



5203 Chairmans Court

BUILD TO SUIT

MEDICAL/OFFICE SUITES AVAILABLE FOR SALE

Sale Option

- \$255-\$285 psf with a building standard office/medical build-out provided by seller. All improvements will be provided by landlord's interiors division on an "open book" basis.
- 1,000 sf – 43,000 sf available
- Site plan approved, occupancy months from settlement. Minimum 10,000 sf to kick off building

Lease Option

- \$19.50, NNN (operating expenses est. at \$10 psf)
- Lease/purchase option available

Features

- 3 story 43,000 sf building in Westview
- Bucolic setting with walking trails adjacent to building
- Ample parking at 4/1,000
- Convenient access to I-270, I-70 and Route 15
- Abundant amenities within walking distance including Westview Promenade and more
- Signature "Class A" exteriors and interiors by Wormald Development



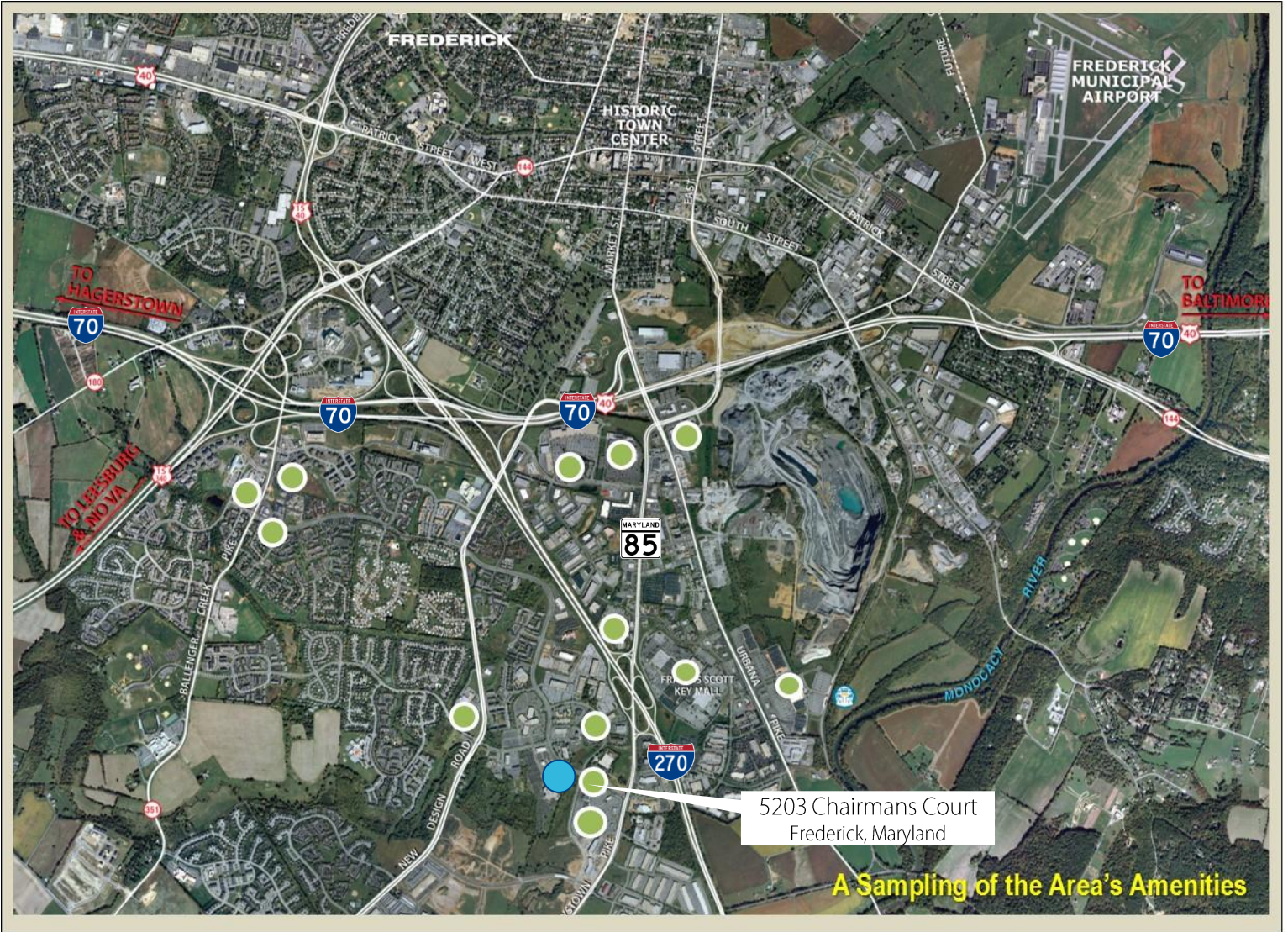
photo depicts existing building in Park

Partnership. Performance.

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FOR SALE OR LEASE: 5203 Chairmans Court, Frederick, MD

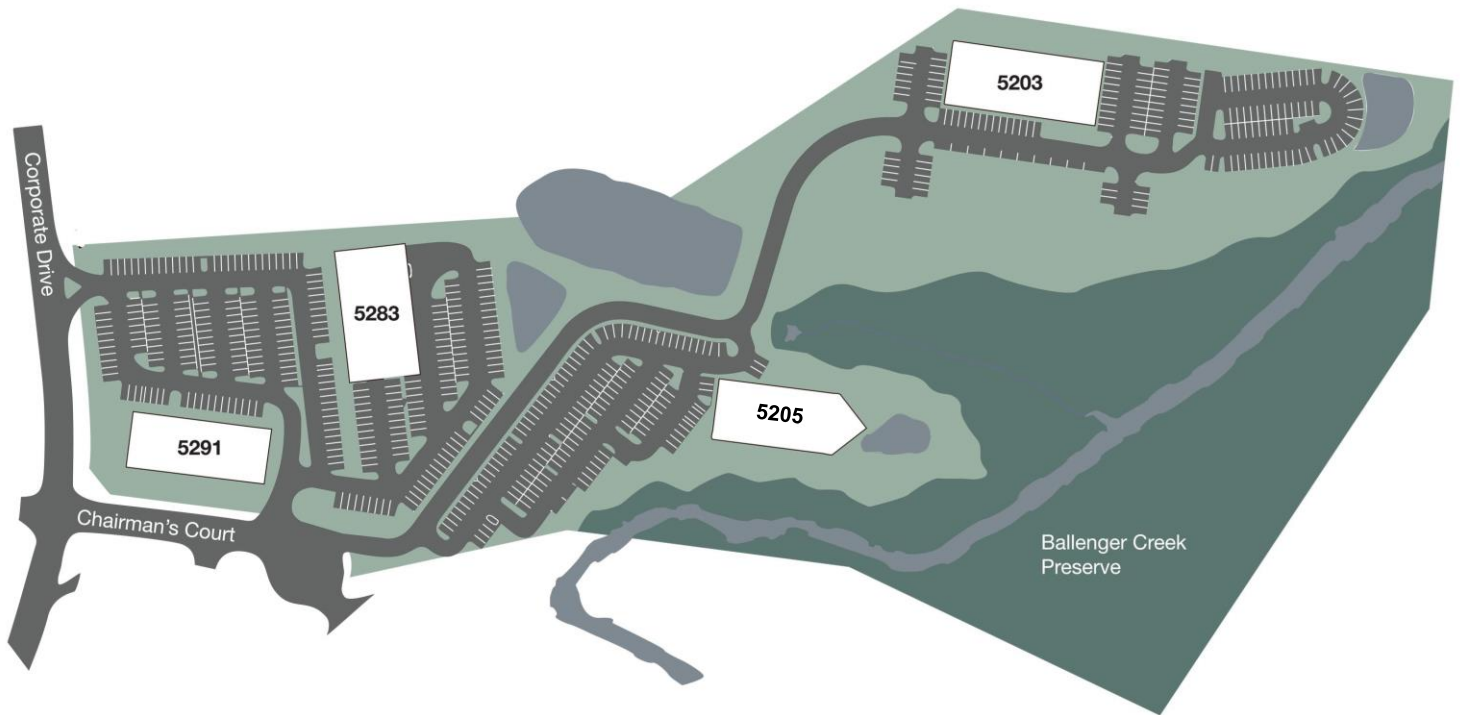


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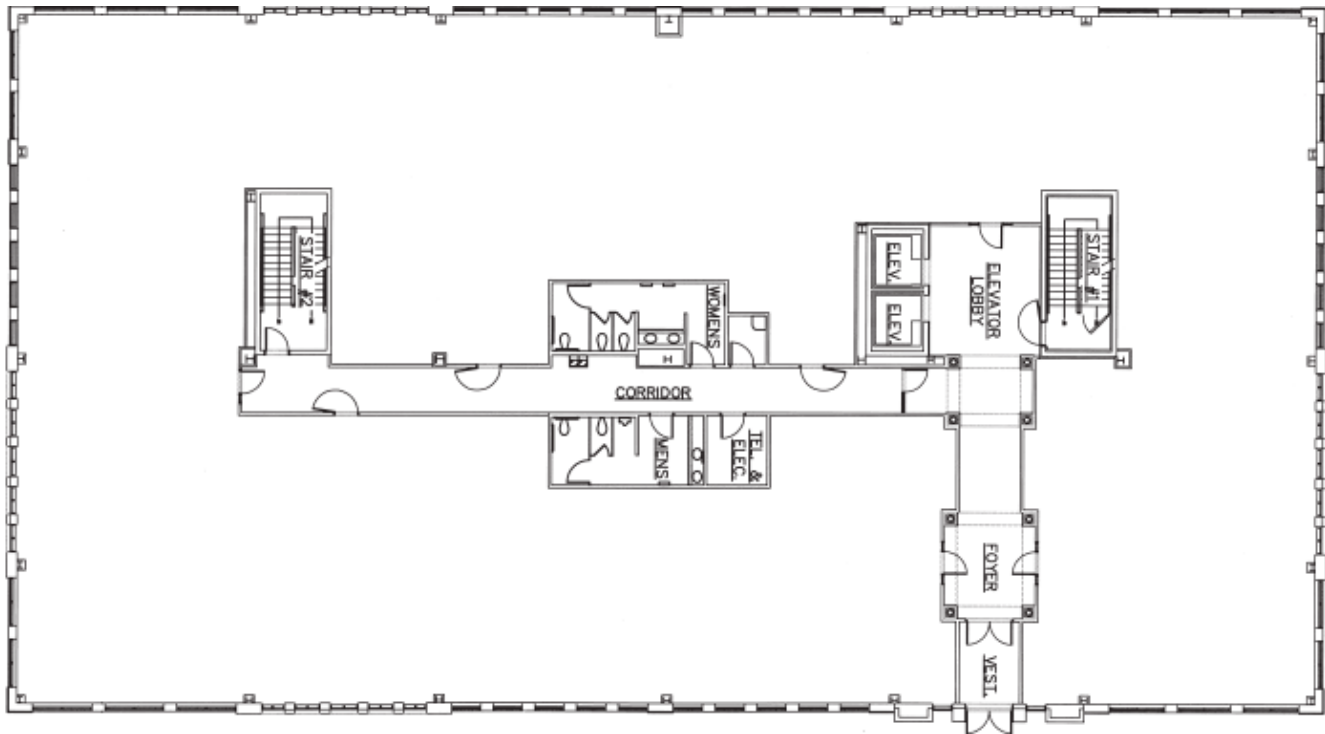
Site Plan

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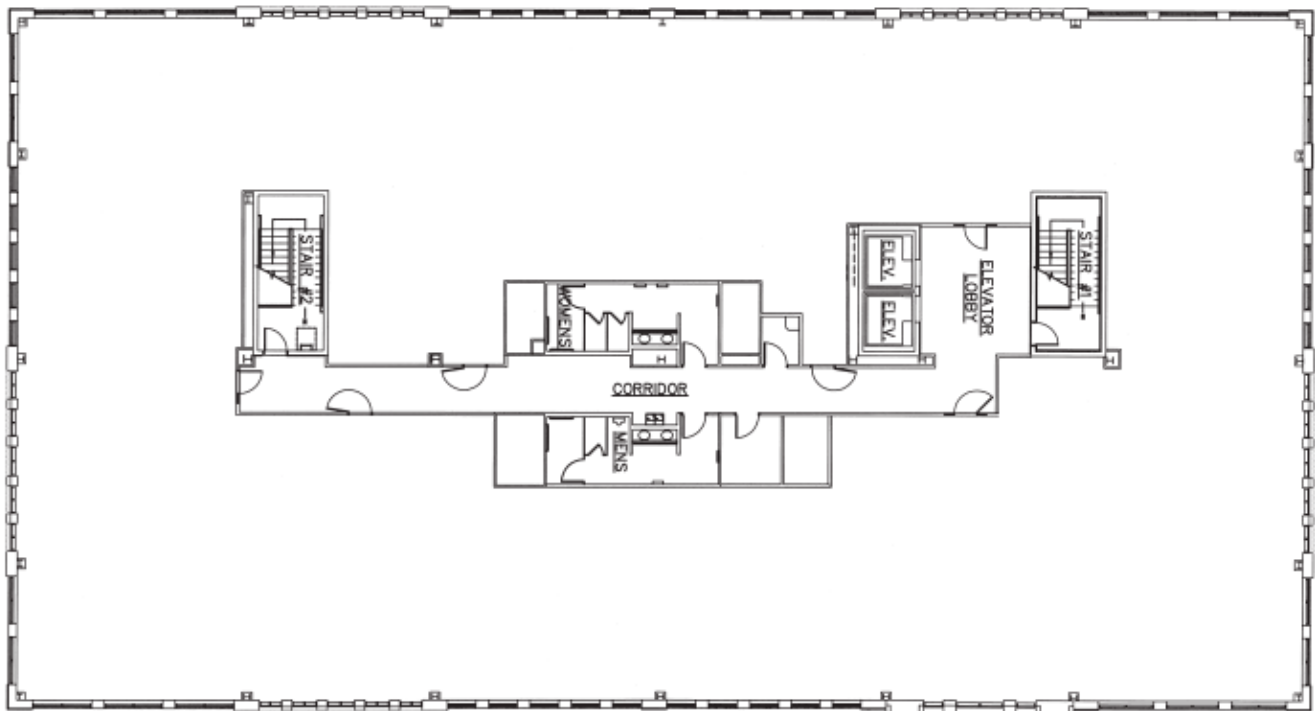
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First Floor Plan



Second and Third Floor Plan

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