

SALE/LEASE

 Frederick County, MD

OMEGA CENTER 11

7320 EXECUTIVE WAY | FREDERICK, MARYLAND 21704

AVAILABLE

Unit C: 26,003 sf
subdividable in 5,000 sf increments

BUILDING SIZE

43,876 sf

ZONING

LI (Limited Industrial)

TRAFFIC COUNT

17,451 AADT (Buckeystown Pike/Rt. 85)

RENTAL RATE

\$14.50/sf, NNN

HIGHLIGHTS

- ▶ Class A office park, with numerous corporate users nearby
- ▶ Highly accessible off I-70 and Buckeystown Pike
- ▶ Available for occupancy Summer 2023
- ▶ Locally owned and operated
- ▶ Open and enclosed offices w/ multiple conference rooms, kitchen, coffee station, built-in reception area
- ▶ Loading area with additional punch outs available
- ▶ Ideal for owner user



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ADDITIONAL PHOTOS

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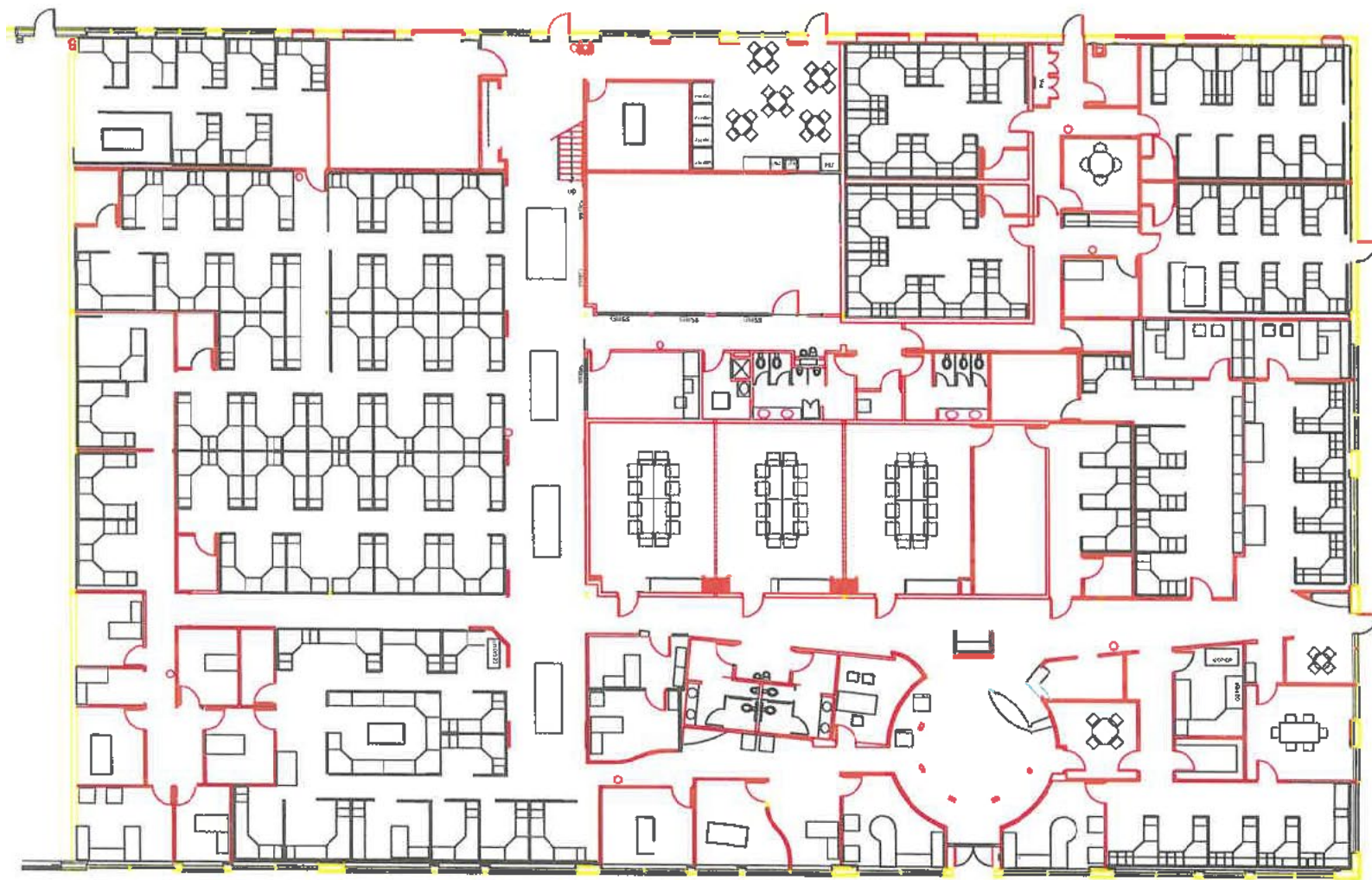


SALE/LEASE

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FLOOR PLAN

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BIRDSEYE

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