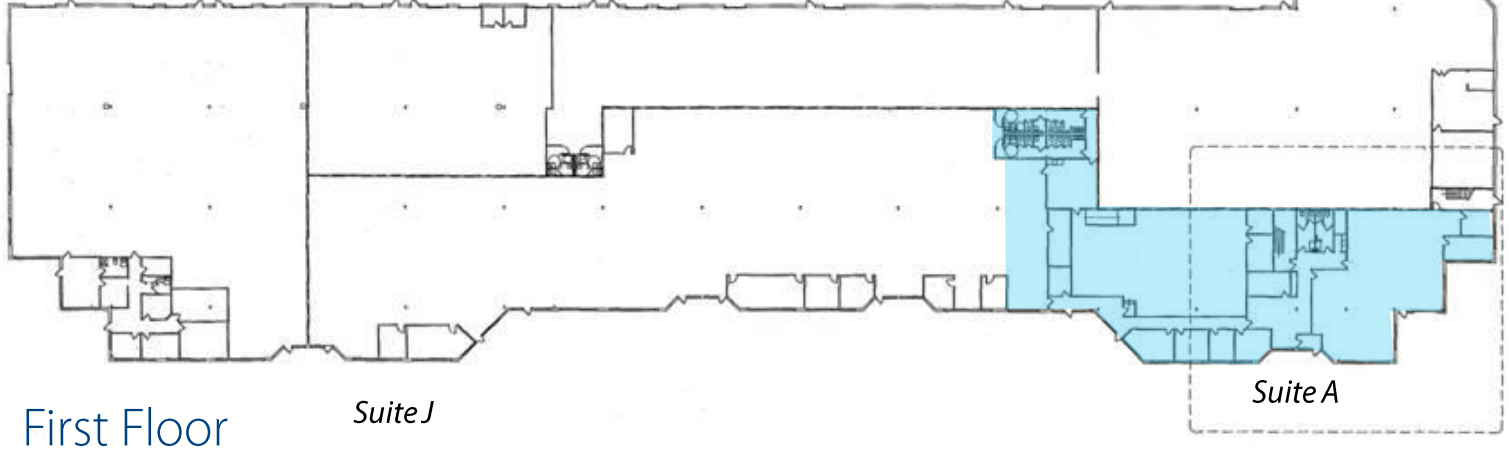
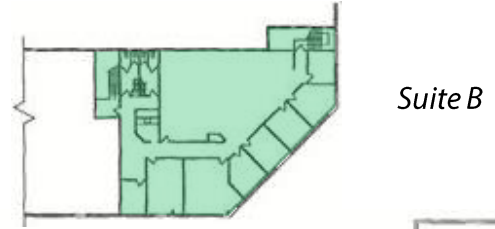
Partnership. Performance.

Tom Truxillo
Senior Vice President
D 301.417.1096
tom.truxillo@avisonyoung.com

11921 Rockville Pike, Suite 200
Rockville, MD 20852
T 301.948.9870
avisonyoung.com

FOR LEASE | 4845 Governor's Way, Frederick, MD

Second Floor



First Floor

Suite J

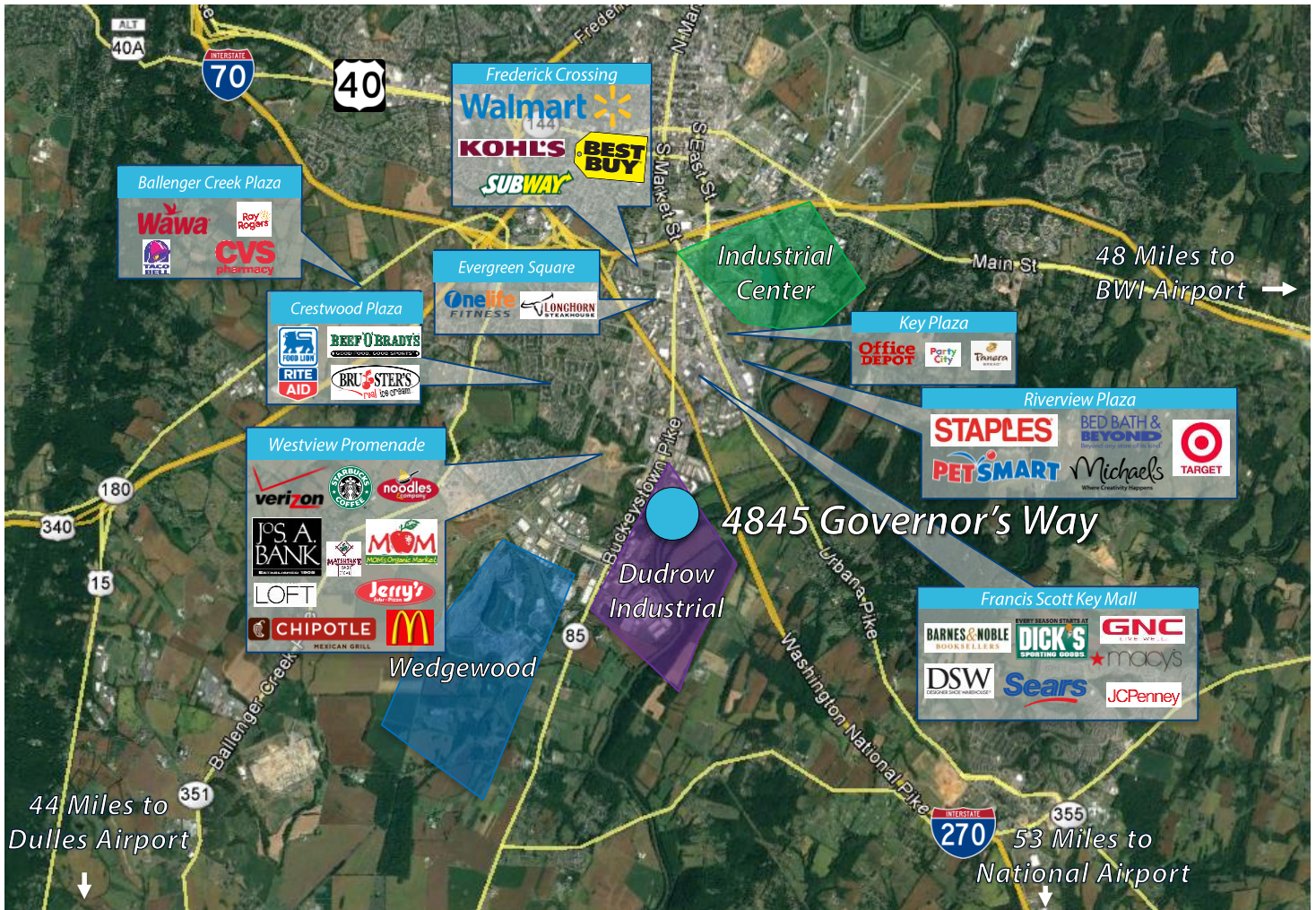
Suite A



Tom Truxillo
Senior Vice President
D 301.417.1096
tom.truxillo@avisonyoung.com

11921 Rockville Pike, Suite 200
Rockville, MD 20852
T 301.948.9870
avisonyoung.com

FOR LEASE | 4845 Governor's Way, Frederick, MD



Wedgewood

- SAIC
- FEMA
- Westat
- Prolist
- Music & Arts
- HHS
- Thermo Fisher
- KOHL
- Mattress Warehouse
- Wright MFG

Industrial Center

- Capital Lighting
- Colonial Sash & Door
- United Refrigeration
- Stultz Air Technology

Dudrow Industrial

- Vacine Research
- Iron Mountain
- Georgia Pacific

**AVISON
YOUNG**

Tom Truxillo
Senior Vice President
D 301.417.1096
tom.truxillo@avisonyoung.com

11921 Rockville Pike, Suite 200
Rockville, MD 20852
T 301.948.9870
avisonyoung.com