



FOR **SUBLEASE**

OFFICE SUBLEASE AVAILABLE IMMEDIATELY

10534 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Conveniently located on York Road, accessible off I-83/Warren Road Exit
- Adjacent to multiple walkable amenities
- Immediately available
- Fully built-out office space
- New updated kitchen
- Glass on all offices
- Direct access from parking lot with branded suite entry available
- Ample surface parking, handicap accessible parking available immediately adjacent to entry

AVAILABLE:

4,868 SF ±

BUILDING SIZE:

42,105 SF ±

PARKING:

2.10/1,000 SF

TRAFFIC COUNT:

28,210 AADT (YORK RD)

ZONING:

ML-IM

RENTAL RATE:

\$12.00 PSF, NNN



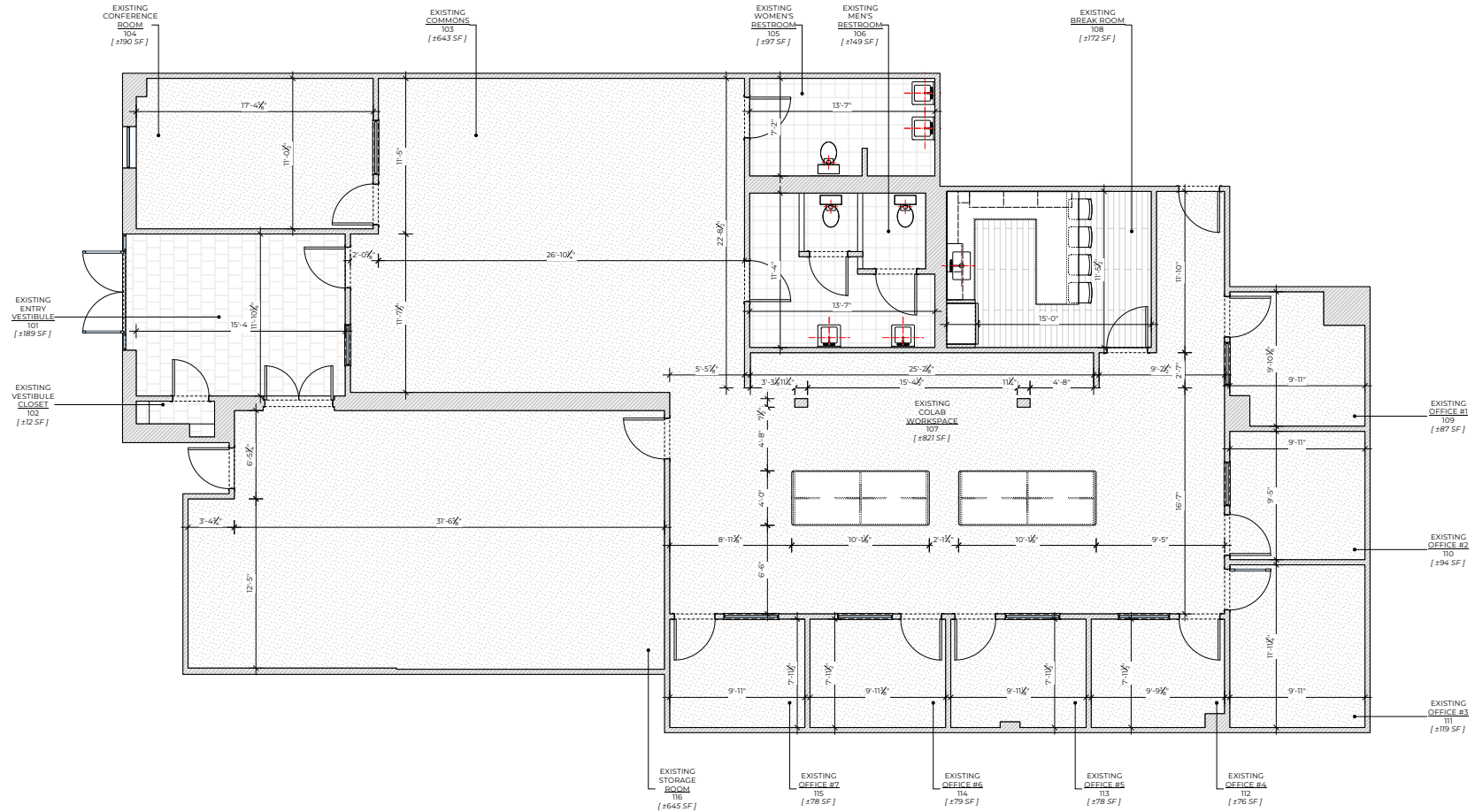
GOOGLE STREET VIEW



INTERIOR PHOTOS



FLOOR PLAN



4,868 SF ±
AVAILABLE

LOCAL BIRDSEYE



Warren Place
Senior Apartments

CALIBER
COLLISION

jiffylube

ROMA'S
CAFE

MR. TIRE
AUTO SERVICE CENTERS

Bicycle
CONNECTION

TOYOTA

MARYLAND CENTER
for Oral Surgery & Dental Implants

Walgreens

BGE

Walmart

CHRYSLER Jeep
RAM

JAGUAR
LAND ROVER

SITE

DIRECT ACCESS

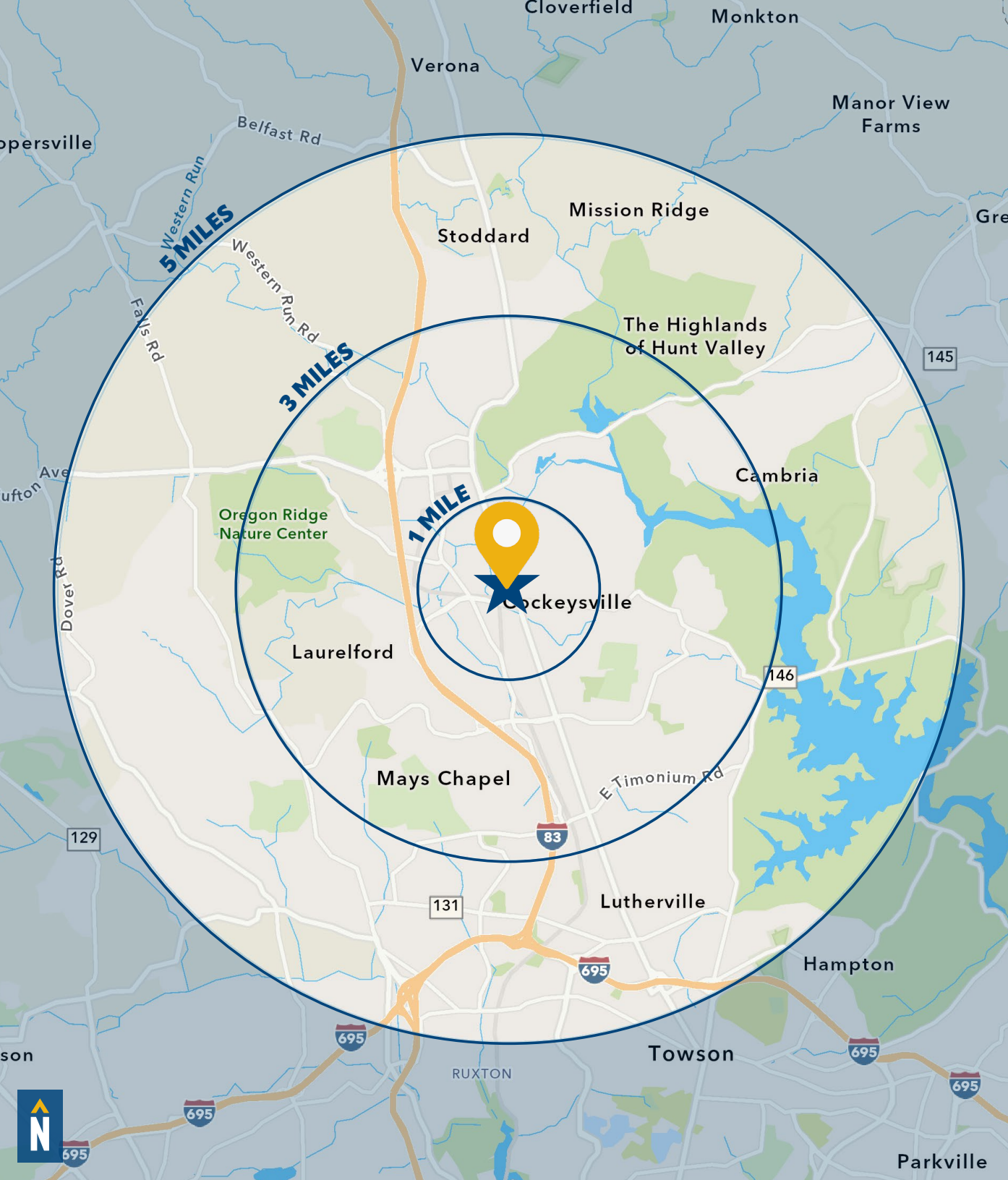
W WARREN ROAD

YORK ROAD



MARKET AERIAL





DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,051

47,626

84,451

DAYTIME POPULATION



11,754

70,739

112,770

AVERAGE HOUSEHOLD INCOME



\$144,438

\$157,276

\$182,022

NUMBER OF HOUSEHOLDS



2,115

20,237

33,957

MEDIAN AGE



40.1

42.9

43.7

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



MATT MUELLER

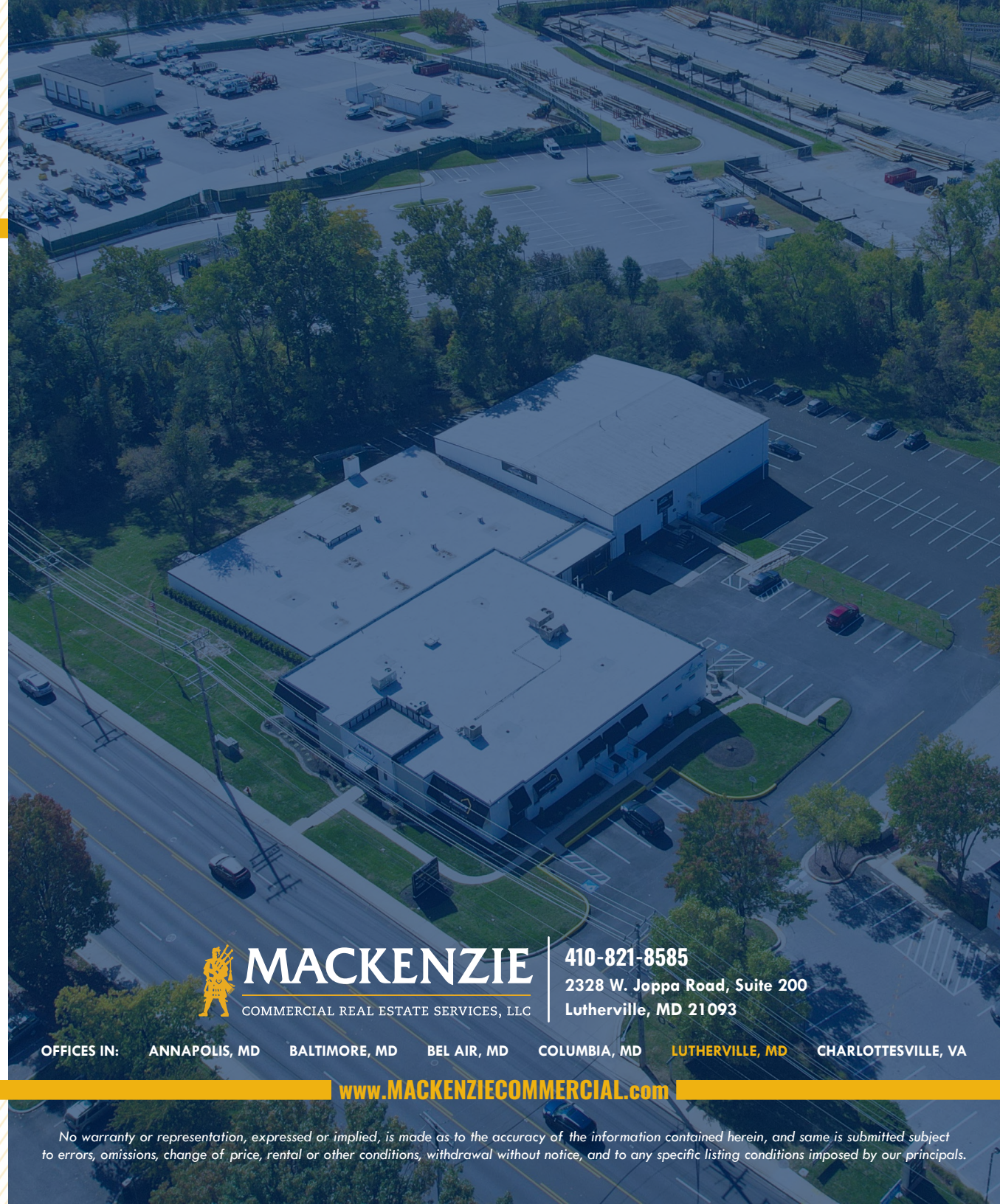
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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