



**EXCLUSIVE OFFERING  
FROM CPG**

**411 Aviation Way, Frederick, MD**

Office Investment Sale / User Opportunity  
Qualified Opportunity Zone / HUB Zone



RELATIONSHIP  
DRIVEN  
REAL ESTATE

**411 AVIATION WAY**

41,972 SF OFFICE ON 3.19 ACRES±  
50% LEASED

MONOCACY BLVD

AVIATION WAY

HUGHES FORD RD

MONROE AVE

CPG Realty, LLC, “CPG” as exclusive representative to the Seller, is pleased to present for sale 411 Aviation Way, Frederick, MD, the (“Property”). The Property is an existing 41,972 sf, two-story office building on 3.19 acres± of PB (Professional Business) zoned land, currently 50% leased to seven (7) different tenants. The AOPA (Aircraft Owners & Pilots Association) recently vacated the entire first floor, which was renovated in 2018 and is a beautifully built out space featuring private office space, open work space, conference rooms and a sound proof auditorium.

The Property is a very attractive, concrete and glass structure, sitting immediately adjacent to the Frederick Municipal Airport and features striking views of the runway and control tower. Potential investors or users have the opportunity to purchase an asset well below replacement costs and demand rents at top of market given the location, quality of construction, and previous fit-out. The Property is located within a Qualified Opportunity Zone and a HUB Zone.

Located in the growing east side of the City of Frederick, the Property is immersed in a quickly changing and developing market. Directly to the west, Oxford Medical is planning a 300,000 sf life science development. On the west side of Monocacy Boulevard, several mixed use developments have been approved and are currently in the construction phase including over 1,500 residential units and 30,000+ of new retail development. Given the magnitude of the new residential development, the Property is located in the heart of a major Live, Work, Play environment, setting this location apart from typical non-descript office campuses.

Frederick has experienced positive population growth of over 5% for consecutive years, and is home to major employers such as Fort Detrick, AstraZeneca, Lonza, Kite Pharma, MedImmune, and the National Cancer Institute.



**41,972 SF**  
**3.19 Acres±**



**VALUE ADD**  
**LEASING**



**AIRPORT**  
**ACCESS**

**Address:** 411 Aviation Way, Frederick, MD 21701

**Tax ID.:** 02-125102

**Municipality:** City of Frederick

**Property Size:** 3.19 Acres±

**Building Size:** 41,972 SF

**Year Built:** 1982

**Renovations:** The first floor was 100% renovated in 2018.

**Building Levels:** Two (2) levels above grade

**Current Zoning:** PB – Professional Business

**Permitted Uses:**

- Office, Business & Professional
- Pharmaceutical, Cosmetic, Manufacturing & Processing
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Medical Cannabis Dispensary
- Medical Supplies
- Electronics Components Manufacturing & Processing
- Electronic Equipment Assembly Production
- Health Club
- Financial Services

**Parking:**

- 136 Spaces
- 6 ADA Spaces
- 142 Total
- 3.3 spaces per 1,000 sf
- Repaved & Striped 4 years ago



**Roof:** Membrane Roof with gravel, 15+ years old

**Elevators:** 1 Elevator, recent partial mechanical update

**Ceiling Height:** 9' Drop Ceiling with 1.5' to decking

**Mechanical Systems:** 3 main units (2-30 ton, 1-40 ton, ~15 years old) with additional 2 new units (1-20 ton and 1 -10 ton) multizone units, ~5 years) for 1st floor. 1 unit for Lobby (10 ton unit, ~10 years old)

**Electrical Systems:** 2, 200 amp service with room for additional capacity

**Windows:** 1.5" thick, tinted glass along the front

**Security:** Card Readers, Cameras

**2nd Floor Bathrooms:** Common bathrooms renovated in the last 5 years

**1st Floor Lighting:** LED

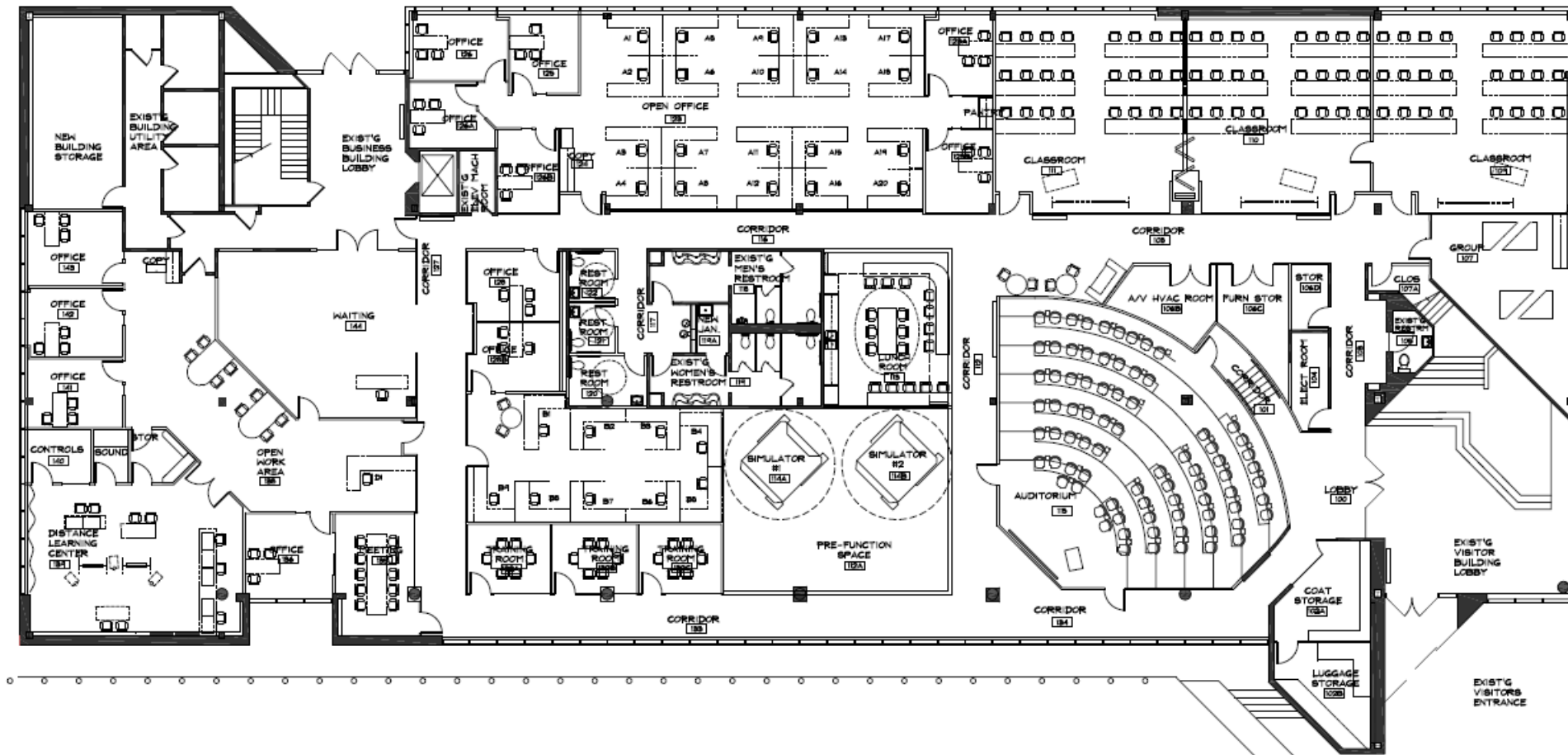




# FLOOR PLAN

1st Floor – 18,853 SF

[Click Here for 2nd Floor Plans](#)



1 Floor Plan- Furniture Layout  
A22 SCALE: 1/16"=1'-0" 11x17 BATES ARCHITECTS 02.02.2017

Oxford Medical  
300k SF Life Science  
Development

Renn Quarter  
1,000+ Unit Mixed Use  
Development

411 Aviation Way

THE  
FREDERICK  
FAIRGROUNDS

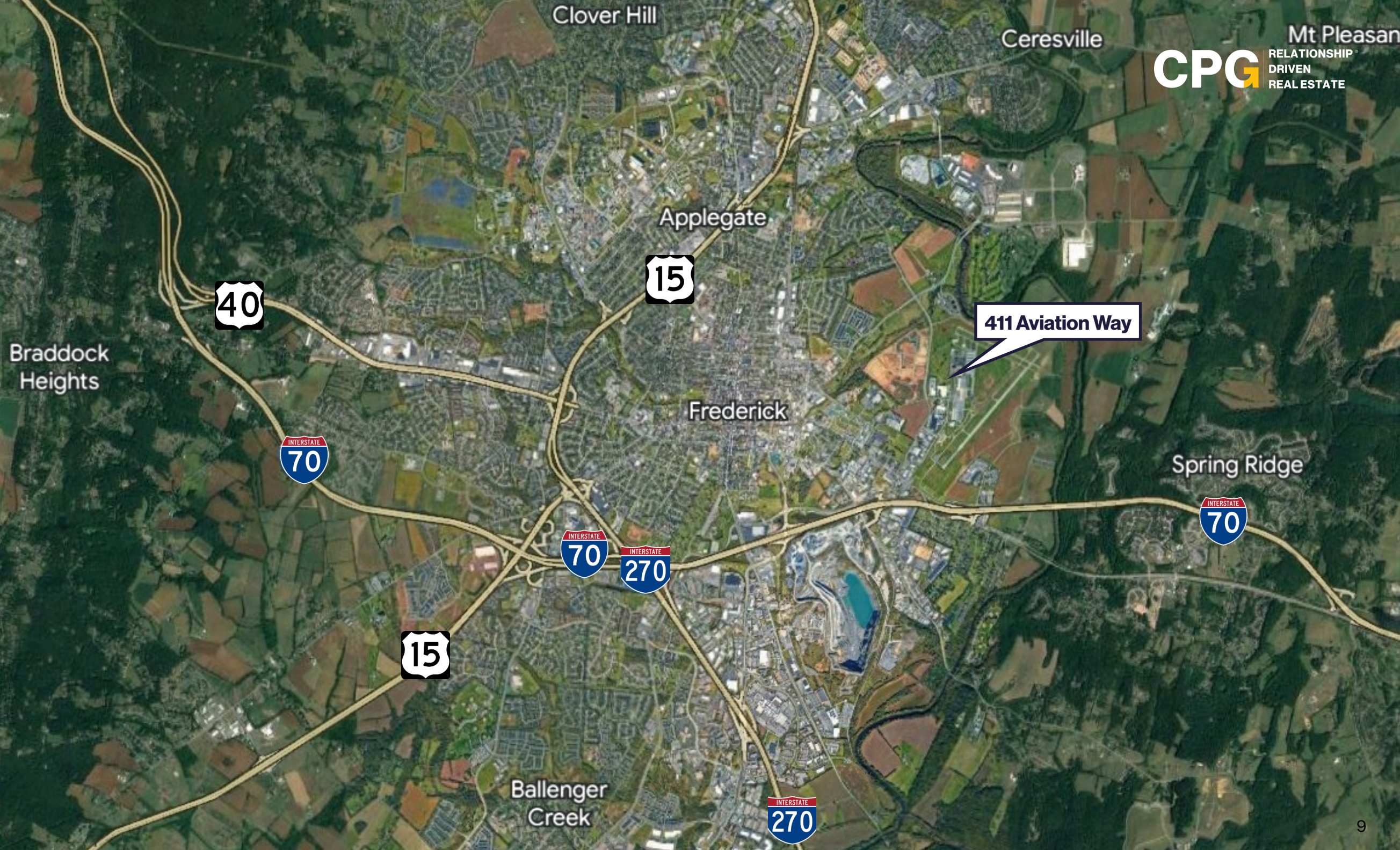
Frederick Airport Park  
2mm+ SF Logistics  
Development

Brickworks  
1,000+ Unit Mixed Use  
Development

MONOCACY BLVD







40

15

INTERSTATE  
70

INTERSTATE  
70

INTERSTATE  
270

15

INTERSTATE  
270

INTERSTATE  
70

411 Aviation Way

Clover Hill

Ceresville

Applegate

Frederick

Braddock Heights

Spring Ridge

Ballenger Creek



RELATIONSHIP  
DRIVEN  
REAL ESTATE

## Market Data

| 411 Aviation Way | Frederick, MD | Office Investment / User Opportunity

Frederick, Maryland, has consistently been ranked nationally as one of the top 25 places to live by Livability.com, as a preferred workforce and business destination in the Baltimore-Washington Region. The City of Frederick is the second largest city in Maryland and has a population growth rate of over 5%. Frederick is within an hour drive to Washington DC, Baltimore, and Northern Virginia (Dulles Airport). Frederick boasts a skilled workforce, fast track permitting, no County Business Personal Property Tax, Inventory Tax Exemptions, Frederick County New Jobs Tax Credit, Frederick County Industrial Business Tax Credit and several other tax credit opportunities for doing business in Frederick, Maryland.

## FREDERICK COUNTY BUSINESS

**287,079**

Population

**104,000+**

Workers

**7,700+**

Businesses

**5.7%**

Population Growth 2020 – 2022

**130+**

Life Science Companies

**\$106,129**

2021 Median Income



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**PLEASE CONTACT CPG FOR MORE INFORMATION**

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