2 EAST PATRICK STREET
FREDERICK, MARYLAND 21701
FOR SALE OR LEASE
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THE OFFERING

HOGAN is pleased to exclusively offer for sale or lease the landmark 2 East Patrick Street.

2 East Patrick Street is a two-story historic building in the middle of Downtown Frederick with a total of 6,101 Square Feet. Originally built in 1886 by Citizens National Bank, 2 East Patrick Street was reconstructed in 1908. For over a century, 2 East Patrick Street operated as a bank, though ownership has changed several different times as a result of mergers and acquisitions, ending with PNC Bank.

Positioned at the corner of Market Street and Patrick Street in the “Square Corner”, 2 East Patrick Street offers a strong walkability factor to a dynamic mixture of shops, restaurants, and museums.

The City of Frederick’s Historic Preservation Commission has approved for a restaurant rooftop terrace concept, and architecture plans are approved by the City of Frederick. Buyer is responsible for all fees and construction costs.

Although 2 East Patrick Street has spent a majority of its existence tenaning banks, the existing zoning offers a wide range of retail uses at the property.
PROPERTY DETAILS

FOR SALE OR FOR LEASE

Address: 2 East Patrick Street, Frederick, Maryland 21701

Asking Price: $2,000,000 ($327.81 Per Square Foot)

Asking Rent: $39.34/NNN Per Square Foot

Total Square Feet: 6,101 Square Feet

Year Built: 1909

Parking: 4 Parking Garages Within A 300 +/- Yard Radius

Status: Ready To Pull Building Permits, Approval For A Rooftop Terrace and Restaurant

Exterior Features: White Concord Granite, Tuscan Columns

Interior Features: High End Finishes, Marble Floors, Decorative Plaster Ceilings

Zoning: Downtown Commercial/Residential District (DB)

Nearby Establishments: Colonial Jewelers - Official Rolex Jeweler, BB&T, Frederick County Bank, Morgan Stanley, PNC Wealth Management, VISIONS, ORVIS, Wells Fargo, Maryland Ensemble Theatre, Shuckin' Shack Oyster Bar, Isabella's Taverna & Tapas Bar, Sabor de Cuba, Brewers Alley, VOLT, National Museum of Civil War Medicine

For Additional Information/Inquiries, Contact:

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AERIAL OVERVIEW
EXISTING FLOOR PLANS

First Floor - 4,222 SF
Mezzanine - 1,879 SF
Frederick City Zoning – Downtown Commercial/Residential District (DB)

The Downtown Commercial/Residential District (DB) 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.

For a full list of permitted uses, follow the link below.

https://library.municode.com/md/frederick/codes/land_management_code?nodeId=ART4ZO
DISCLAIMER
This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.