



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: 1,500 - 8,074 SF ±
FLOOR 3: 2,130 - 6,344 SF ±

PARKING:

FREE SURFACE PARKING

ZONING:

RO (RESIDENTIAL OFFICE)

RENTAL RATE:

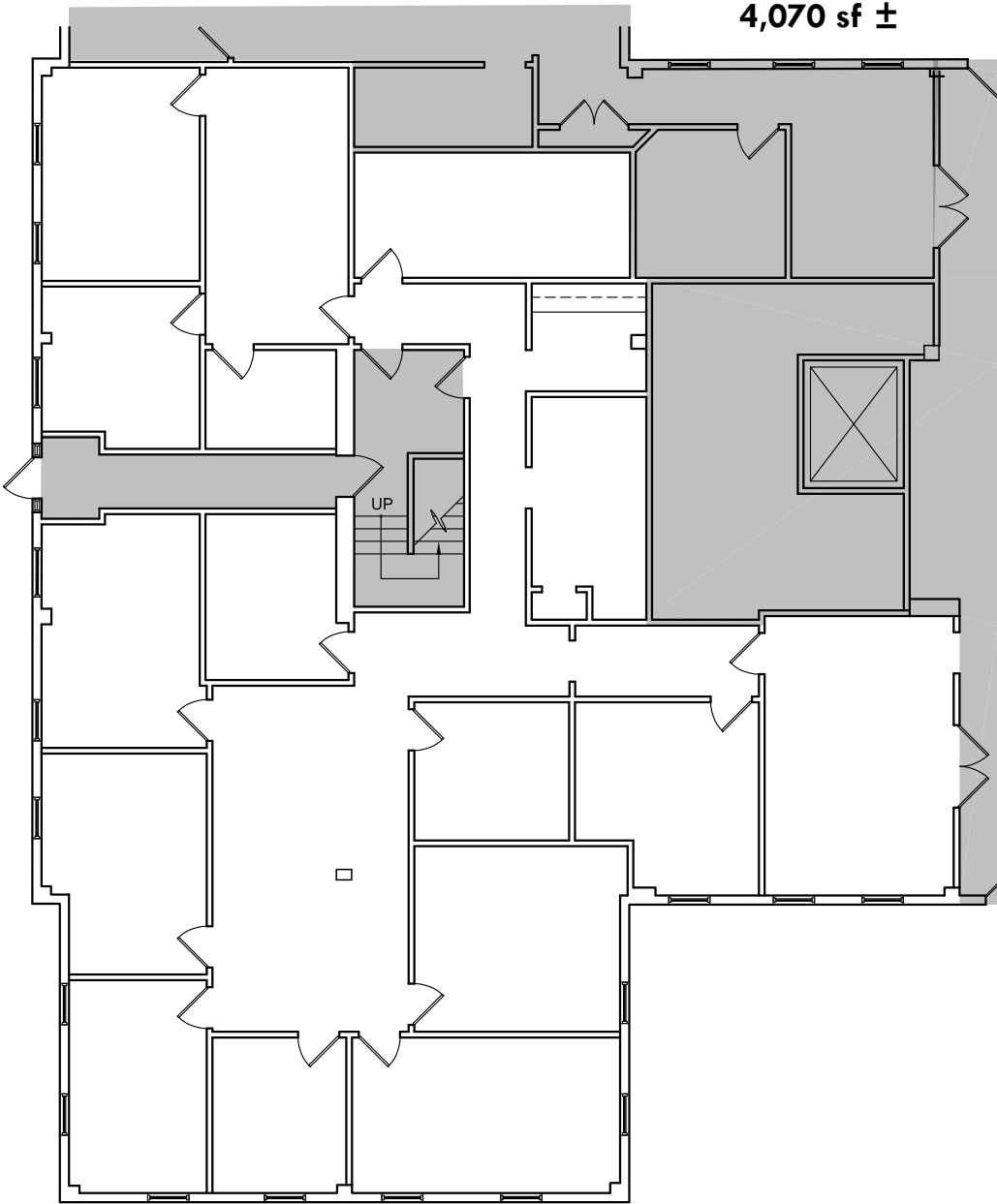
\$25.50/SF, FS

BROKER BONUS - \$1/SF

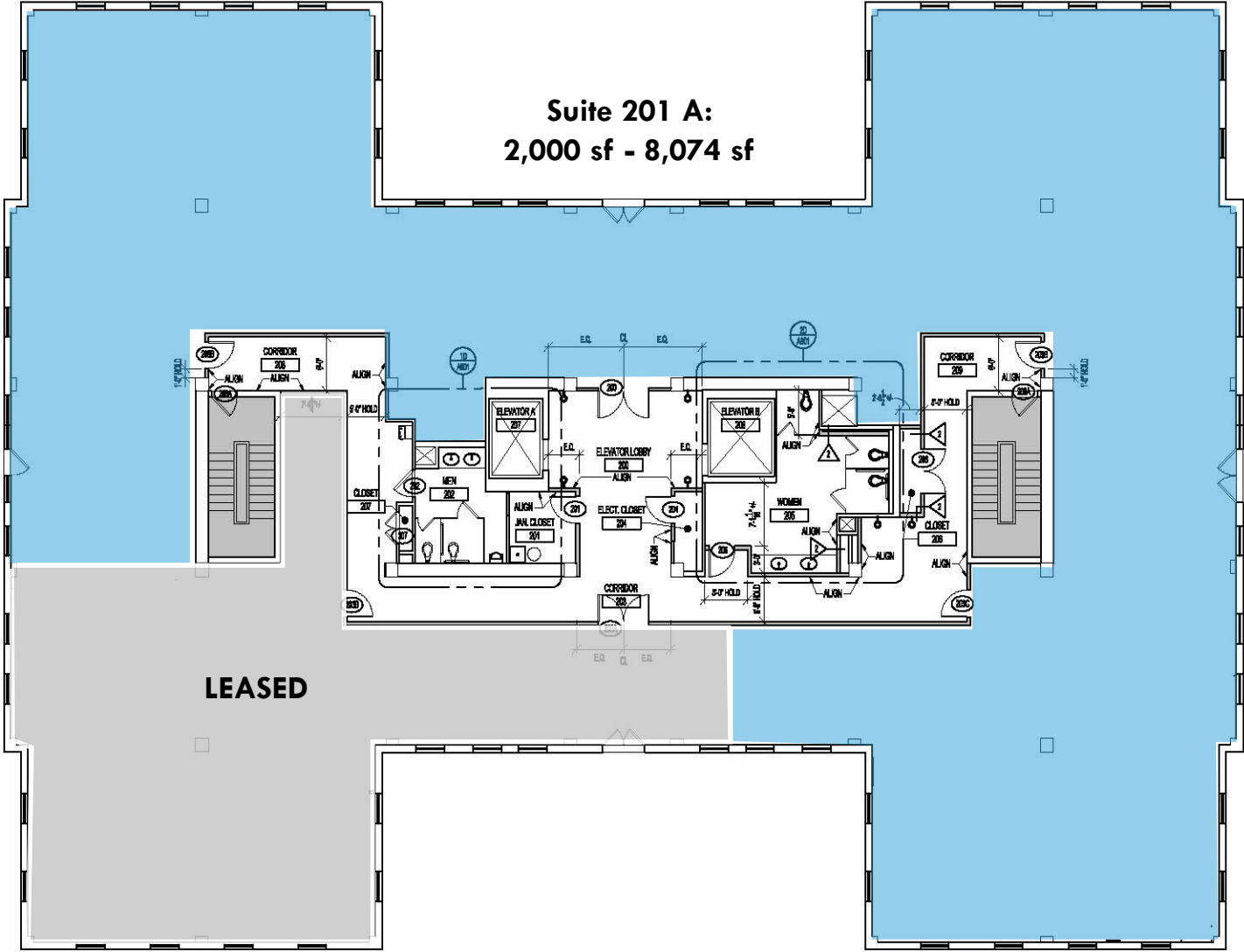
Bonus in addition to standard full market commission
on a 5 year lease - **THROUGH 3/31/2024**



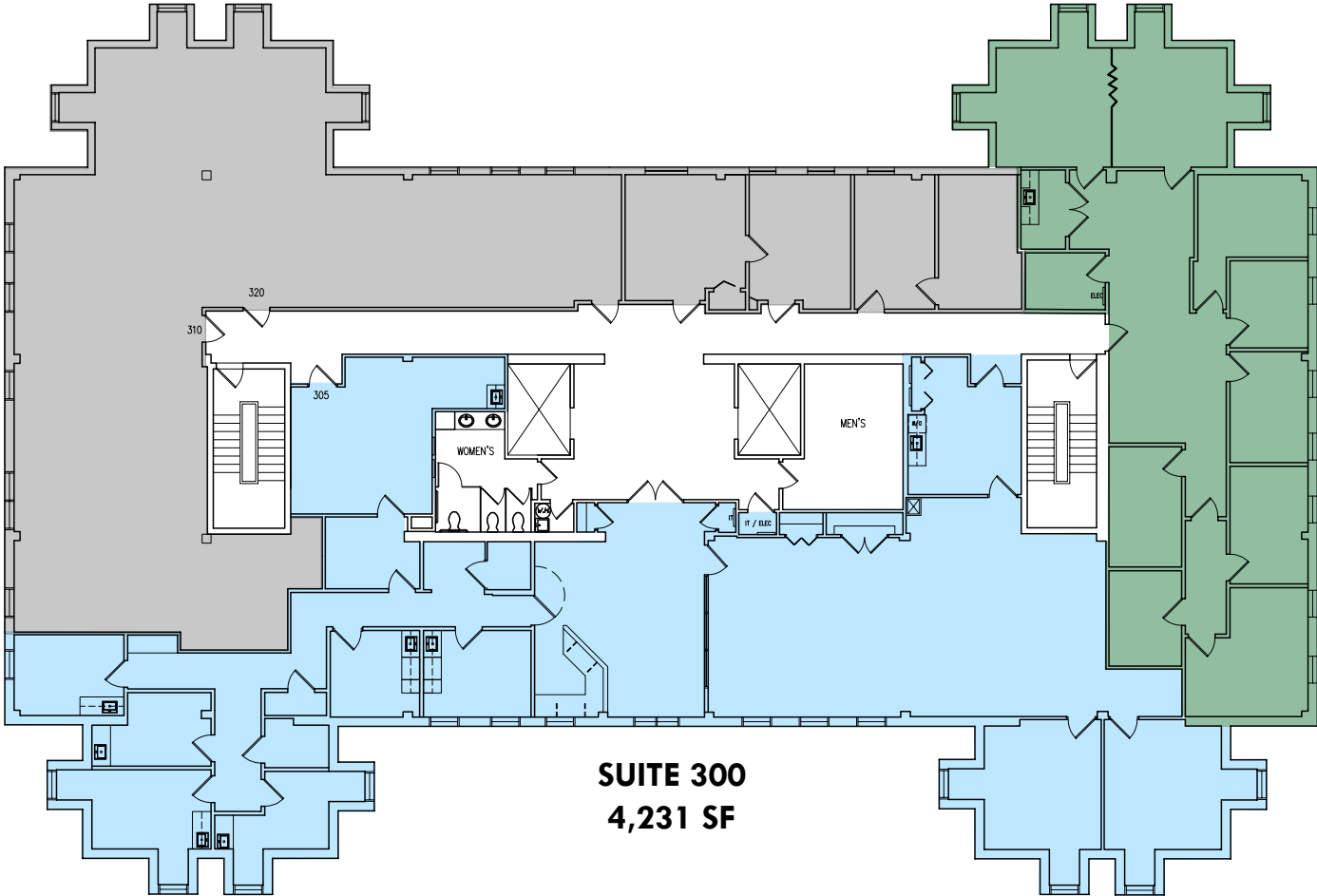
FLOOR PLAN - SUITE 110



FLOOR PLAN - FLOOR 2



FLOOR PLAN - FLOOR 3



SUITE 300
4,231 SF

SUITE 335
2,113 SF

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

LOCAL BIRDSEYE



DOWNTOWN
TOWSON

SAFeway

CVS
pharmacy

LEXUS OF TOWSON

INTERSTATE
695

Vitamin
Shophe
SINCE 1979

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

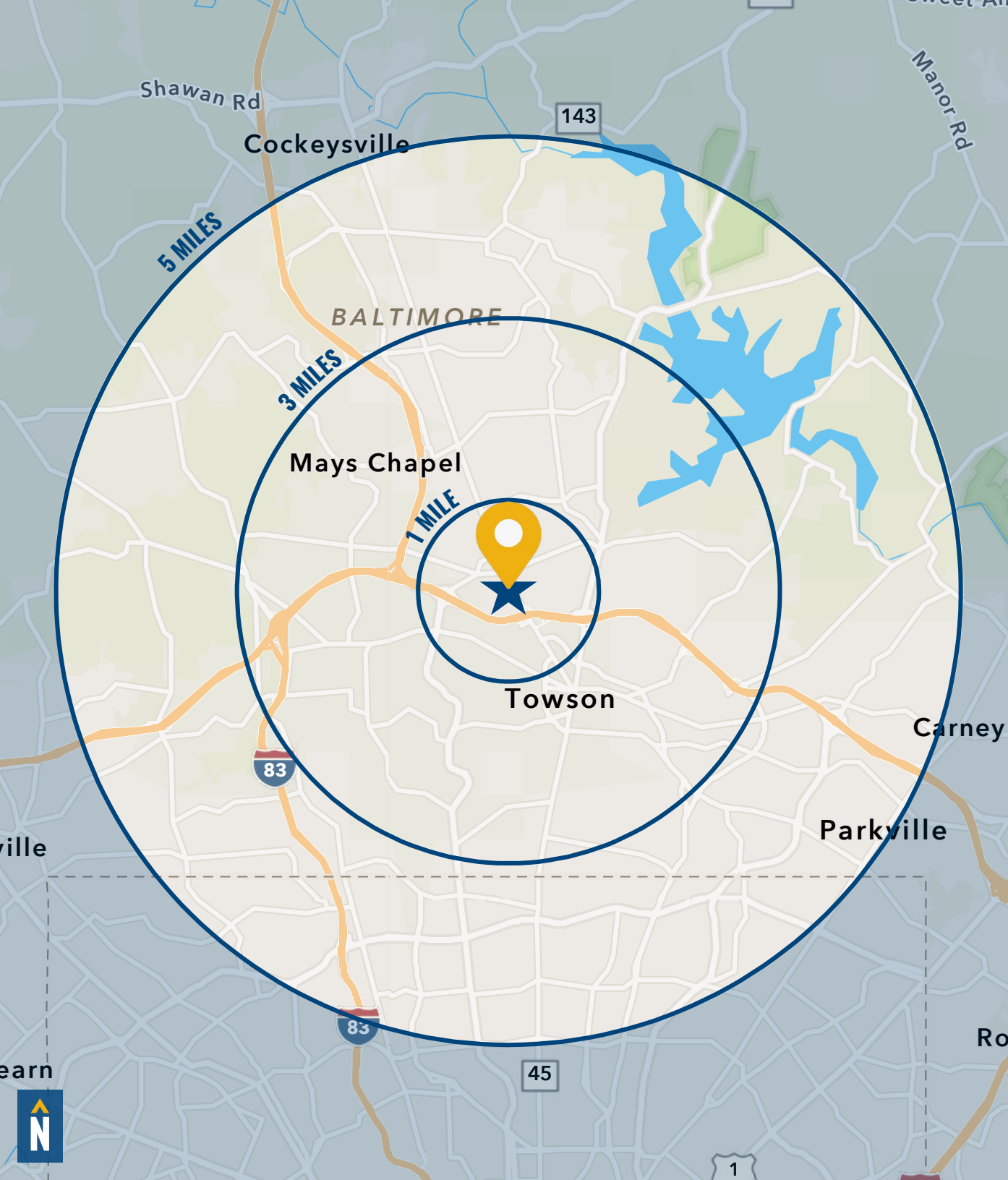


40.3

40.7

39.8

[FULL DEMOS REPORT](#)



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DYLAN BOZEL

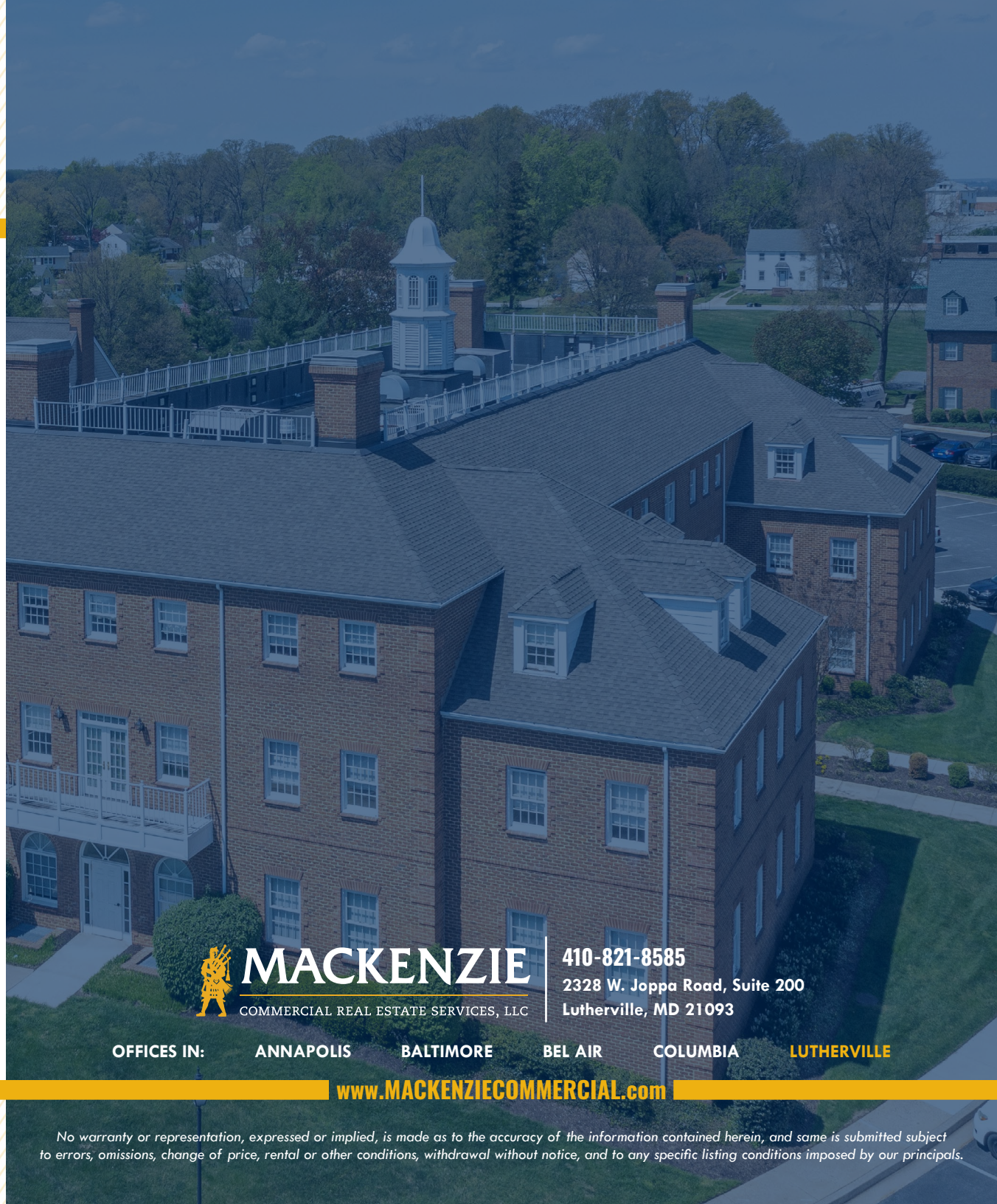
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

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