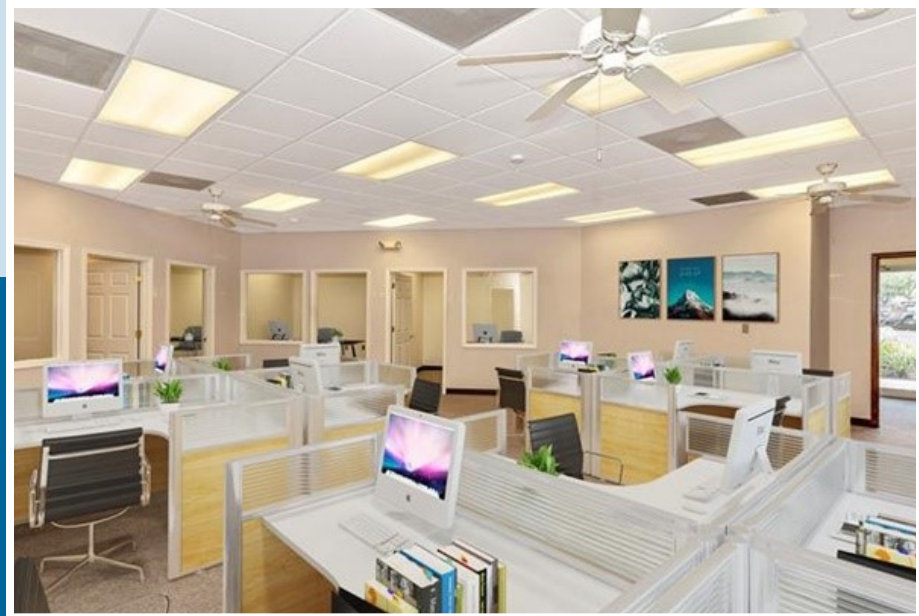


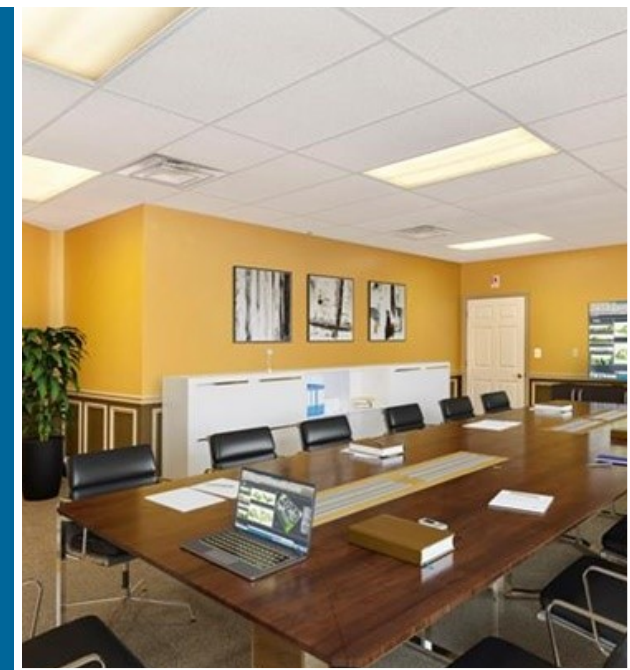
YELLOW SPRINGS PROFESSIONAL CENTER OFFICE CONDO

INVESTMENT SALE

100 TUSCANNY DRIVE
SUITE B-1 UNIT #3
FREDERICK, MD 21702



Tremendous investment opportunity and exceptional value to purchase this large 3 level Professional Office Condo, fully leased with a 3 year tenant in place. Lowest price per square foot in Frederick. This condo features 2,007 SF on the 1st floor with a reception area, a very large open central work area surrounded by 4 private offices, a conference room (or 5th office), a large kitchen, and private HCA bathroom. Upstairs on the second floor you will find the private 589 SF space(2nd level has potential to expand 778 SF). Downstairs on the 1,888 SF walk-out terrace level there is an additional large conference room, 2nd large office, 2nd bathroom, small work area, a dedicated server room with server boards & T-1 line in place, utility room with sink that could be a 2nd kitchen/break-room, separate storage room, and access to the outside serene dedicated Forest Conservation Area. with a small patio. This unit has full front & rear facades and beautiful wooded views. It is separately- metered, has a security system and includes copious parking--44+ spaces. The common area is professionally managed. Yellow Springs Professional Center owner/occupants include medical, insurance and government professional. Excellent location next to Ft. Detrick, large residential areas, shopping centers, restaurants, pharmacy, day care center and financial institutions; and within minutes to Frederick Memorial Hospital, courthouse, airport, hood college and historic downtown Frederick. Main entrances off Yellow Springs Road and Rosemont Ave. Superior access to Interstates 70 & 270 and Routes 15, 40 & 340. Offered at \$699,999.



PICTURES STAGED TO SHOW OPTIONS

Call Tony "C" (301) 471-8669