



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

**FOR LEASE TWO SUITES
@ \$20 SF + NNN (\$4.10 SF)**

Suites 8B & 9B = 880 SF / 1,760 SF / 3,520 SF / 10,275 SF

**Presents: OFFICE / MEDICAL / RETAIL / RESTAURANT SUITES
Route 15 Exposure**

Seton Square Office / Retail Center **17750 Creamery Road, Emmitsburg, Maryland**



21,168 SF Class A Office / Retail Center at a highly visible location on Busy Highway 15, a Gettysburg/DC commuter Route.

Close to National Emergency Training Center and Mount Saint Mary's University.

Ample free parking – Situated on 6.42 Acres.

All Brick Colonial Buildings Professionally Designed and Landscaped.

[Click Here for Video of Suites 8B & 9B](#)

Suite 8B – 1,760 SF with Wide Open Area & 2 Restrooms

**Suite 9B - 1,760 SF contains 3 Offices, 1 Conference Room,
1 Large Open Areas, Large Kitchenette & 2 Restrooms.**

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green
Call: 301-748-3321

Mackintosh Commercial

262 W. Patrick Street
Frederick, Maryland 21701
Broker: 1-800-727-SOLD
Fax # : 1-240-489-7932
Email : Nancy@ngreen.com
www.NGreen.com



Seton Square Office Center Layout

BUILDING B

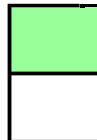
Suite 12BN	Suite 11BN		Suite 9B	Suite 8B	
Suite 12S	Suite 11BS	Suite 10B			Suite 7B

BUILDING A

Suite 1AN	Suite 2AN	Suite 3A	Suite 4A	Suite 5A	Suite 6A
Suite 1AS	Suite 2AS				

AVAILABLE

LEASED



SETON SQUARE - 1 Seton Square Drive, Emmitsburg, Maryland

Suite 1A North	LEASED	1045 SF
Suite 1A South	LEASED	880 SF
Suite 2A North	LEASED	1069 SF
Suite 2A South	LEASED	880 SF
Suite 3A	LEASED	1650 SF
Suite 4A	LEASED	1650 SF
Suite 5A North	LEASED	880 SF
Suite 5A South	LEASED	880 SF
Suite 6A	LEASED	1760 SF
Suite 7B	LEASED	1760SF
Suite 8B	AVAILABLE	1760 SF
Suite 9B	AVAILABLE	1760 SF
Suite 10B	LEASED	1650 SF
Suite 11 & 12B North	LEASED	1755 SF
Suite 11 South	LEASED	880 SF
Suite 12 South	LEASED	820 SF

All information is deemed reliable, but not guaranteed.

Seton Suite Office Pictures



View Open Area 8B



Open Area 9B



Full Open Area 9B



9B Conference Rm



8B Kitchenette



9B Office Room 1



9B Storage Area



Restroom

Town of Emmitsburg, Maryland - Zoning

B-2 General Business District. The B-2 district is intended to accommodate retail, service, office, entertainment and limited manufacturing/assembly. It is intended that stores and other facilities will be developed in an attractive and convenient manner with particular attention paid to the safety of pedestrian access and the protection of adjoining residential areas. It is essential that this district have vehicular accessibility from both the central community and the region and that safe and adequate off-street parking and loading are provided. (Prior code Art. XI (Art. VI intro))

17.20.030 Uses permitted in the B-2 general business district.

Any use permitted in the **B-1** neighborhood business district and signs which shall be permitted only in accordance with the specifications of this section, as well as the following uses:

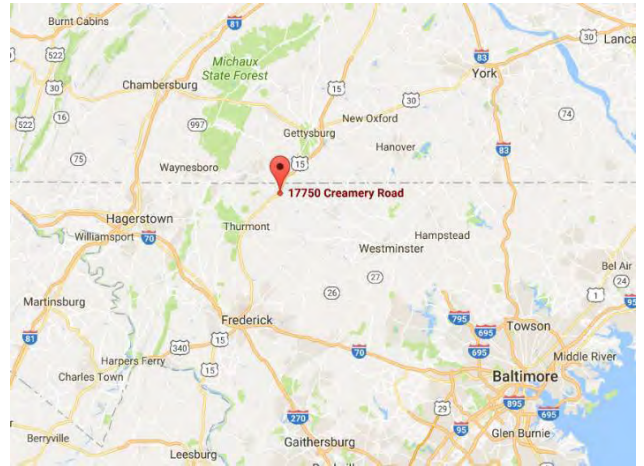
- A. Financial Institutions, such as banks, savings and loan offices; Credit Union
- B. Retail Business.
- C. Repair services, including, but not limited to electronics, appliances, and small engines.
- D. Automotive service garage or service station
- E. Automobile Sales
- F. Restaurant, and cafe', including entertainment activities;
- G. Funeral homes;
- H. Accessory uses or buildings;
- I. Car wash; water recycling system is required. At least 80% of the water must be reclaimed.
- J. Fire, Rescue, and Emergency service department or company
- K. Greenhouse or Nursery, Commercial
- L. Assembly or light manufacture with no storage, emissions, or noise outside the structure;
- M. Hospitals or Clinics;
- N. Tavern, Night Club
- O. Hotel, motel and associated accessory uses, such as, but not limited to, conference facilities and exercise facilities;
- P. Conference center;
- Q. Theater or auditorium;
- R. recreational facility;
- S. Business and advertising signs, public building signs or bulletin boards providing that they meet the requirements of Chapter 15.16. (Ord. 03-01: Prior code Art. XI (Art. VI§ 2.0))(Ord. No. 10-08, 5-17-2010)(Ord. No. 11-08, 5-16-2011)



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DIRECTIONS

↑ HWY 15 North to Gettysburg, PA



↙ HWY 15 South to Frederick City



Directions:

Take Route 15 North to Creamery Road near Emmitsburg. At Creamery Road Exit turn left onto Creamery Road. Turn Right at next turn into Seton Square Center. Property is Located at the Northwest Junction of Rt. 15 and Creamery Road.

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