

LEASE
\$18.50/SF/NNN

7,844± SF PROFESSIONAL OFFICE SPACE

70 Thomas Johnson Drive, Suite 100, Frederick, MD 21702



QUICK FACTS

TYPE	Office
LEASE PRICE	\$18.50/SF/NNN
TOTAL SF	7,844±
ZONING	PB (Professional Business, Frederick City)

PROPERTY HIGHLIGHTS

Multiple Private Offices / Reception Area / Open Area / Conference
Kitchenette / Breakroom / Ensuite Bathroom
Direct access to suite from parking lot
Fiber Optic Internet
Free Surface Parking
On Site Property Management
Busy Commercial Corridor Convenient to RT 15 / I70 / I270

Fitzgerald Realty Group, Inc. ("FRG") as exclusive representatives of the owner, is proud to offer 7,844± SF of professional office space for lease on well established Thomas Johnson Drive, the dominant office corridor in Frederick. The property is situated in a high traffic commercial corridor, convenient to RT 15 / I70 / I270, Fort Detrick, Frederick Health Campus, numerous restaurants and retail. This 7,844± sf of office space is ideal for a wide variety of users seeking a premier office experience including medical, professional, legal, tech, financial, government contractors and many more. Landlord occupies space on the second floor of the property, ensuring a first class tenant experience.

All information contained herein is deemed reliable, but not guaranteed.



Seamus Fitzgerald
Executive Vice President

☎ 301-787-4050
✉ seamus@frg.us
🌐 www.frg.us

Meagan Fitzgerald Romero
Senior Associate, Sales & Leasing

☎ 301-755-3818
✉ meagan@frg.us
🌐 www.frg.us

"Quality Real Estate Since 1976"

Fitzgerald Realty Group, Inc. | 8 E 2nd Street, Suite 101 | Frederick, MD 21701 | (301) 698-1080

EXECUTIVE SUMMARY

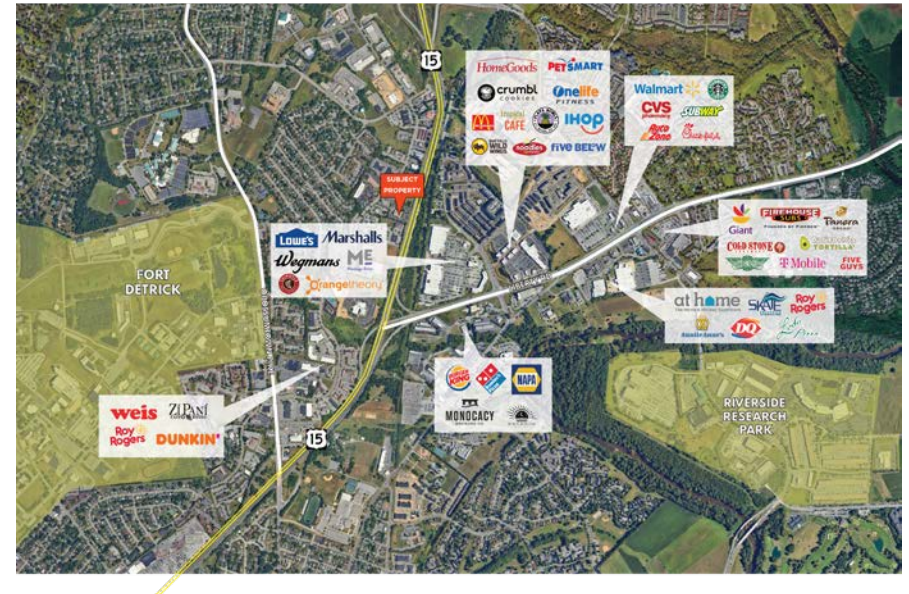
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Suite 100 at 70 Thomas Johnson Drive presents an exceptional opportunity for tenants seeking a turnkey office solution in one of Frederick's most established commercial corridors. Spanning 7,844± square feet, this professional office suite is designed to accommodate a wide range of uses, from medical and legal to technology and government contracting.

The suite's layout is both practical and professional, offering multiple private offices, a large open workspace, conference room, kitchenette, breakroom, and private restroom. Direct entry from the parking lot, fiber optic internet, and on-site property management ensure ease of access and efficient daily operations.

Located just minutes from Fort Detrick, Frederick Health Hospital, and major highways including I-70, I-270, and US-15, the property is well-positioned for businesses that value visibility, accessibility, and proximity to key institutions. The landlord's presence on the second floor reinforces a well-maintained, tenant-focused environment ideal for long-term occupancy.



MODERN OFFICE SUITE: Suite offers multiple private offices, open workspace, conference room, kitchenette, and ensuite bathroom



ON-SITE MANAGEMENT: Landlord occupies second floor, offering responsive local oversight and a professional environment



HIGHLY ACCESSIBLE LOCATION: Direct access to US-15, I-270, and I-70 with quick connectivity to Washington, D.C. and Baltimore



TECH-READY INFRASTRUCTURE: Equipped with fiber optic internet and modern office systems



ESTABLISHED OFFICE CORRIDOR: Situated on Thomas Johnson Drive, Frederick's premier professional and medical office destination



FLEXIBLE ZONING (PB): City of Frederick Professional Business zoning supports medical, tech, financial, legal, and government

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PHOTOS

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AMENITY MAP

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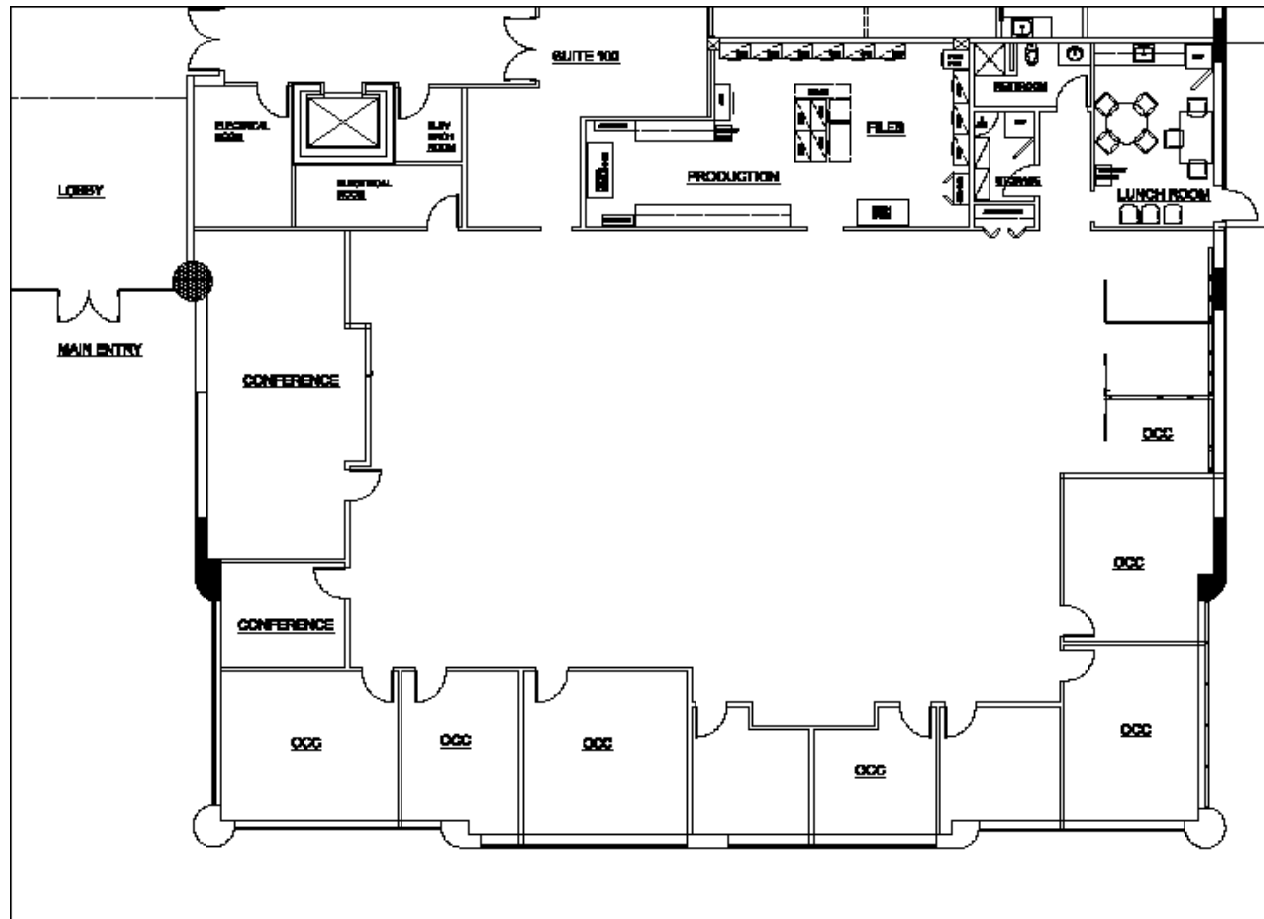
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FLOOR PLAN

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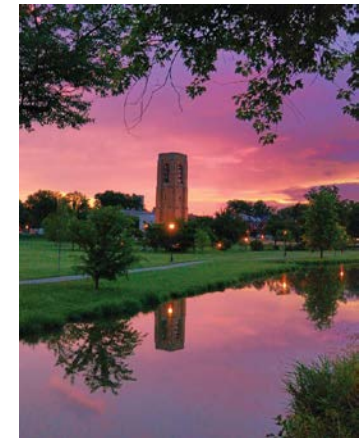
MARKET OVERVIEW

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Frederick, Maryland, is a vibrant and historic city located in the heart of the state, offering a rich blend of small-town charm and modern amenities. Known for its well-preserved 18th and 19th-century architecture, Frederick is a picturesque destination that draws both tourists and residents alike. The city's bustling downtown area is home to a variety of locally-owned shops, art galleries, and restaurants, making it a hotspot for dining, shopping, and entertainment. With its strategic location near major highways like I-70 and I-270, Frederick provides easy access to Washington, D.C., and Baltimore, making it an attractive destination for commuters and visitors alike.

Frederick's growing population and economic vitality create a prime opportunity for restaurant owners. The area boasts a diverse and dynamic community, with a strong local economy supported by industries such as biotechnology, manufacturing, and education. Additionally, Frederick is home to several universities and research institutions, further bolstering the local economy and providing a steady flow of patrons. With its thriving food scene, including a mix of established eateries and new culinary ventures, Frederick offers a welcoming environment for restaurateurs to tap into a food-loving customer base while enjoying the benefits of a community-focused, historic city.



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DEMOGRAPHICS

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2024 Summary	1 MILE	3 MILE	5 MILE
Population	8,461	65,885	131,045
Households	3,319	26,515	50,188
Families	2,138	16,081	31,920
Average HH Size	2.53	2.41	2.56
Owner Occupied Housing Units	2,380	17,360	33,072
Renter Occupied Housing Units	939	9,155	17,116
Median Age	39.4	39.7	38.1
Median HH Income	\$110,368	\$101,710	\$101,262
Average HH Income	\$142,073	\$134,409	\$130,222
2029 Summary	1 MILE	3 MILE	5 MILE
Population	9,658	72,938	142,449
Households	3,882	29,749	55,157
Families	2,455	17,959	34,943
Average HH Size	2.47	2.39	2.54
Owner Occupied Housing Units	2,532	19,570	36,983
Renter Occupied Housing Units	1,350	10,179	18,174
Median Age	40.1	41.2	39.5
Median HH Income	\$117,736	\$110,810	\$109,659
Average HH Income	\$158,803	\$151,827	\$147,576



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