

FOR SUBLEASE

Call for Details (NNN)

5340 Spectrum Drive, Suite H, Frederick, MD

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COMMERCIAL REAL ESTATE



Flex Space for Sublease in Premier Office Park

This attractive 9,267 SF flex space is situated in 270 Technology Park. Perfect for lab space or light distribution. Excellent access to regional and local highways, including Route 15, I-70, and I-270, 2 miles to downtown Frederick, and 2 miles to MARC train.

Property Details

- Energy efficient building
- Front and rear entrances
- 100% air-conditioned space
- Located right off I-270
- Ample surface parking 3.50 spaces/1,000 SF
- Numerous restaurants, shopping and hotels within

PRESENTING

Location: 5340 Spectrum Drive, Suite H, Frederick, MD 21703

Legal: Tax Map 0086, Parcel 0200

Zoning: Frederick County: LI—The Limited Industrial District is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

Utilities: Public water and sewer

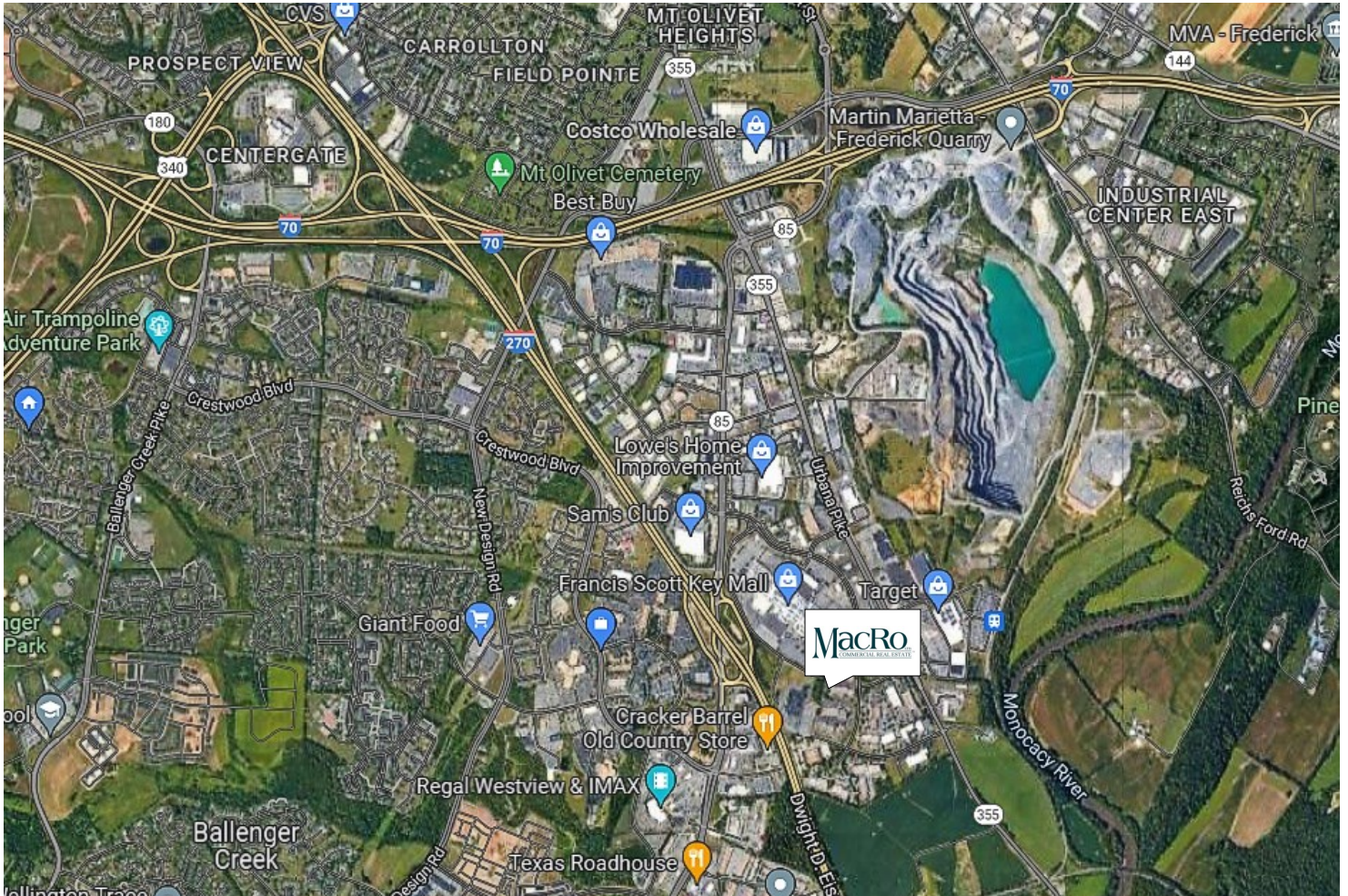
Contact: Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macro ltd.com

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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AERIAL

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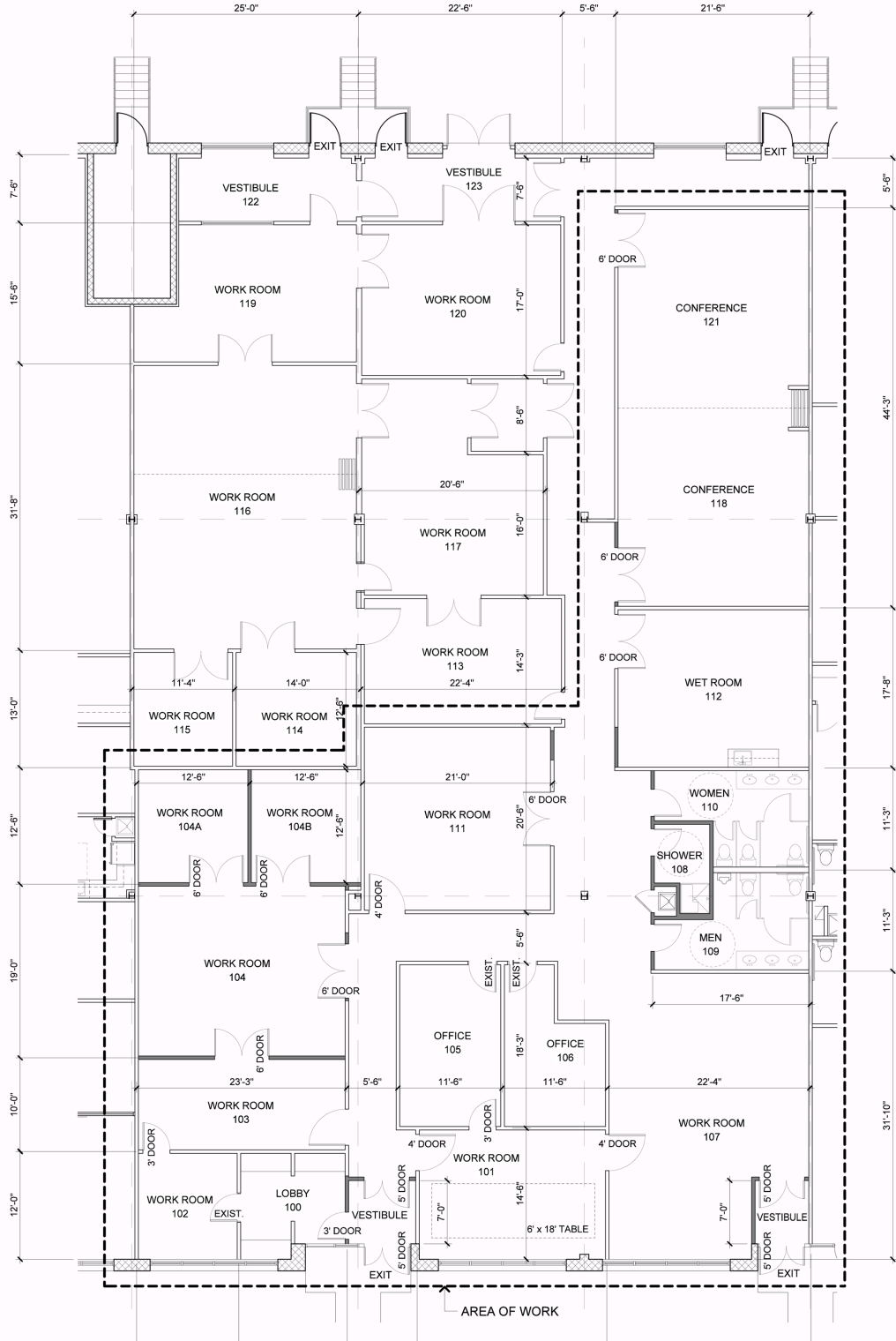
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FLOOR PLAN

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DEMOGRAPHICS



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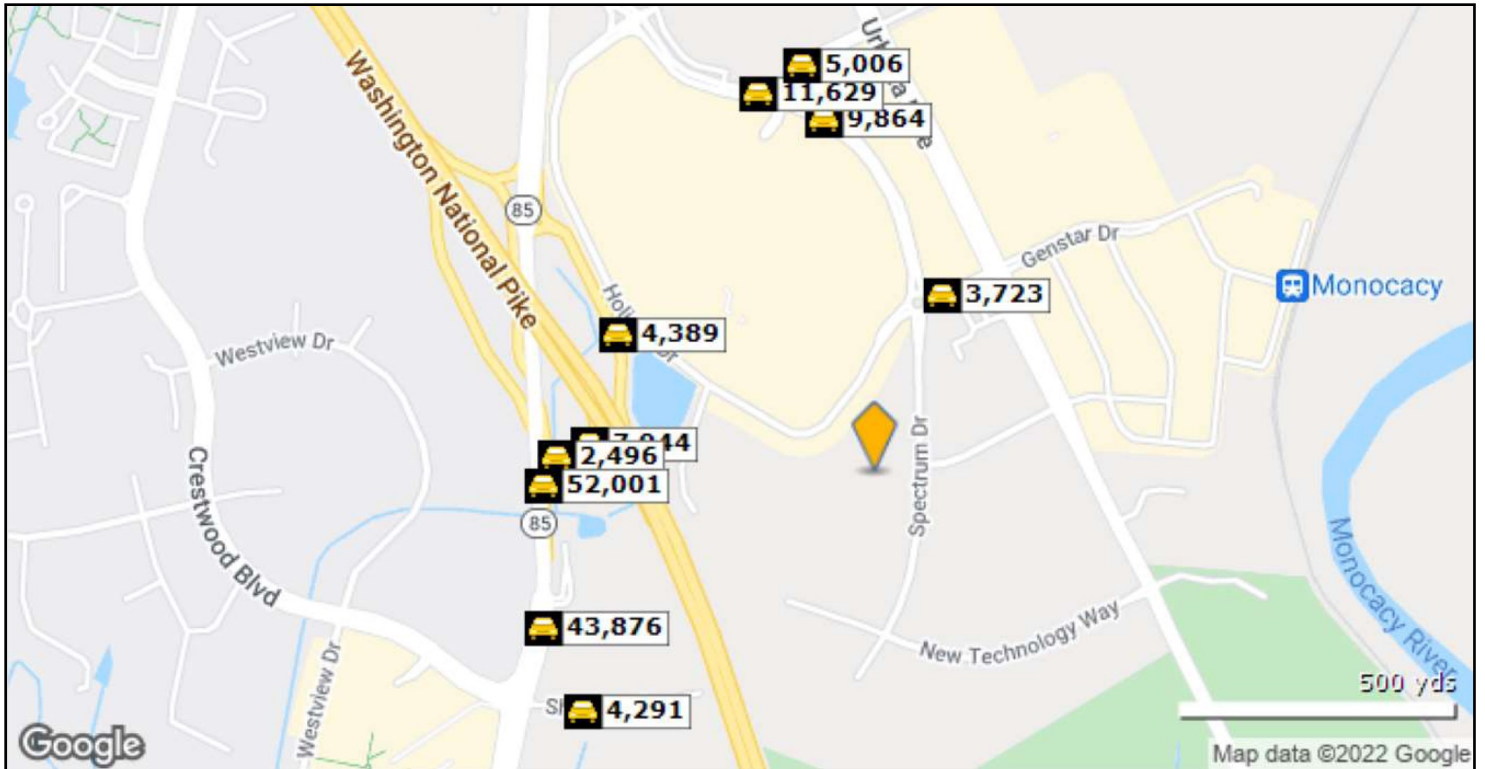
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|----------|--------|-----------|--------|-----------|--------|
| Population | | | | | | |
| 2026 Projection | 1,122 | | 48,064 | | 121,404 | |
| 2021 Estimate | 1,046 | | 44,215 | | 112,607 | |
| 2010 Census | 903 | | 34,578 | | 93,838 | |
| Growth 2021 - 2026 | 7.27% | | 8.71% | | 7.81% | |
| Growth 2010 - 2021 | 15.84% | | 27.87% | | 20.00% | |
| 2021 Population by Hispanic Origin | 178 | | 5,600 | | 18,765 | |
| 2021 Population | 1,046 | | 44,215 | | 112,607 | |
| White | 634 | 60.61% | 31,021 | 70.16% | 78,382 | 69.61% |
| Black | 275 | 26.29% | 8,070 | 18.25% | 19,875 | 17.65% |
| Am. Indian & Alaskan | 5 | 0.48% | 280 | 0.63% | 857 | 0.76% |
| Asian | 75 | 7.17% | 2,989 | 6.76% | 8,851 | 7.86% |
| Hawaiian & Pacific Island | 1 | 0.10% | 59 | 0.13% | 164 | 0.15% |
| Other | 56 | 5.35% | 1,796 | 4.06% | 4,479 | 3.98% |
| U.S. Armed Forces | 1 | | 112 | | 241 | |
| Households | | | | | | |
| 2026 Projection | 391 | | 18,954 | | 45,578 | |
| 2021 Estimate | 362 | | 17,449 | | 42,239 | |
| 2010 Census | 303 | | 13,898 | | 35,422 | |
| Growth 2021 - 2026 | 8.01% | | 8.63% | | 7.91% | |
| Growth 2010 - 2021 | 19.47% | | 25.55% | | 19.25% | |
| Owner Occupied | 222 | 61.33% | 11,150 | 63.90% | 27,036 | 64.01% |
| Renter Occupied | 140 | 38.67% | 6,298 | 36.09% | 15,203 | 35.99% |
| 2021 Households by HH Income | 362 | | 17,447 | | 42,239 | |
| Income: <\$25,000 | 41 | 11.33% | 1,614 | 9.25% | 3,769 | 8.92% |
| Income: \$25,000 - \$50,000 | 68 | 18.78% | 2,802 | 16.06% | 6,948 | 16.45% |
| Income: \$50,000 - \$75,000 | 54 | 14.92% | 3,011 | 17.26% | 6,678 | 15.81% |
| Income: \$75,000 - \$100,000 | 73 | 20.17% | 2,383 | 13.66% | 5,618 | 13.30% |
| Income: \$100,000 - \$125,000 | 59 | 16.30% | 2,480 | 14.21% | 5,617 | 13.30% |
| Income: \$125,000 - \$150,000 | 57 | 15.75% | 2,076 | 11.90% | 4,417 | 10.46% |
| Income: \$150,000 - \$200,000 | 8 | 2.21% | 1,781 | 10.21% | 4,564 | 10.81% |
| Income: \$200,000+ | 2 | 0.55% | 1,300 | 7.45% | 4,628 | 10.96% |
| 2021 Avg Household Income | \$80,965 | | \$103,280 | | \$111,199 | |
| 2021 Med Household Income | \$81,164 | | \$88,601 | | \$91,573 | |

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TRAFFIC COUNT

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| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|------------------|------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Holiday Dr | Spectrum Dr | 0.03 W | 2018 | 3,723 | MPSI | .20 |
| 2 | Technology Way | Holiday Dr | 0.14 NE | 2020 | 7,944 | MPSI | .30 |
| 3 | Buckeystown Pike | I- 270 | 0.10 W | 2020 | 4,389 | MPSI | .30 |
| 4 | Buckeystown Pike | I- 270 | 0.16 N | 2020 | 2,496 | MPSI | .33 |
| 5 | Buckeystown Pike | I- 270 | 0.19 N | 2020 | 52,001 | MPSI | .34 |
| 6 | Spectrum Dr | Lowes Ln | 0.05 NW | 2018 | 9,864 | MPSI | .38 |
| 7 | Buckeystown Pike | Crestwood Blvd | 0.08 S | 2020 | 43,876 | MPSI | .38 |
| 8 | Shockley Dr | Buckeystown Pike | 0.06 W | 2018 | 4,291 | MPSI | .39 |
| 9 | Spectrum Dr | Lowes Ln | 0.03 E | 2018 | 11,629 | MPSI | .42 |
| 10 | Lowes Ln | Spectrum Dr | 0.04 SW | 2018 | 5,006 | MPSI | .44 |

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ZONING

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Frederick County Zoning – Limited Industrial District (LI)

The Limited Industrial District (LI) is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Apiary
- Agritourism Expertise
- Nursery Retail and Wholesale
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Motel, Hotel
- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Sales and/or Processing
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Clinic
- Office Business
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Airports, Public
- Fairground
- Shooting Range/Club - Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private and/or Commercial Use
- Child Care Center/Nursery School
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric Substation
- Borrow Pit Operations
- Recycling Pickup and Distribution Centers
- And more...

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