FEDERATED CHARITIES

22 South Market Street, Frederick MD



MOVE IN TODAY

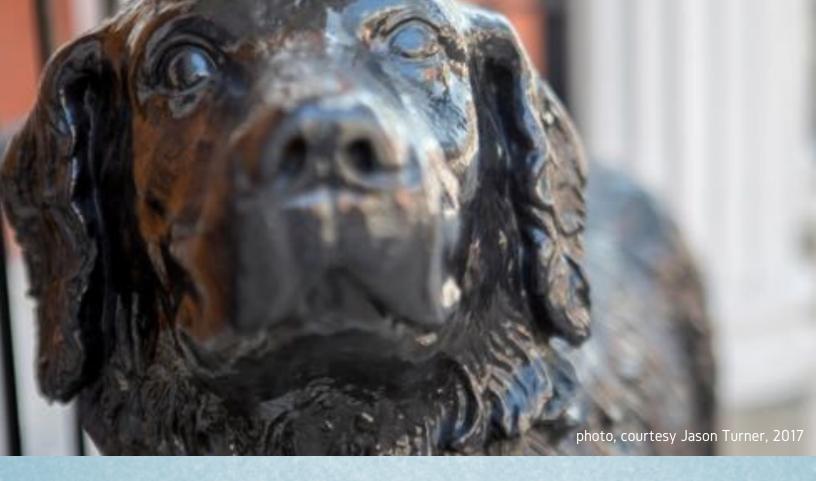
WHAT WE OFFER:

- Stable, affordable rents in the heart of downtown Frederick
- Additional resources from shared infrastructure
- An energetic and collaborative environment
- Exposure for partner agencies through greater community visibility

FOR SPACE RENTAL
Elin Ross
301-662-1561 x100

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ABOUT FEDERATED CHARITIES: THE BUILDING WITH THE DOG

Federated Charities was founded in 1911 and currently manages and maintains a nonprofit center in the heart of downtown Frederick. We house organizations whose services range from primary health and dental care, behavioral health services, senior programming, conservancy efforts and arts and cultural programs. These services are offered to the community because we recognize that collaborative and cooperative efforts improve the lives of individuals and families.

We provide permanent, affordable space to 501(c)(3) nonprofit and nonprofit-pending organizations and we are committed to the idea that these organizations can spend less money on overhead and more money on programming if they are offered reduced rental rates and infrastructure support. We provide strategic services to nonprofits across the full range of their development.

Federated Charities is a member of The Nonprofit Centers Network The National Network of Fiscal Sponsors and the Maryland Association of Nonprofits and has a Platinum Seal Approval Rating from GuideStar



A SNAPSHOT OF OUR FACILITY

Location 22 South Market Street, Frederick

Rentable SF Available 310-5,700 SF

Rental Rate/SF \$11.75/SF

CAM & RE Taxes Included

Cleaning of Common Space Included

Utilities Included

Escalations/Operating Expenses TBD

Possession Date TBD

Lease Terms Available Single year, multi-year (3-5 years), other

flexible options available

Building Total Rentable SF 23,000

Year Built 1820, full renovation in 2000

Telecommunications/IT Reduced cost options, +printing and copying

Normal Business Hours Monday-Friday 8am-5pm

(tenant-partners have 24/7 access)

Security keycard access after hours

Major Roads & Highways South Market and East/West Patrick Streets

(square corner)

<3 miles from Interstate 270 and US 15

Additional Comments Public transportation accessibility (bus)

ADA accessible (all but 2 suites)

Use of Federated Charities common spaces

Collaboration with partner agencies

18-seat conference room, meeting space

Common Space/Events IT/video/teleconference

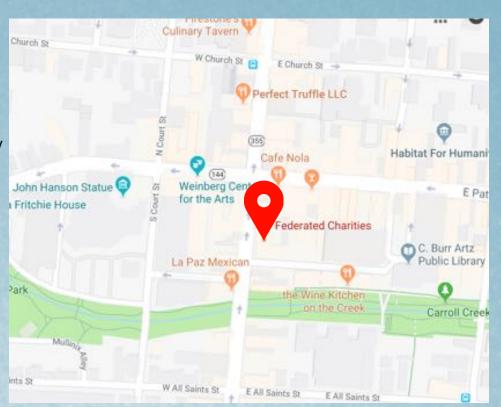
shared kitchens/kitchenettes

45-person outdoor garden space

Co-working hot desks available

CENTRALLY LOCATED IN DOWNTOWN FREDERICK

- Bus route accessibility
- Walkable to City and County government offices
- Downtown arts and entertainment district
- Near local hospital
- 5 minutes from I-270 N/S, I-70 E/W, US-15 N/S
- ADA accessible
- Security and Maintenance







TENANT PARTNERS

Potomac Case Management
West Central Intergroup
Mission of Mercy
Maryland Legal Aid
Marriage Resource Center
Friends of Our Frederick County
Animal Shelter
Frederick Children's Chorus
Justice Jobs of Maryland
Lead4Life, Inc.
Interfaith Housing Alliance
Heart of the Civil War Heritage Area
Children of Incarcerated Parents
Partnership