

FOR LEASE

\$14/Full Service

240 S Potomac St, Hagerstown, MD

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



Prime Space for Lease in Professional Office Building Downtown Hagerstown

Situated in the emerging downtown district is a third floor 1,700 SF professional office suite, featuring five (5) private offices, a kitchenette, reception area, and numerous windows. The building is equipped with an elevator and has a private parking lot. Located on a walkable street, it is easily accessible near restaurants, retail, schools, and within close proximity to the new stadium. This up and coming district features businesses such as a boutique retail store highlighting local artists and handmade crafts/clothing, Hub City Vinyl (largest vinyl store in the state, and soon to be performance venue), Les Cookies Delight bakery, R and K pub, and many more. It is a wonderful opportunity to join the Hagerstown community as the city undergoes revitalization!

PRESENTING

Location: 240 S Potomac St, Hagerstown, MD 21740

Legal: Tax Map 0312, Parcel 0204

Zoning: Residential Office (RO): Fairly high density residential with some office mixed-in district. Usually an area with large old homes that have been converted to apartments or offices (e.g., N. Potomac Street north of Church Street, King Street, S. Potomac Street south of Baltimore Street).

Property Details:

- Five (5) private offices
- Kitchenette
- Elevator access
- Private parking lot
- Reception area
- Walkable distance to new stadium

Utilities: Public water and sewer

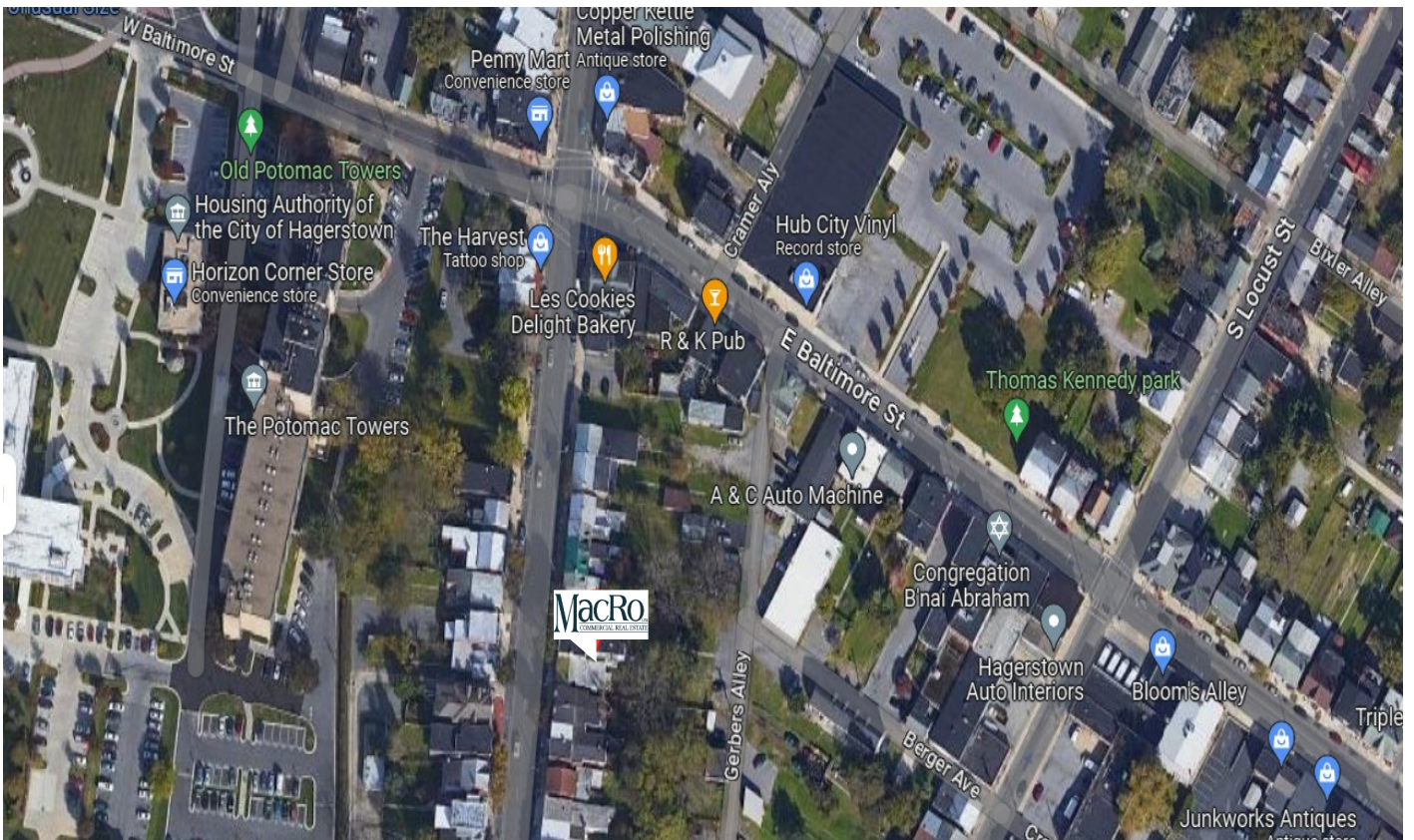
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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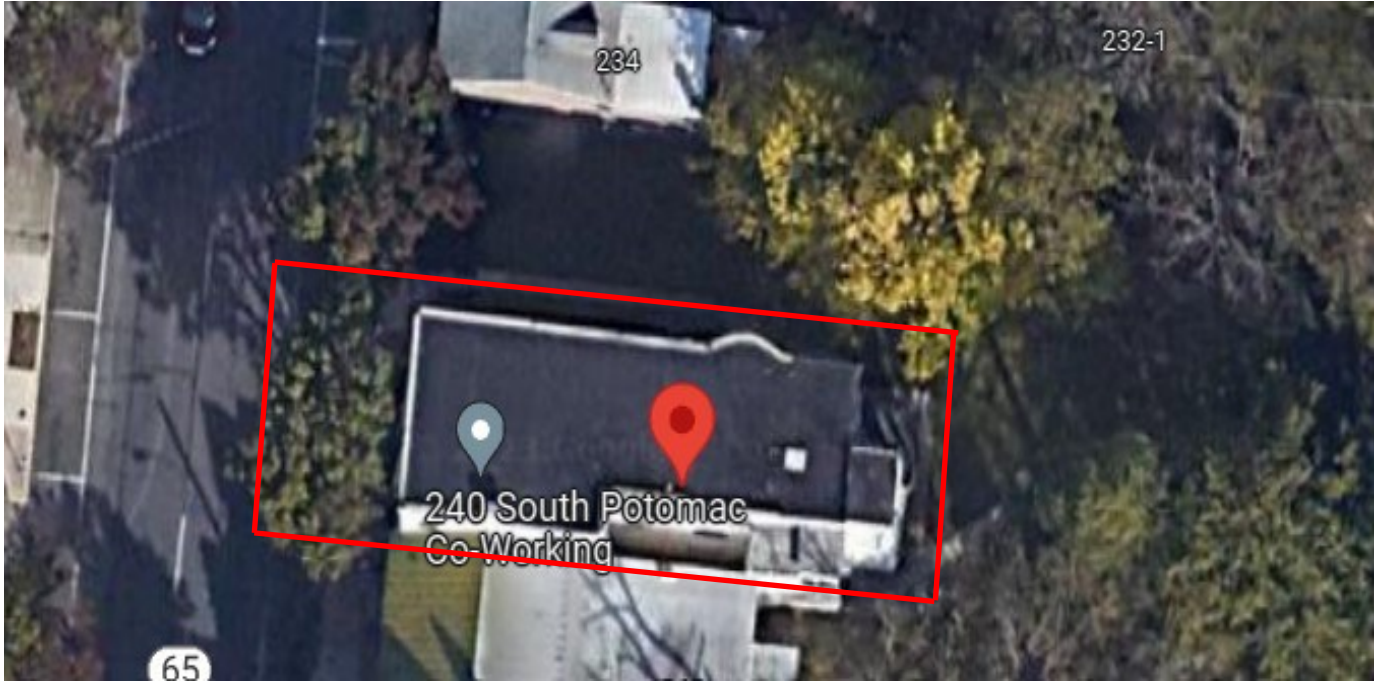


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AERIAL



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PHOTOS

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ZONING

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Residential Zoning Districts.

1. Purpose. The purposes of the various residential zoning districts are as follows: a. RMOD District. To provide areas for moderate-density residential development. b. RMED District. To provide areas for medium-density residential development. c. RH District. To provide for areas of high-density residential development. Also permitted are businesses of a type which serve nearby residents. d. RO District. To provide for office uses in residential neighborhood containing large houses to make continued use of these properties feasible; and to provide a buffer between residential and commercial areas.
2. Uses. a. Permitted and Special Exception Uses. Uses in these districts shall be permitted, permitted by special exception in accordance with the general and specific performance criteria found in Subsection U.8 of this Article, or not permitted, as enumerated in Section Z of this Article.
 - b. Special Exception Use Conditions. No special exception use shall be granted by the Board of Zoning Appeals unless the use is found to be in accordance with the following requirements: (1) The off-street parking requirements of Section O. (2) The specific performance criteria of individual special exception uses (if applicable) as found in Subsection U.8.a(7) of this Article. (3) The site plan requirements of Subsection S.2 if applicable, following the Board's granting of the special exception.
 - c. Accessory Uses. The following accessory structures and uses shall be permitted in residential zoning districts: (1) Private detached garages and accessory buildings (such as garden sheds, pool houses, craft studios, "she sheds" and "man caves", but not including dwellings), subject to limitations in Subsections D.2.c(4), D.4 and D.5.b, below. Such accessory garage or building shall not be used as a dwelling or for sleeping purposes. (2) Uses and structures customarily and incidental to any principal-permitted use or authorized special exception use. (3) Home day-care of up to eight (8) children, as licensed by the State of Maryland. The number of children cared for in an apartment unit that are not members of the household shall not exceed two (2). A home day-care may utilize non-resident employees only for occasional back up staff for the purpose of covering on-site operations for the resident staff during vacations, personal emergencies, appointments, etc. when the resident provider will not be present, as required by their State license. Otherwise, a home daycare shall not employ persons who do not reside on the property. [Ed. Note: State licensure counts those children under age 6 living in a dwelling among those being cared for under the license. This requirement prohibits a home day-care operator's ability to care for five or more children under the age of two unless a second care giver (as required by State licensure) is also a resident of the dwelling.] (4) Use of detached accessory residential garages of 900 gross square feet or less in floor area by non-residents of the property, provided: (a) The use shall be limited to parking of vehicles and personal storage that does not involve generation of noise from the garage or attract persons other than the tenant, and shall not be used for storage for any commercial or institutional purpose, and (b) Two off-street parking spaces are provided for each dwelling on the subject property for each non-owner-occupied dwelling on the property. (5) Home workstations, subject to the requirements of Subsection K.10 of this Article. The requirements shall not be relaxed for residences in zoning districts where commercial uses may be enumerated as a permitted use in that district. (6) See Subsection K.11 of this Article regarding fowl and farm animals (livestock).

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