

# Creekside Plaza Class A Office Suites

50 Citizens Way | Frederick | MD |

VCRE.CO



Fantastic Location in the City of Frederick. Direct access to Carroll Creek Linear Park & Business District, Creekside Plaza Building with covered Skywalk to Parking Garage. These office suites offer magnificent views surrounded by restaurants, specialty retail and banking.



Office: 240.367.9600 | Fax: 240.668.6822 | 1845 Brookfield Ct. | Frederick, MD 21701

Justin Saltzman

301.639.5894 mobile

Justin@vcre.co

240.367.9600



# 50 Citizens Way

Frederick, MD 21701

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Year Built: 2007

Price: \$18 Plus NNN

Zoning: Downtown Commercial Residential (DB) The DB district is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

Possible usage under zoning (permitted) includes, but not limited to:

Art Gallery, Dance/Music Studio, Financial Services, Offices, business and professional, photography Studio

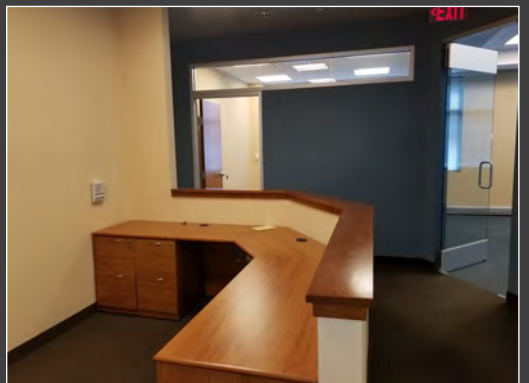
Bakery



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## Presenting

### 50 Citizens Way Creekside Plaza

#### 3 SEPARATE OFFICE SUITES AVAILABLE

**Suite 202:** Large office space with 8 separate offices, Kitchen, Conference Room and Reception Area. Only office suite in the building with a Private Bathroom. Unit size 2,732 SF.

**Suite 203:** Great office space with shared break area. Unit size +/- 2,000 SF.

**Suite 403:** New carpet and freshly painted. Very Large unit could be spilt into second unit. Unit size 3,878 SF.

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## Zoning

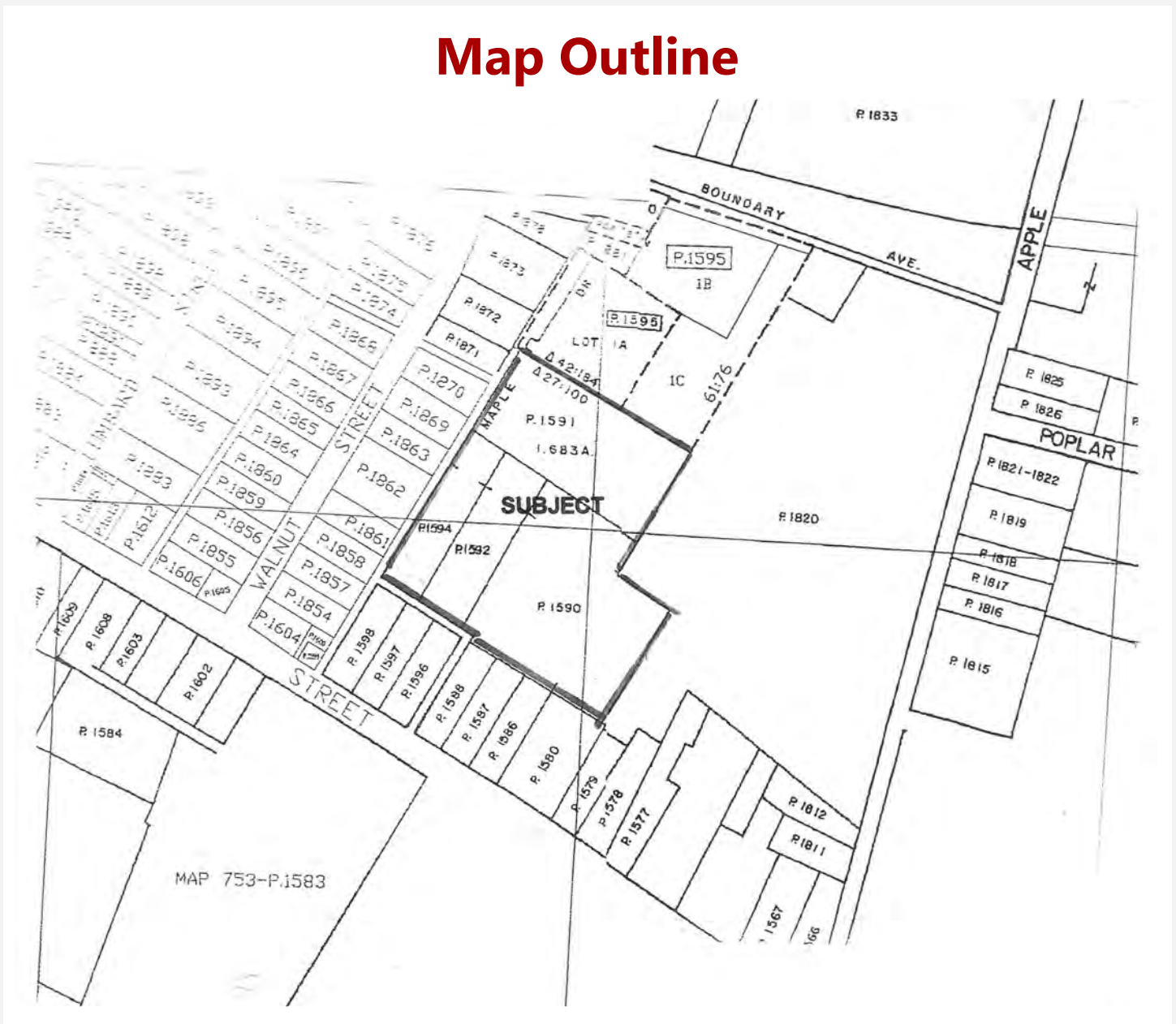


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# Map Outline



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## Map



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