



South Market Center is an exciting new waterfront office and retail center located in the heart of downtown Frederick along scenic Carroll Creek.

Class A Office Space available for lease—Suites range from 2,100+/- sf to 3,300+/- sf.

Prime Restaurant/Retail Space available for lease—most with creek-front patio seating—spaces range from 1,500+/- sf to 4,000+/- sf.

Located adjacent to municipal parking deck and public library with limited **integral parking** available for sale/lease.

The **Carroll Creek Park Improvement Plan** is presently underway with \$10.2 million in improvements including pedestrian pathways, fountains, bridges, planters, an Amphitheater, and handicap-accessible crosswalks.

More than **\$30 million in private funds** are being invested in Carroll Creek with office, retail and residential opportunities.

Shell Delivery Late 2005

Don't miss out on Frederick's First Waterfront Address...

Contact:

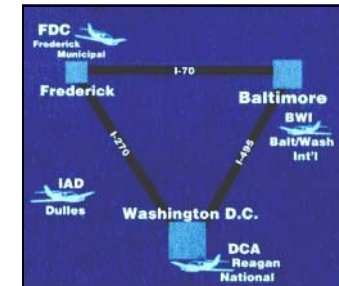
Mary Ford-Nail

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Information regarding this property is from sources deemed reliable but is not guaranteed.

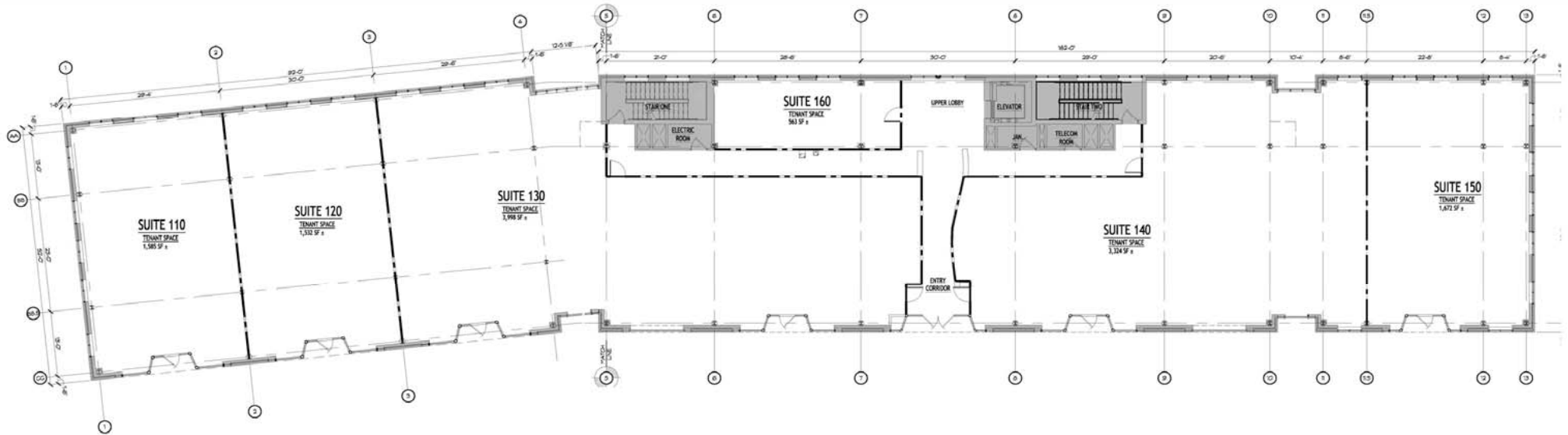




With South Market Center's office space nearly 100% sold or leased, MacRo, Ltd. presents:
Prime Restaurant/Retail Space!

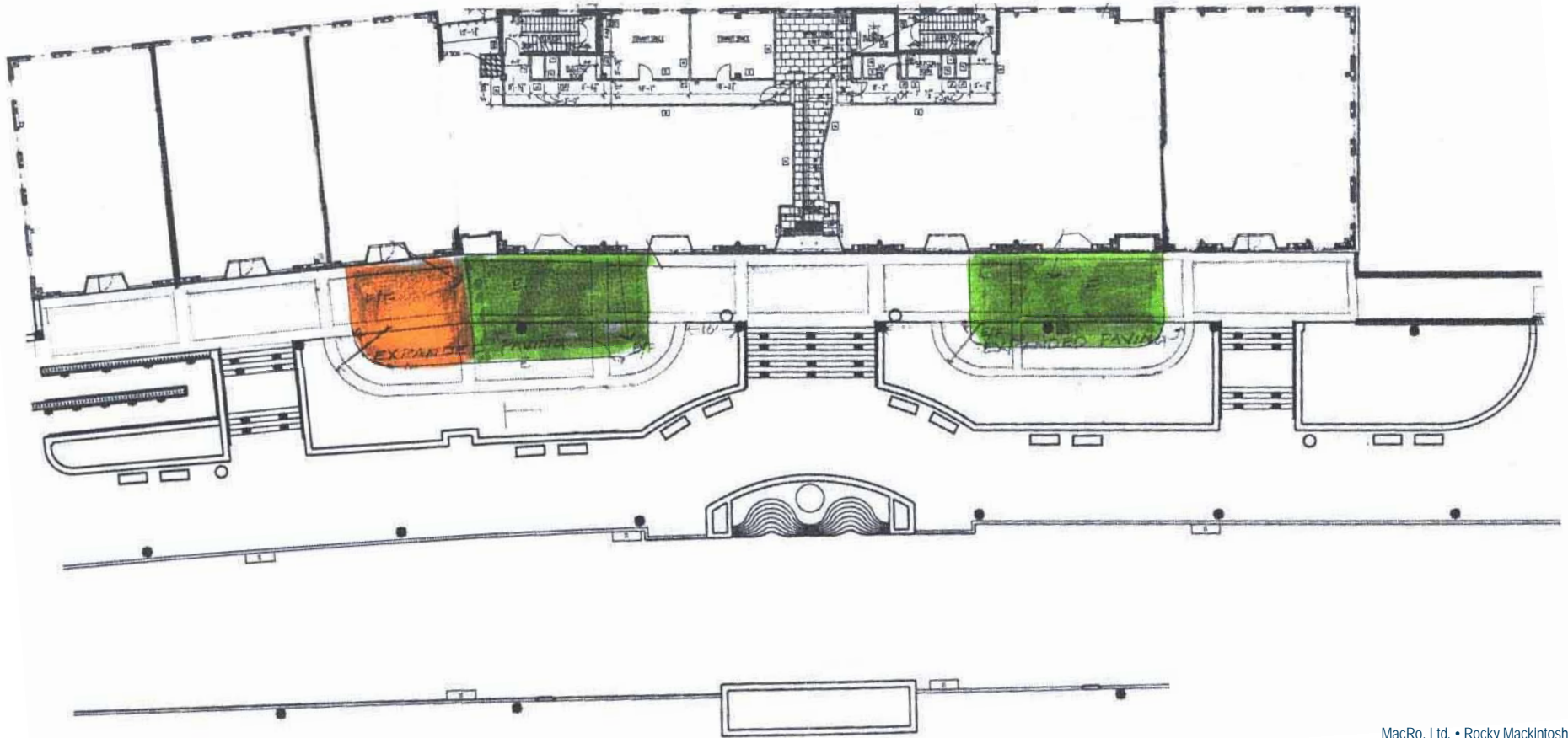
If you like San Antonio's Riverwalk, Old Town Alexandria, Virginia, or
Baltimore's Inner Harbor, you will love
South Market Center on Carroll Creek in Historic Downtown Frederick!

First Floor Plan
Restaurant/Retail For Lease:
From 1,500 +/- SF to 5,000 +/- SF





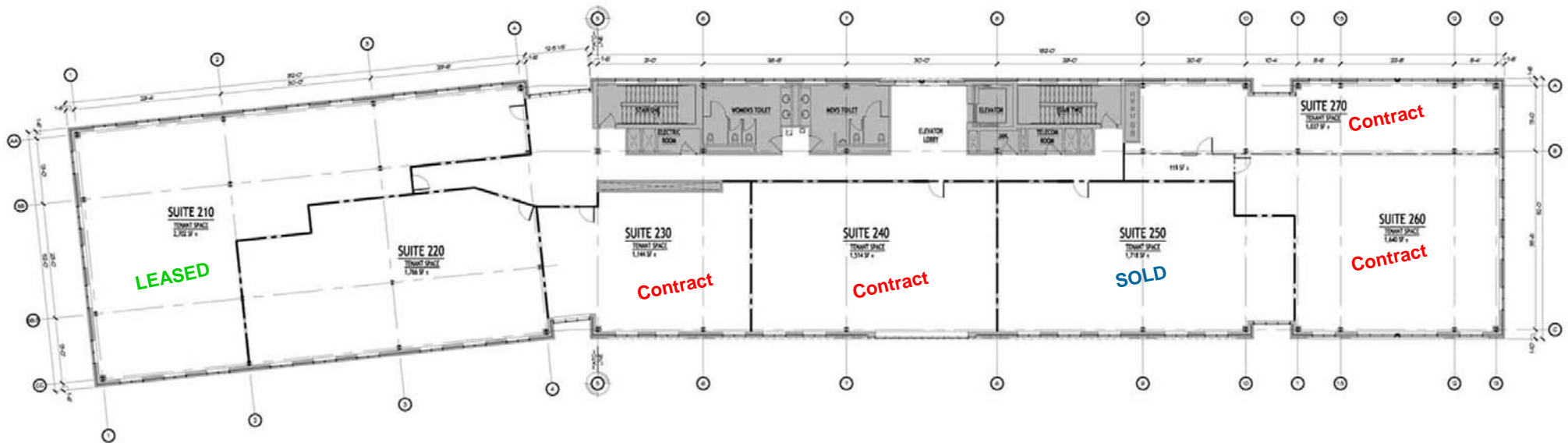
Restaurant/Retail For Lease:
First Floor
Creek-Front Patio Floor Plan





South Market Center Second Level Floor Plan

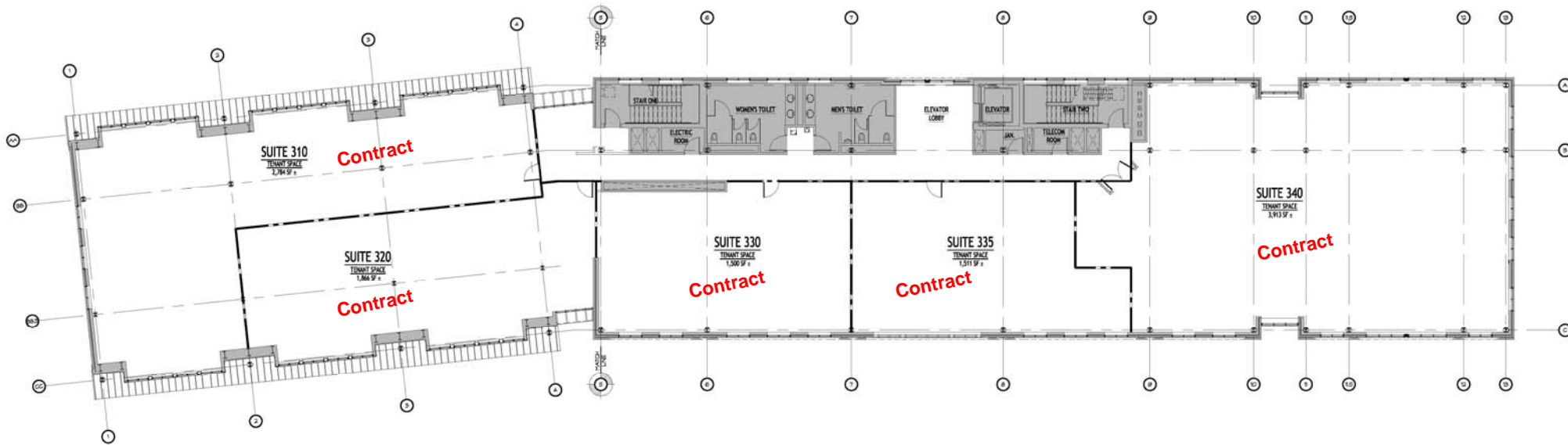
Office Suites For Lease:
From 1,500+/- SF to 3,700+/- SF





South Market Center Third Level Floor Plan

Office Suites For Lease:
From 1,500+/- SF to 3,700+/- SF



Facts about Frederick, Maryland & Carroll Creek Park

Frederick, Md., is...

- A 2005 Great American Main Street Award winner!
- The first city in the State of Maryland to receive this recognition.
- One of only 50 communities nationwide to receive this honor since 1995.
- A state-designated arts and entertainment district that includes three theaters, an arts education center, public art and numerous artistic events.
- Well-positioned as an upscale specialty shopping area with current estimated retail sales at \$13.5 million and a projected \$36 million retail sales.
- Within a five minute walk to the majority of its 5,000-member daytime workforce.
- A growing high-tech and service community.

The Carroll Creek Linear Park Project is...

- Attracting more than \$100 million in private investments.
- Currently under construction with public improvements to include brick walkways, new bridges, fountain, an amphitheater and more.
- Creating 1000 new jobs.



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