

OFFICE SPACE LEASE

The Padonia Building | 201 W. Padonia Road



BUILDING NAME: The Padonia Building
STREET ADDRESS: 201 W. Padonia Road, Timonium MD 21093
SUBMARKET: I-83 Corridor South
COUNTY: Baltimore County
PROPERTY TYPE/USE: Office Building
BUILDING SIZE: 42,000 sf
BUILDING STORIES: 6
ELEVATOR(S): One

SPACE BREAKDOWN:

Suite 100	2,727	Rentable sf	\$25.00/sf
Suite 101	1,977	rentable sf	\$21.00/sf
Suite 200	2,986	rentable sf	\$19.00/sf
Suite 201	1,075	rentable sf	\$19.00/sf
Suite 202	839	rentable sf	\$19.00/sf
Suite 203	624	rentable sf	\$19.00/sf

ZONING: ML-R, Manufacturing Light/Restricted
BUILDING CLASS: B
YEAR BUILT: 1969
PARKING SPACES: 150 surface spaces
PARKING RATIO: 3.30:1,000 sf
OCCUPANCY: Immediate
TERM: TBN
UTILITY SERVICE: Public water, public sewer, gas, electric, telephone
ELECTRIC SERVICE: 110v; 200 amps
HVAC: VAV boxes controlled by Tenant

HIGHLIGHTS:

- Close proximity to I-83 and York Road
- Public transportation, shopping, and restaurants nearby

8/22/2018