



# YORK GREEN

1300 YORK ROAD | LUTHERVILLE, MARYLAND 21093

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Conveniently located 1/4 mile north from I-695
- Retail amenities in proximity
- Ample free surface parking & handicap accessible
- On public transportation line
- Tenant Improvement Allowance available
- Recently replaced elevators and windows, and refurbished lobby in building A

### AVAILABILITY:

BUILDING A  
SUITE 110: 4,070 SF ±  
FLOOR 2: 2,000 - 6,940 SF ±  
FLOOR 3: 2,130 - 6,344 SF ±  
BUILDING B  
SUITE 250: 771 SF ±  
BUILDING D  
SUITE 190-D: 1,569 SF ±

### PARKING:

FREE SURFACE PARKING

### ZONING:

RO (RESIDENTIAL OFFICE)

### RENTAL RATE:

\$25.50/SF, FS  
SUITE 250-B: \$19.50/SF MG

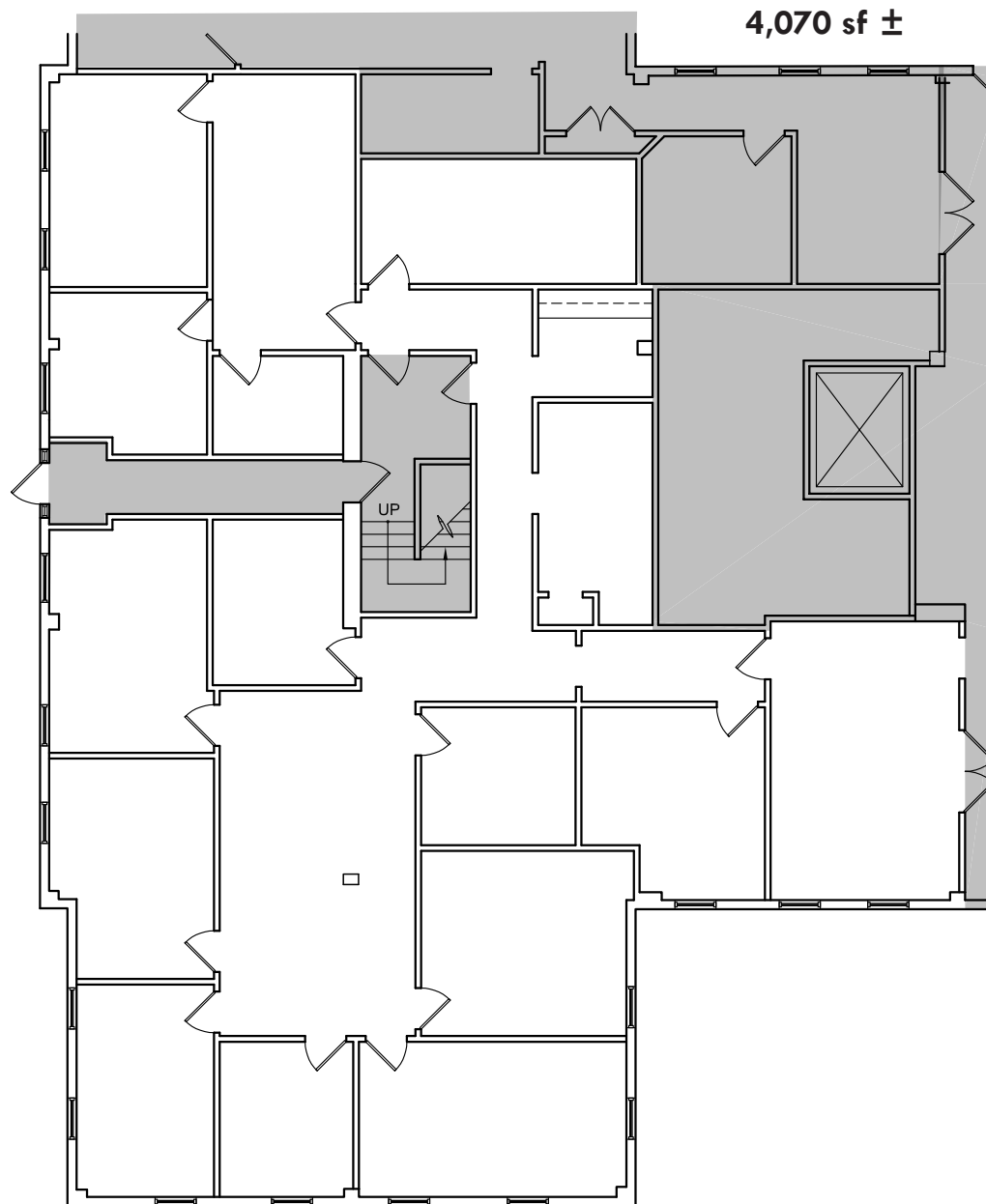
## BROKER BONUS - \$1/SF

Bonus in addition to standard full market commission  
on a 5 year lease - **THROUGH 9/30/2025**



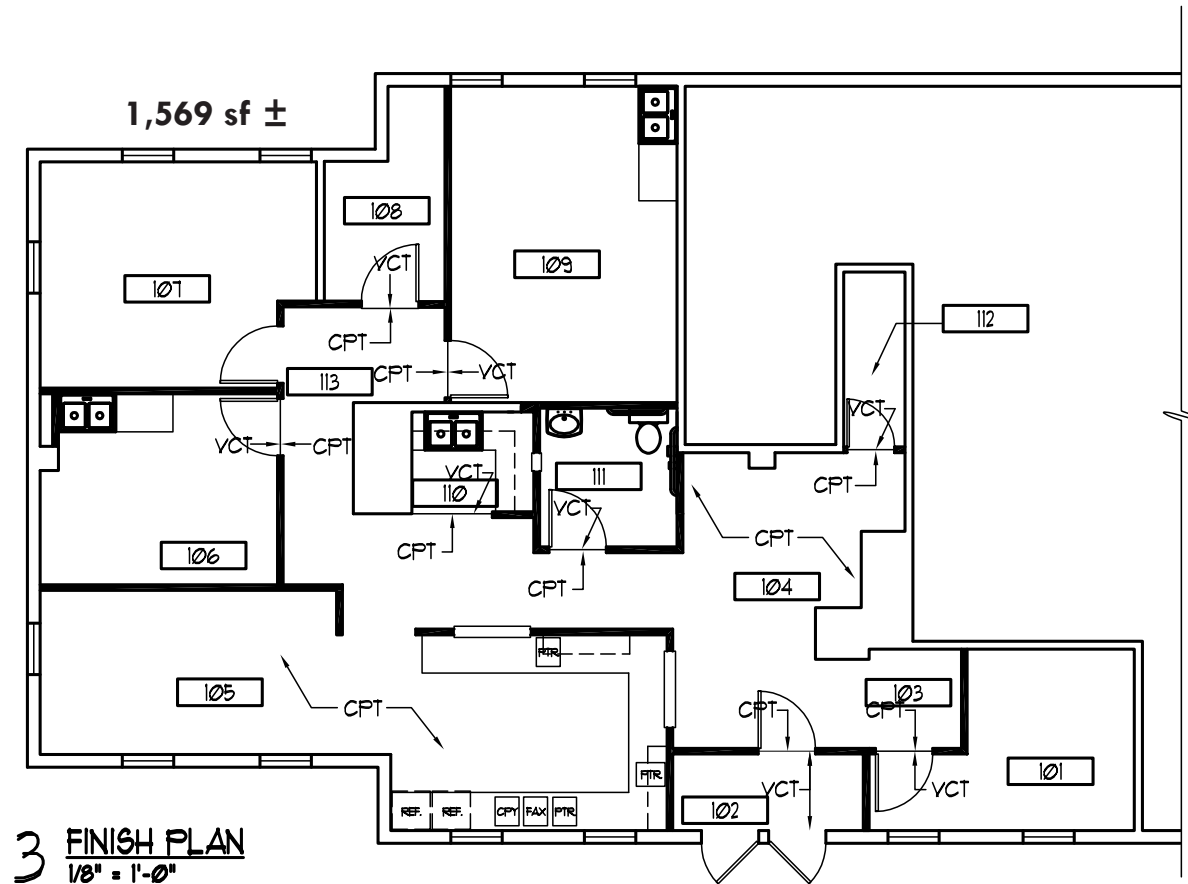
GOOGLE STREET VIEW

# FLOOR PLAN - SUITE 110



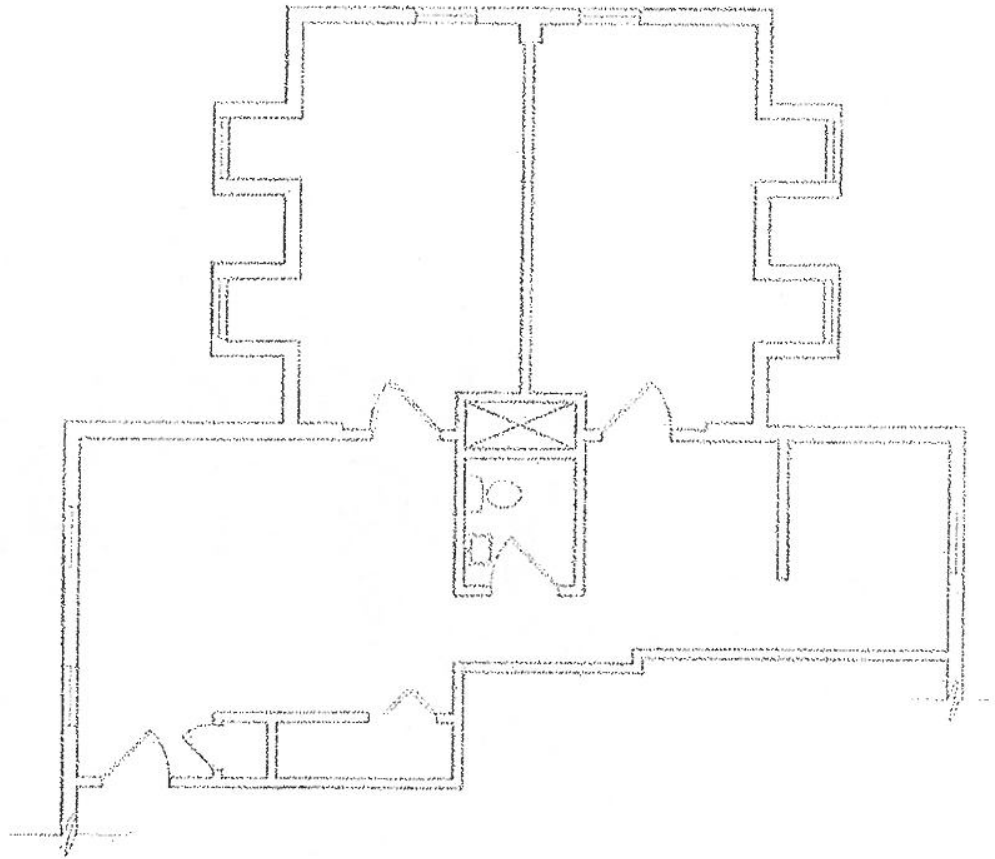


# FLOOR PLAN - SUITE 190-D

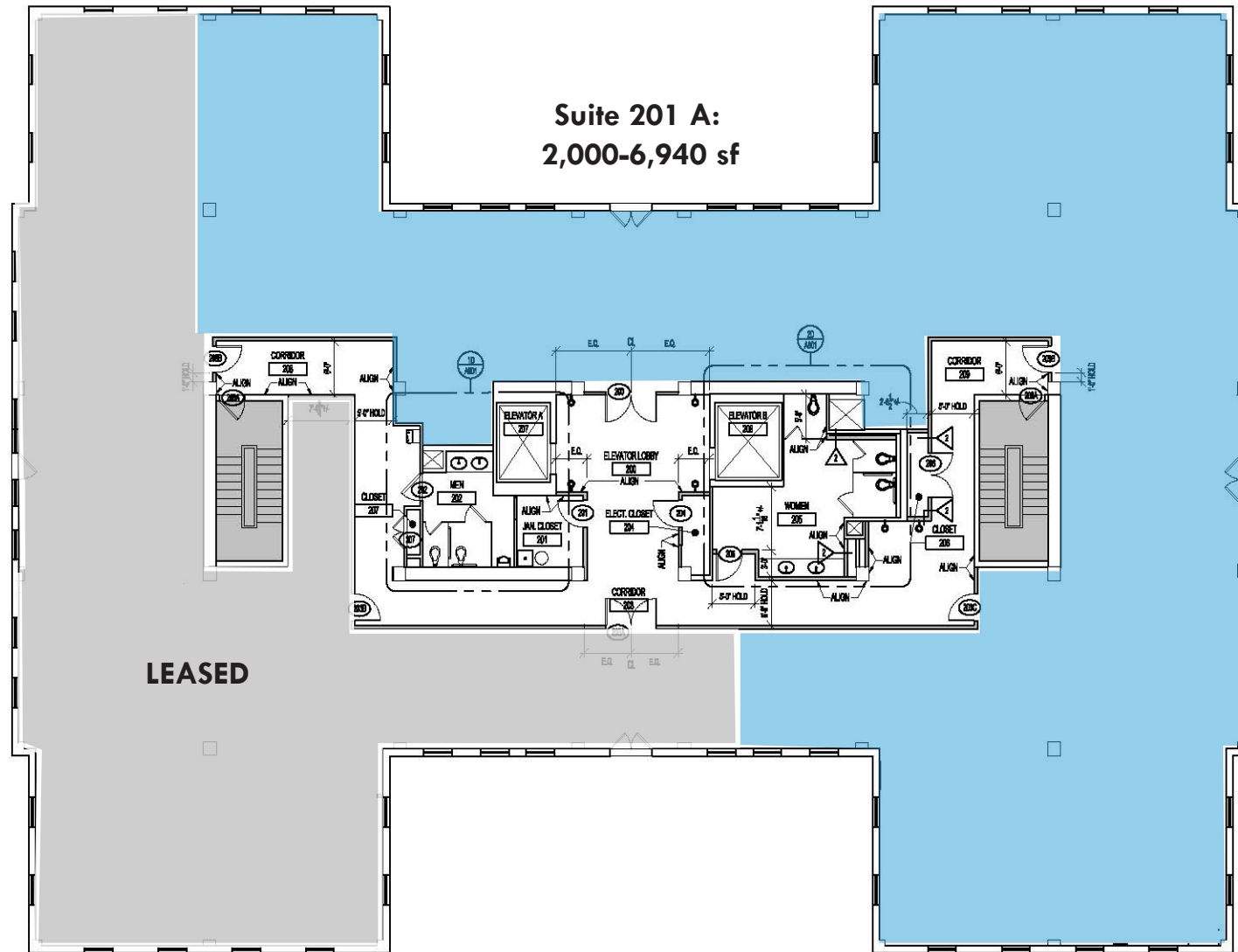


# FLOOR PLAN - SUITE 250 B

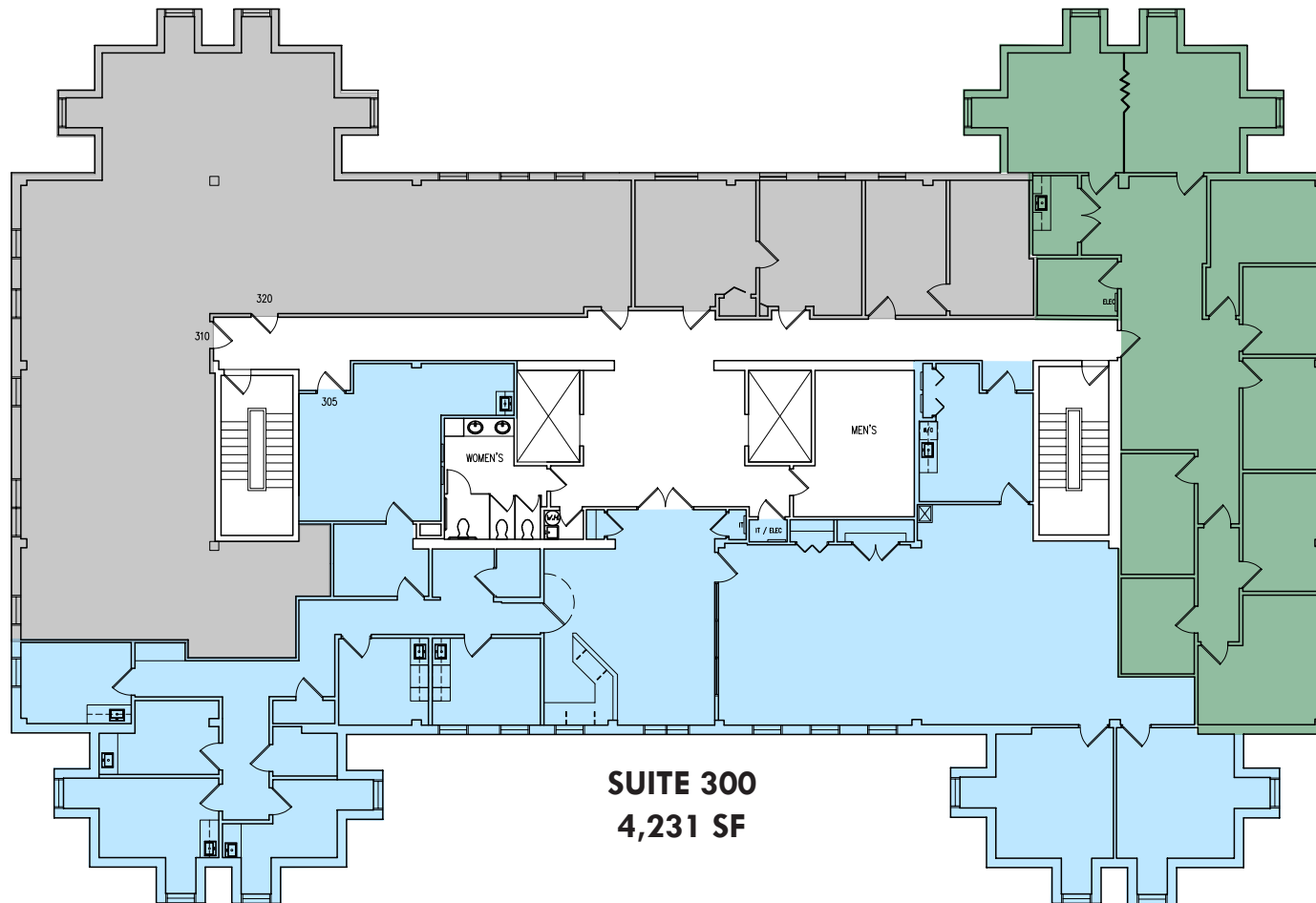
Suite 250: 771 sf



# FLOOR PLAN - FLOOR 2



# FLOOR PLAN - FLOOR 3



**SUITE 335**  
**2,113 SF**

**SUITE 300**  
**4,231 SF**

*\*Available suites  
can be combined to  
6,344 sfsf*



# LOCAL BIRDSEYE



DOWNTOWN  
TOWSON



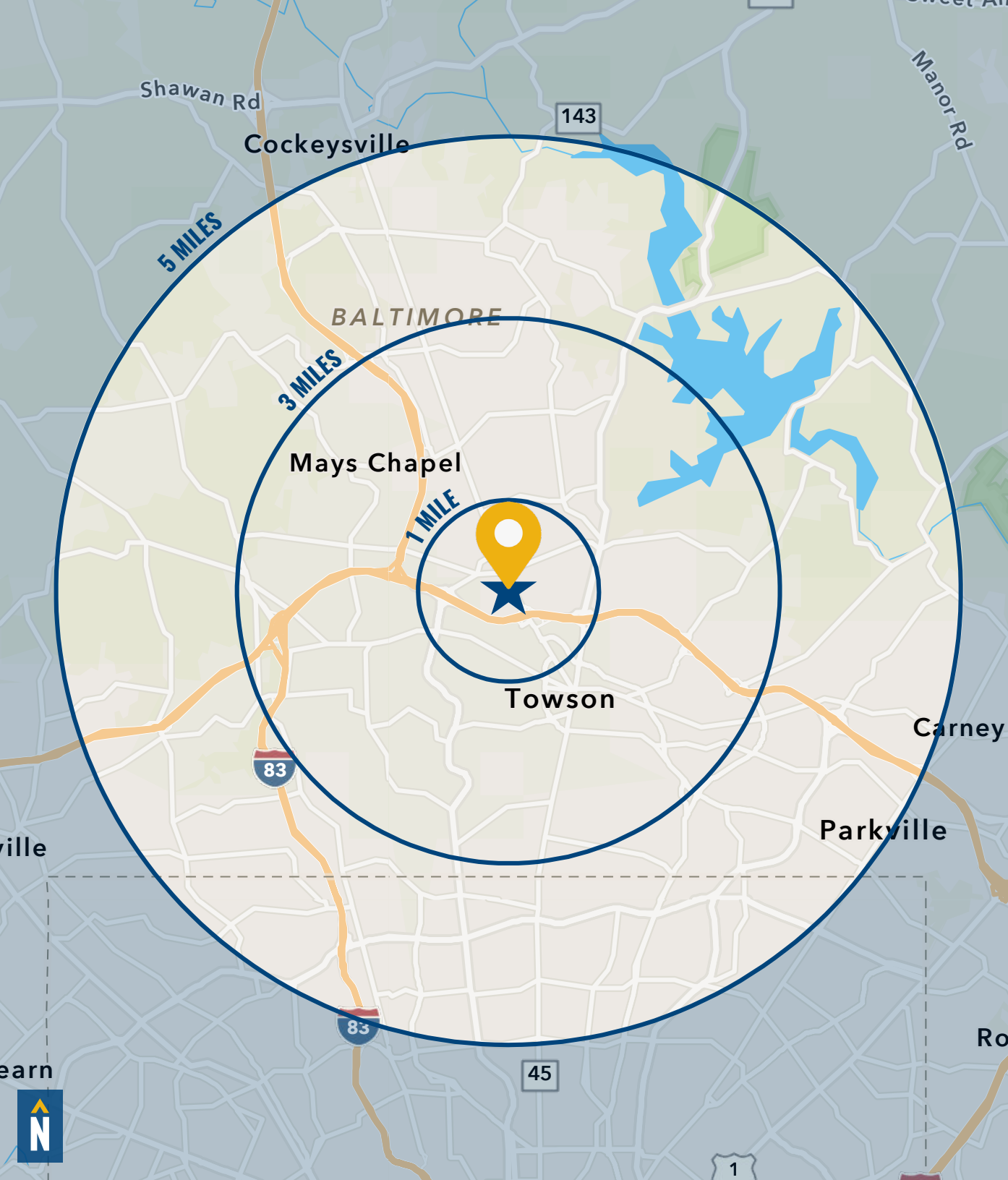
LEXUS OF TOWSON



YORK ROAD - 13,993 AADT







# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



6,879

41,611

116,904

## DAYTIME POPULATION



18,807

112,514

246,939

## AVERAGE HOUSEHOLD INCOME



\$127,676

\$158,363

\$134,599

## NUMBER OF HOUSEHOLDS



6,512

32,492

97,667

## MEDIAN AGE



40.3

40.7

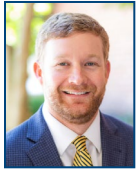
39.8

FULL DEMOS REPORT





# FOR MORE INFO CONTACT:



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## **DYLAN BOZEL**

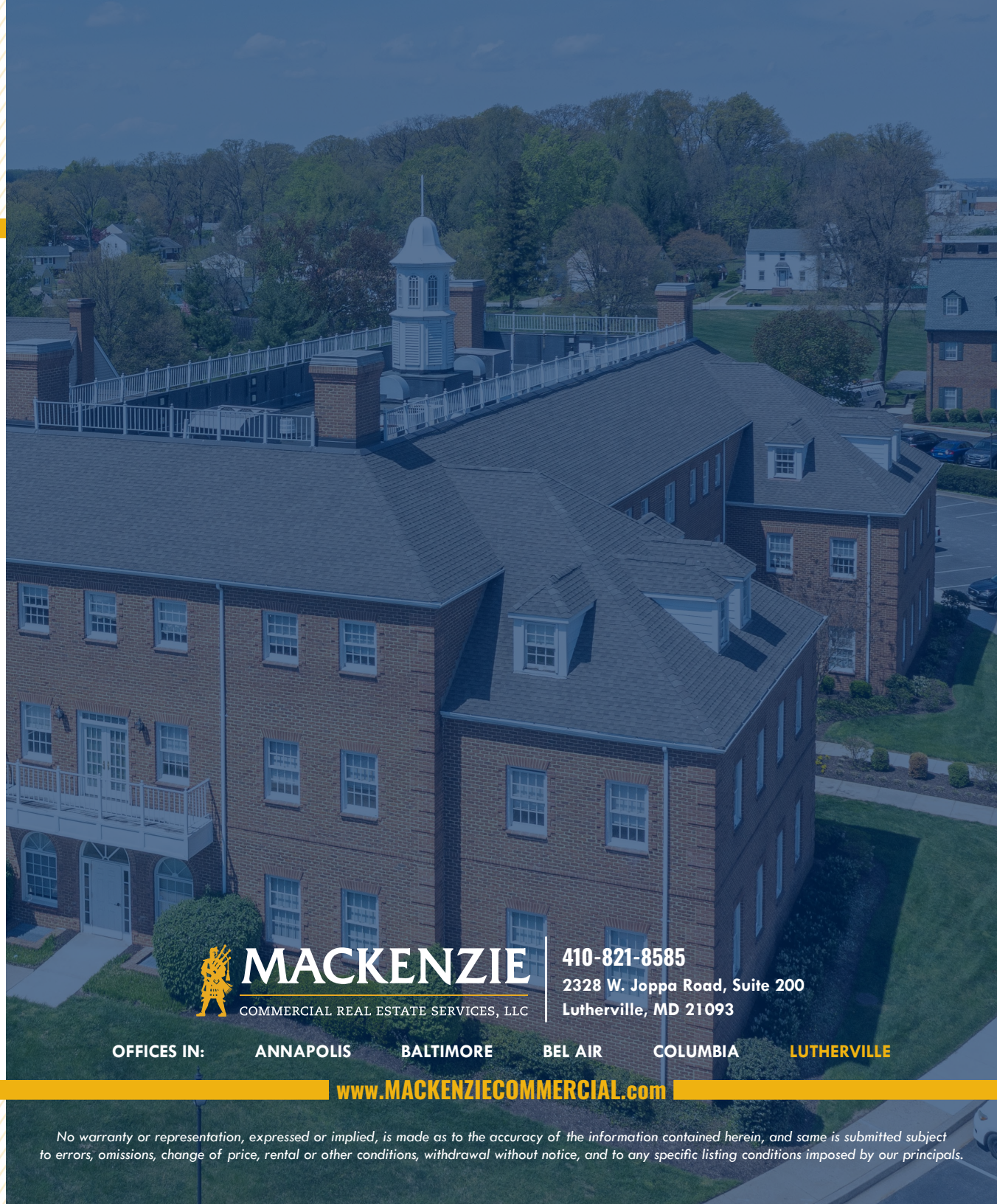
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

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**ANNAPOLIS**

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