VALLEY GATEWAY

10801 TONY DRIVE | LUTHERVILLE-TIMONIUM, MARYLAND 20193

FOR
LEASE

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

MacKenzie Commercial Real Estate Services is pleased to present the opportunity to lease office space at **10801 Tony Drive,** Lutherville-Timonium, Maryland. Located just off of Falls Road across from Green Spring Station in Baltimore County, and within walking distance of retail and John's Hopkins medical offices. Easy access to I-83, I-695 and less than 30 minutes from BWI airport.

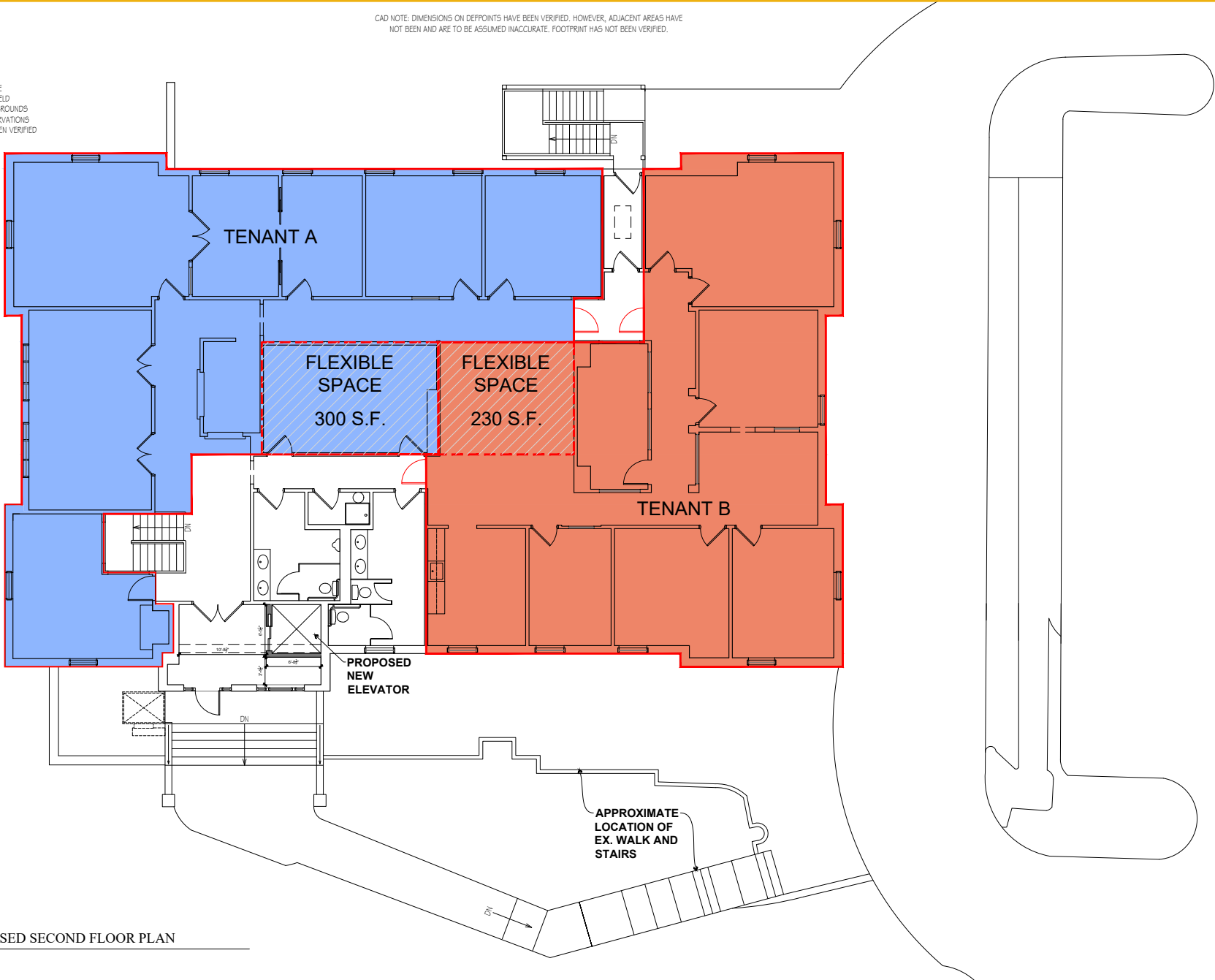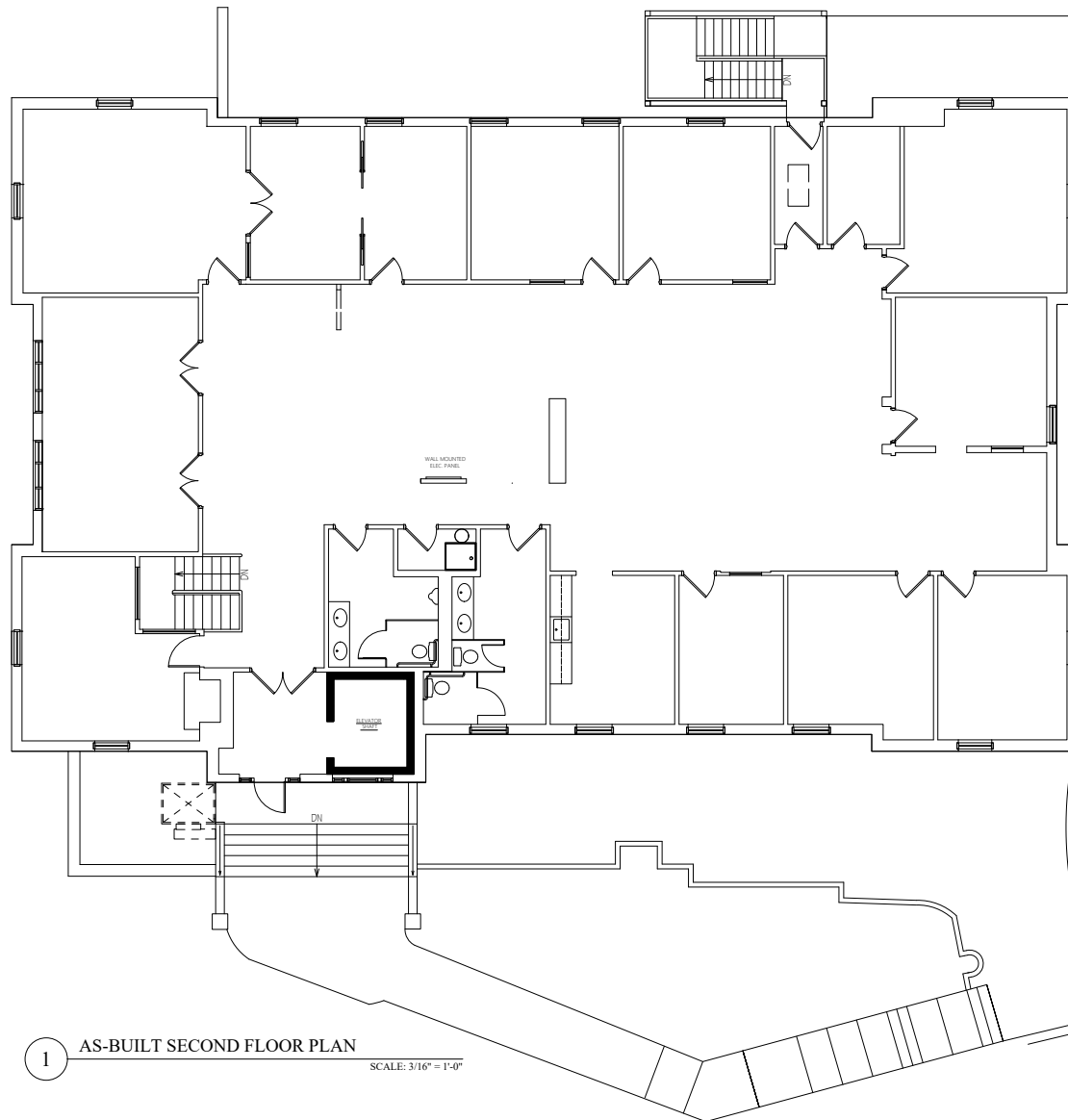|	
AVAILABLE:	2,531 SF - 7,062 SF
RENTAL RATE	$29.75 PSF, NNN
STORIES:	2 (ELEVATOR SERVED)
LOT SIZE:	2.01 ACRES ±
BUILDING SIZE:	12,000 SF ±
PARKING:	FREE SURFACE SPACE
ZONING:	RC 2 (AGRICULTURE) & O3 (OFFICE PARK)
TRAFFIC AADT:	20,602 AADT (FALLS RD) 12,061 AADT (GREENSPRING VALLEY RD)
BUILDING IMPROVEMENTS:	NEW ELEVATOR AND LOBBIES

GOOGLE **STREET VIEW**

DIVISIBLE **FLOOR PLAN**

CAD NOTE: DIMENSIONS ON DEFPOINTS HAVE BEEN VERIFIED. HOWEVER, ADJACENT AREAS HAVE NOT BEEN AND ARE TO BE ASSUMED INACCURATE. FOOTPRINT HAS NOT BEEN VERIFIED.

TENANT A

FLEXIBLE SPACE
300 S.F.

FLEXIBLE SPACE
230 S.F.

TENANT B

PROPOSED NEW ELEVATOR

APPROXIMATE LOCATION OF EX. WALK AND STAIRS

2 PROPOSED SECOND FLOOR PLAN

WALL MOUNTED
ELEC. PANEL

ELEVATOR
SHAFT

DN

DN

DN

1   AS-BUILT SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

LOCAL **BIRDSEYE**

JOHN'S HOPKINS PAVILLION I

JOHN'S HOPKINS PAVILLION II

Greenspring Station
STONE MILL BAKERY
FRANCESCA'S BRIDAL
JOHN'S HOPKINS COMMUNITY PHYSICIANS
TARK'S GRILL

JOHN'S HOPKINS PAVILLION III

LabCorp
Laboratory Corporation of America

UNITED STATES POSTAL SERVICE

THE MARYLAND PEDIATRIC GROUP

JOEY CHIU · GREEN SPRING INN ·

CHASE ◆

M&T Bank

SITE

UNIVEST

FALLS ROAD **20,602 AADT**

GREENSPRING VALLEY ROAD 12,061 AADT

LOCAL **BIRDSEYE**

Great Signage Visability!

UNIVEST
BANKING | INSURANCE | INVESTMENTS
YOUR NAME HERE

2ND FLOOR DIRECT ACCESS

FALLS ROAD 20,602 AADT

UNIVEST
YOUR NAME HERE

GREENSPRING VALLEY ROAD 12,061 AADT

LOCAL **TRADE AREA**

Lutherville Timonium

Green Spring Station

JOHNS HOPKINS MEDICINE

Patient First

tark's GRILL & BAR

The Wine Merchant

MARYVALE PREPARATORY SCHOOL

THE ST. PAULS SCHOOLS

ST. PAULS SCHOOL FOR GIRLS

GREENSPRING MONTESSORI SCHOOL

SITE

1 MILE

2 MILE

The Valley Inn

Country Club Park

Padonia Park

Thornleigh

Riderwood

Rockland

Brooklandville
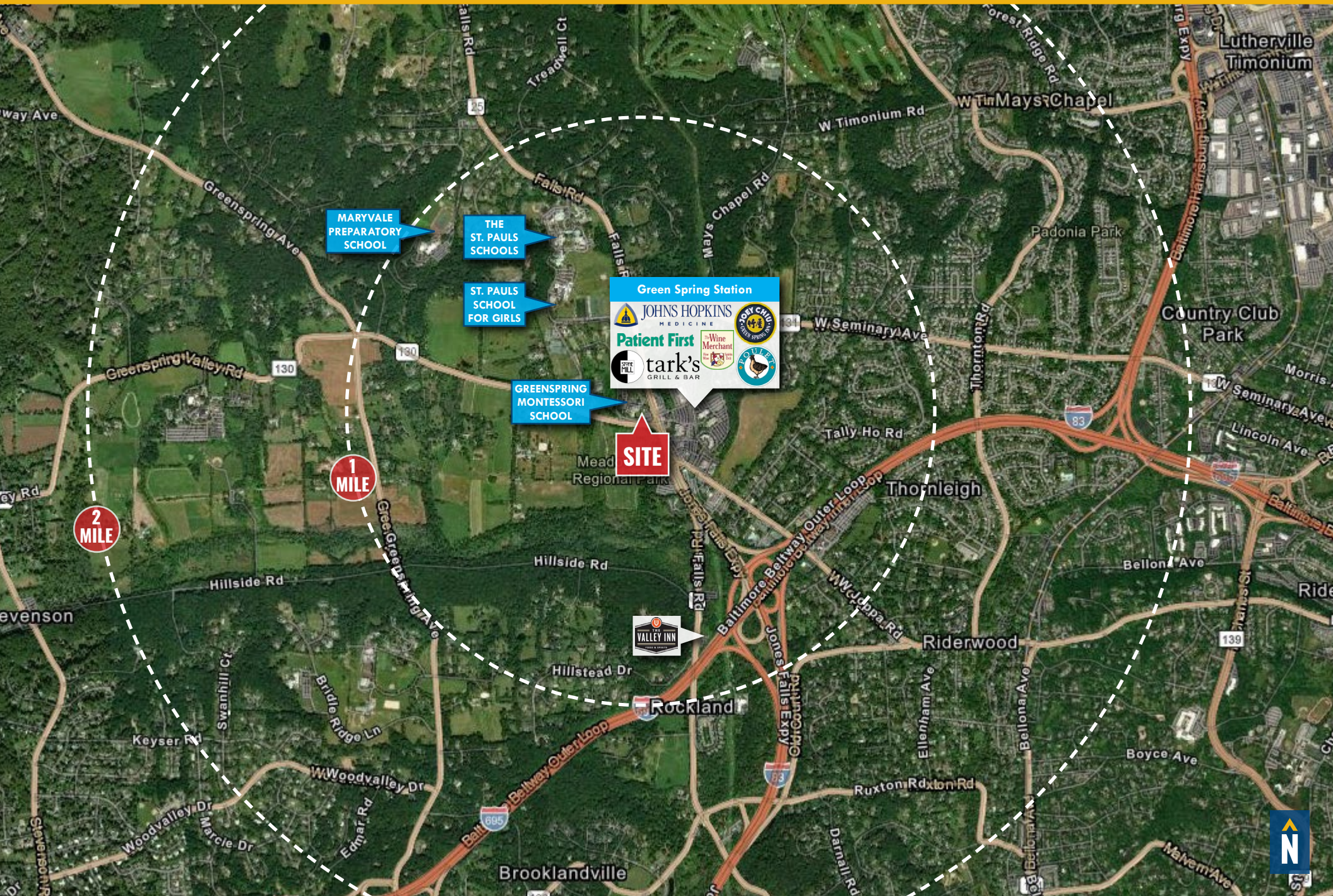
DEMOGRAPHICS

2023

RADIUS: | 1 MILE | 3 MILES | 5 MILES

RESIDENTIAL POPULATION

| 934 | 22,858 | 95,532 |

DAYTIME POPULATION

| 3,811 | 56,425 | 239,215 |

AVERAGE HOUSEHOLD INCOME

| $243,016 | $186,806 | $149,713 |

NUMBER OF HOUSEHOLDS

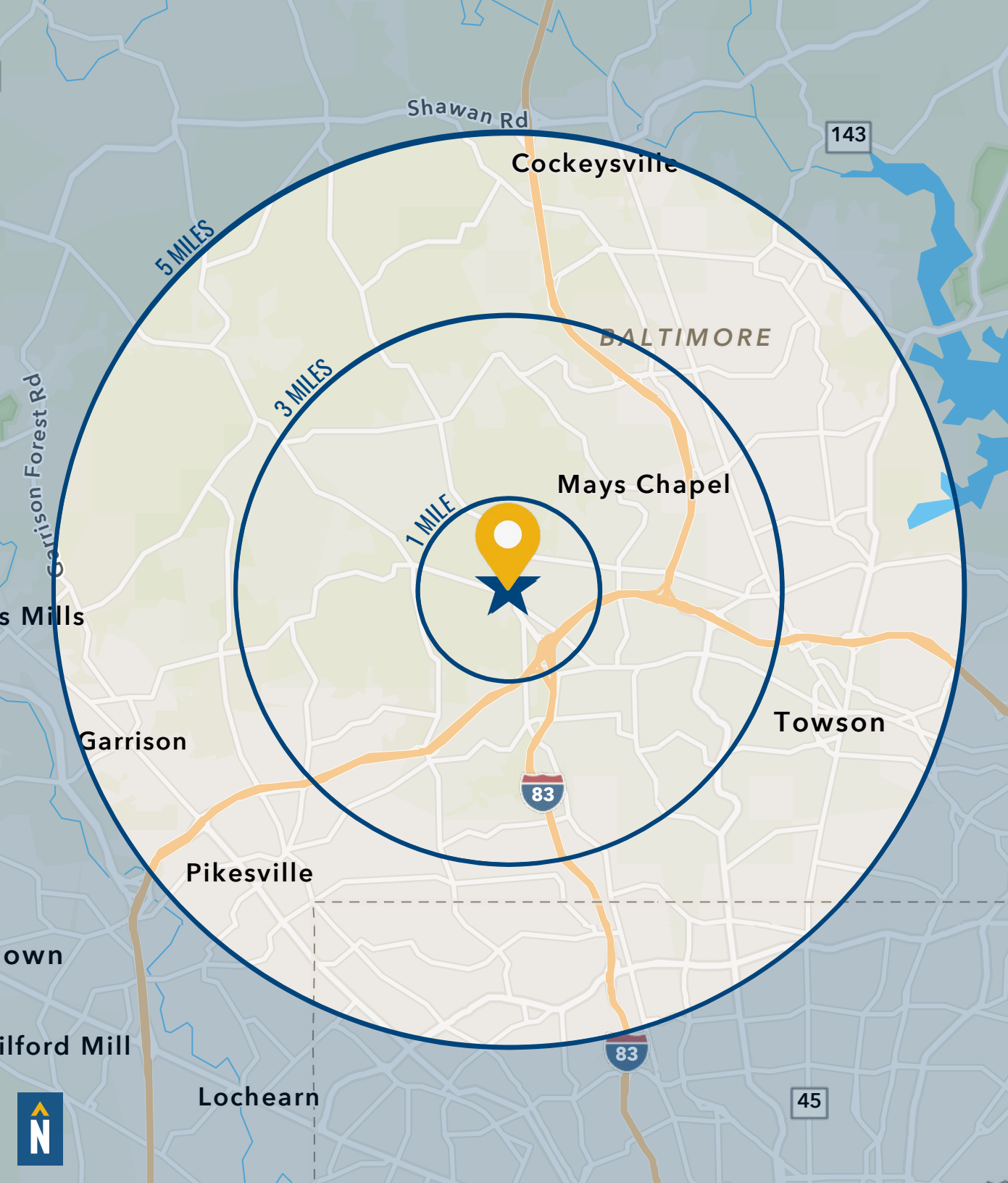| 634 | 19,853 | 77,179 |

MEDIAN AGE

| 52.4 | 49.7 | 42.3 |

FULL **DEMOS REPORT**

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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OFFICES IN: **ANNAPOLIS** **BALTIMORE** **BEL AIR** **COLUMBIA** **LUTHERVILLE**

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