

### Opportunity

- Suite 100: 2,117 square feet

### Term

- 5 -10 year lease term

### Rental Rate

- \$16.50 psf, NNN (\$5.45 psf estimated operating expenses)

### Features

- Close to Frederick Memorial Hospital and other medical offices
- Easy access to Rt. 15 and I-270
- Close to new retail at Clemson Corner and Market Square featuring: Wegmans, Chipotle, Black Hog, Madrones, Music & Arts, Lowe's, Pier One and Sport & Health
- Existing tenants include: Dr. Ravi Yalamanchili Neurosurgery, American Red Cross, Frederick Foot & Ankle and Pivot



Partnership. Performance.

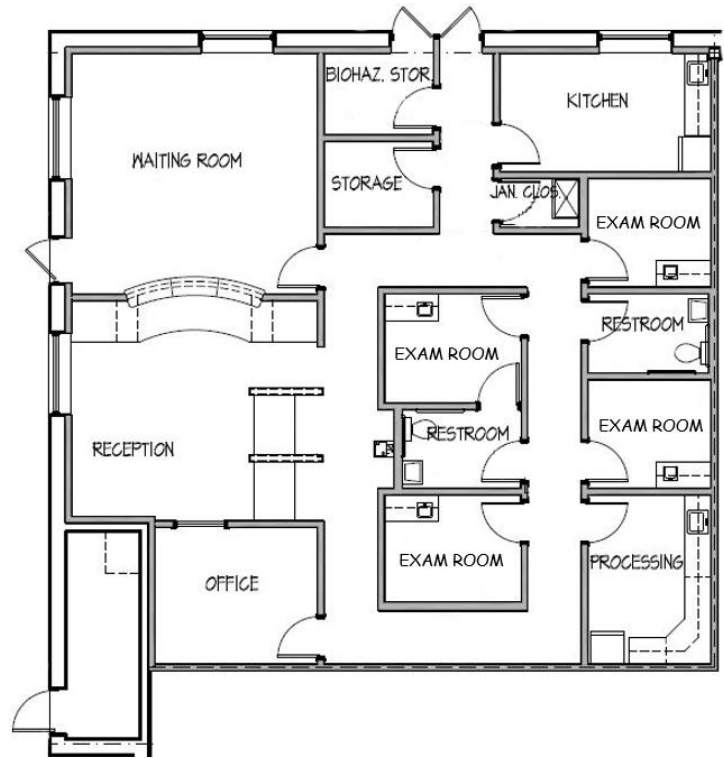


# FOR LEASE: 141 Thomas Johnson Drive, Frederick, MD

## Aerial View



## Floor Plan



## Location Map



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