



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

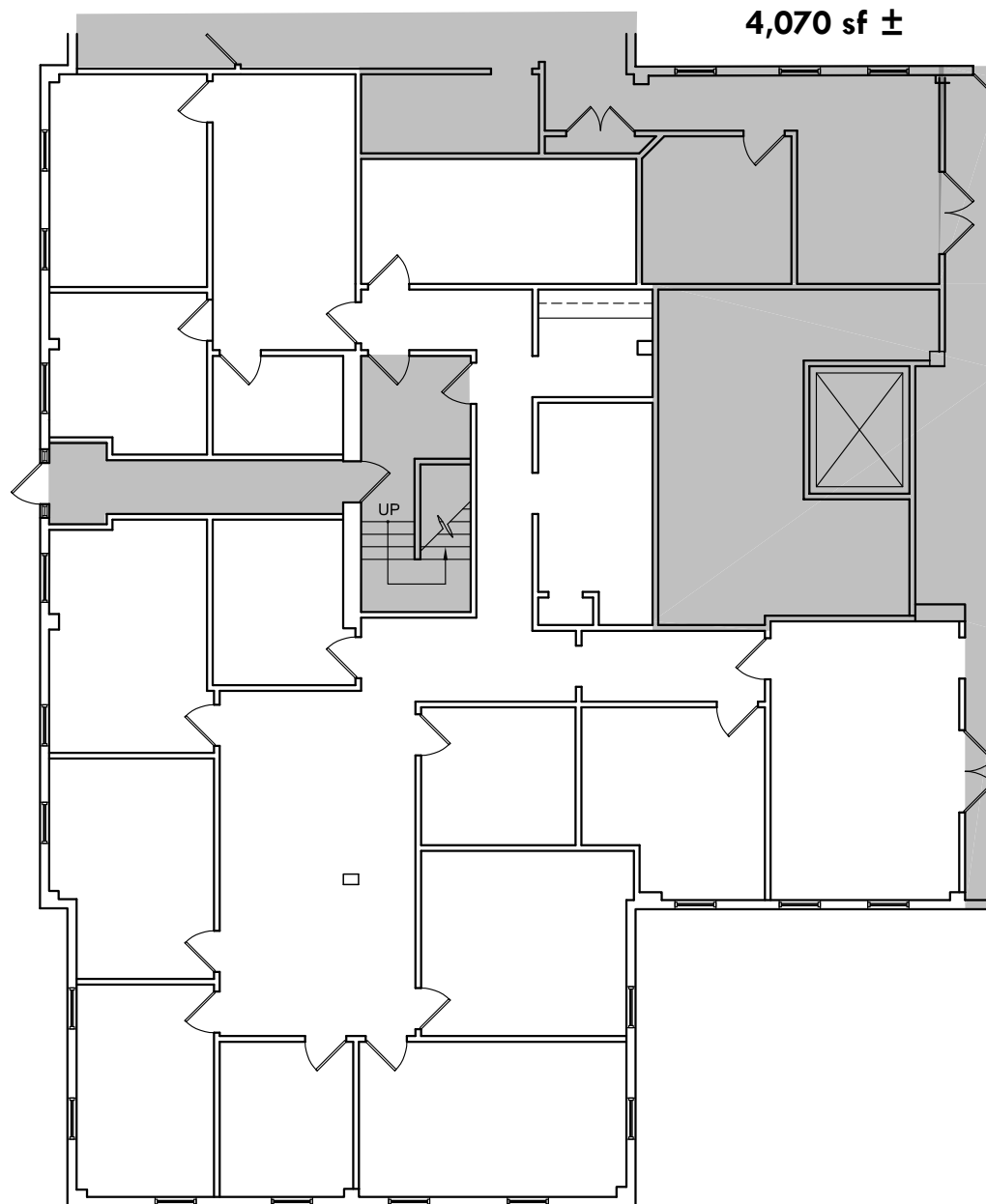
Bonus in addition to standard full market commission
on a 5 year lease - **THROUGH 12/31/2024**



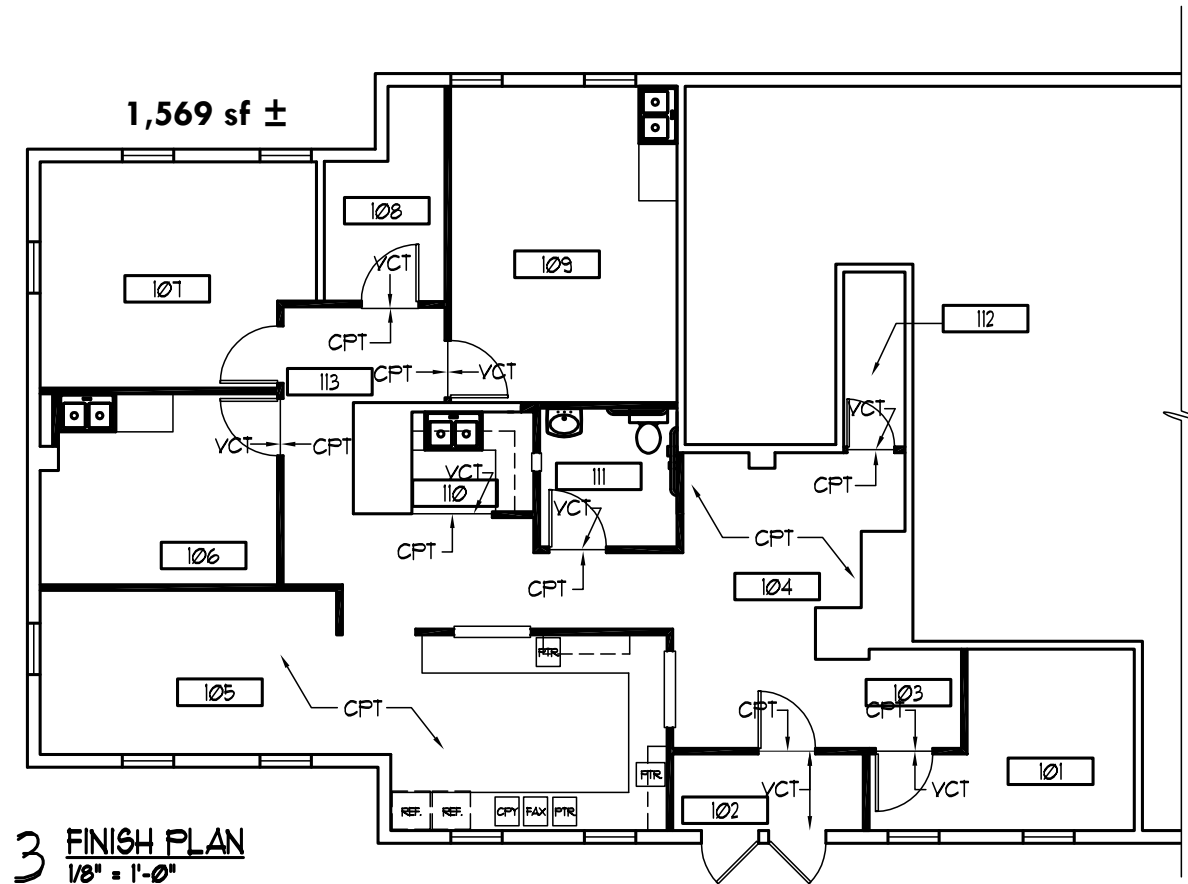
GOOGLE STREET VIEW



FLOOR PLAN - SUITE 110

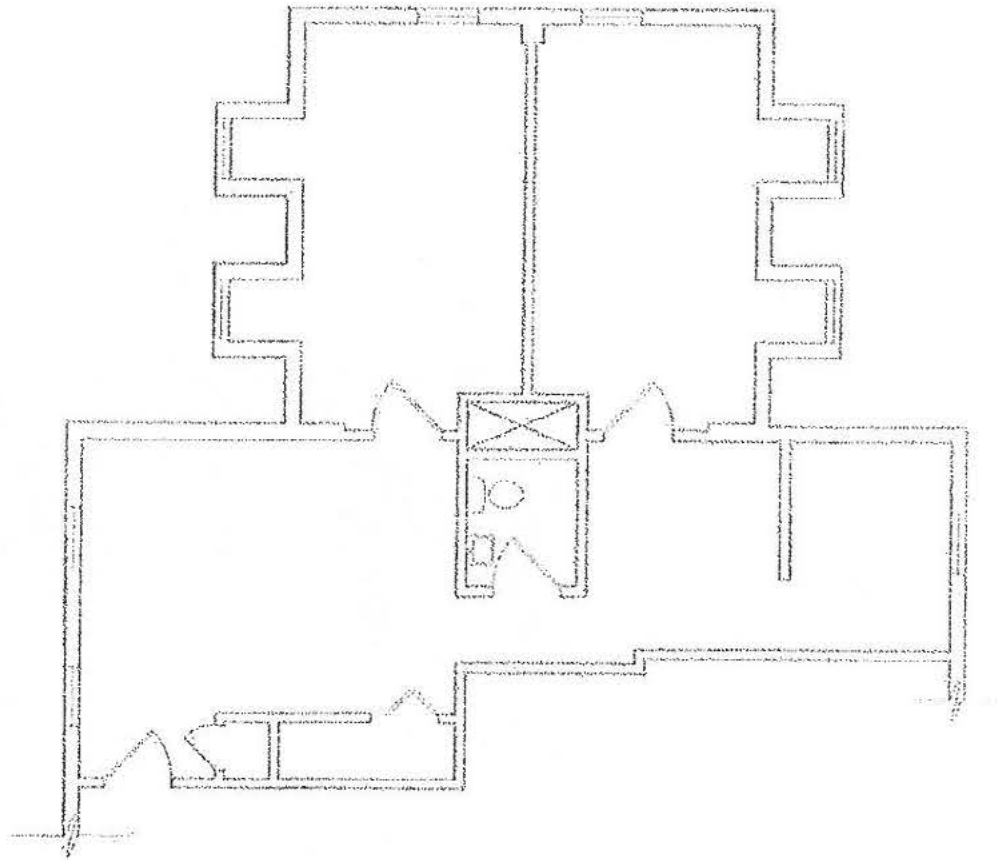


FLOOR PLAN - SUITE 190-D

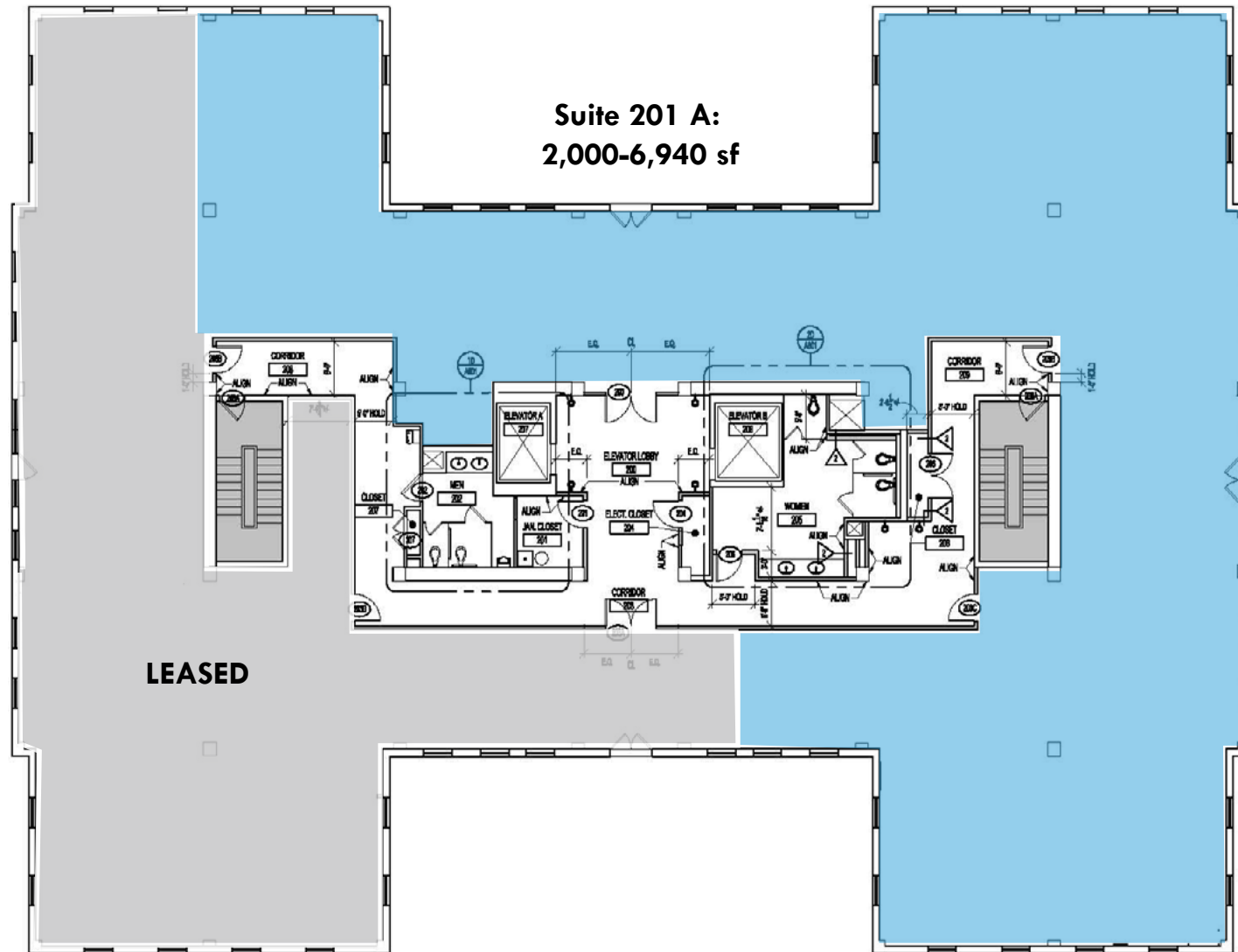


FLOOR PLAN - SUITE 250 B

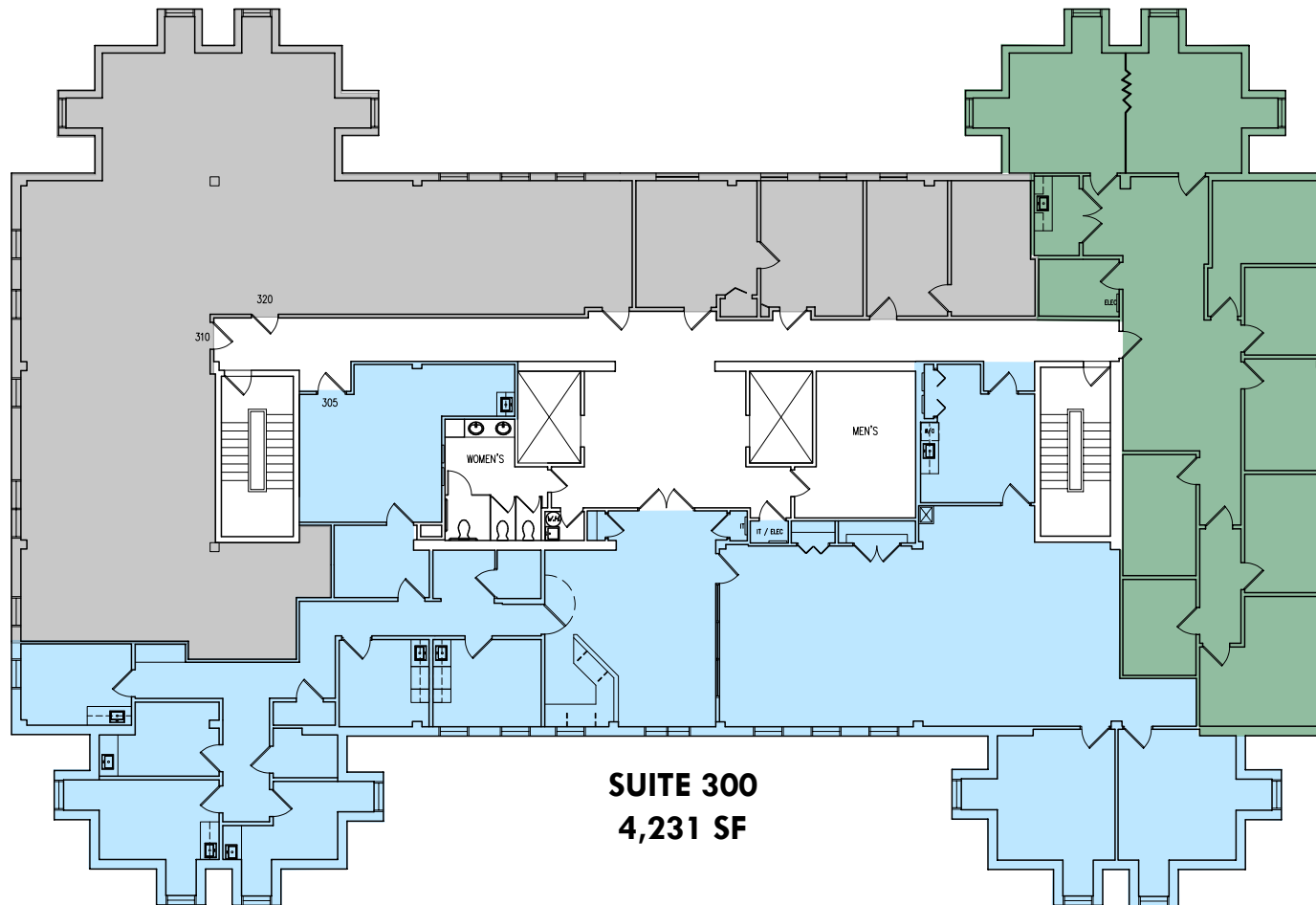
Suite 250: 771 sf



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

SAFEWAY

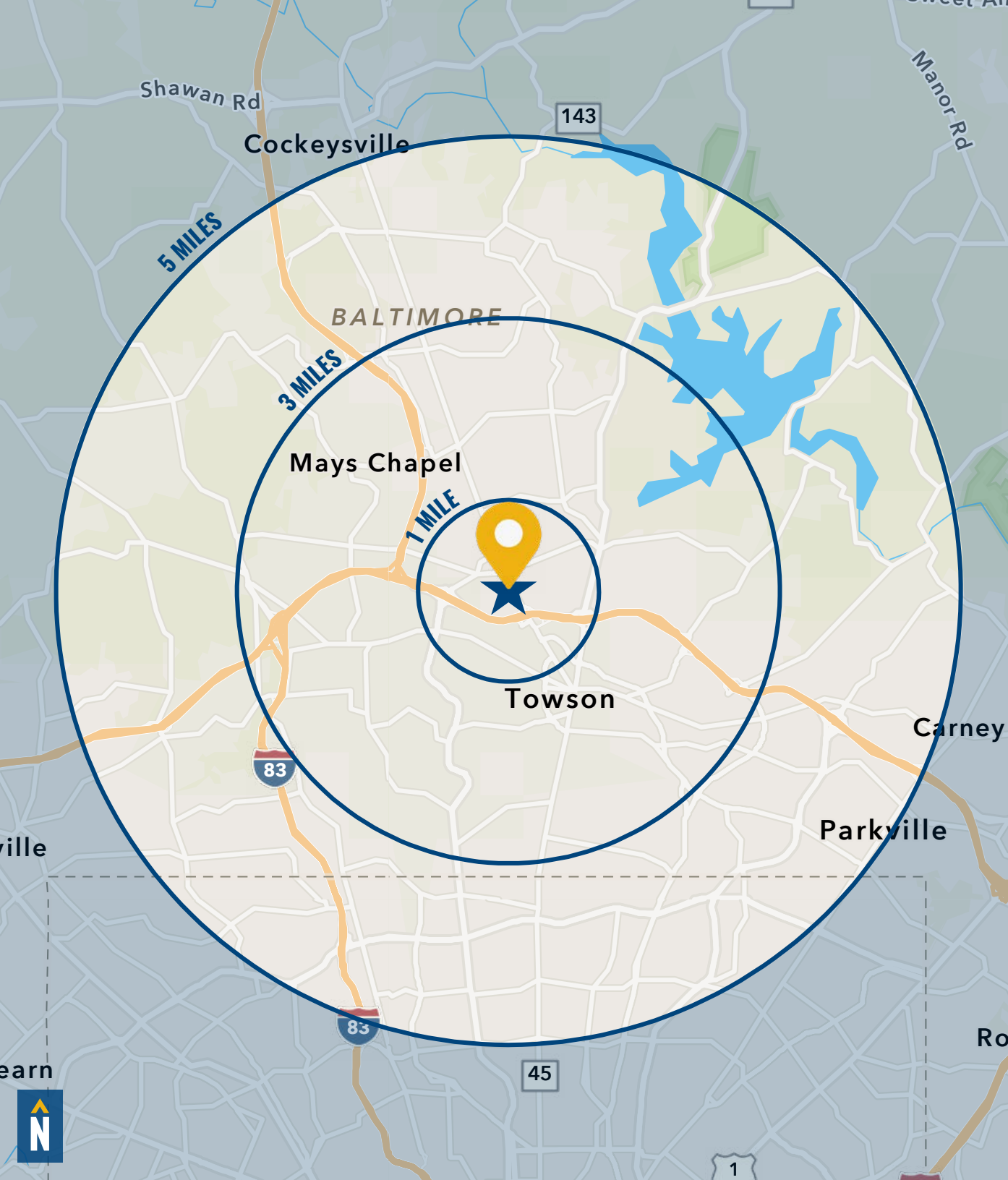
CVS
pharmacy

LEXUS OF TOWSON

695

the Vitamin
Shophe

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:**



HENSON FORD

VICE PRESIDENT

410.494.6657

HFORD@mackenziecommercial.com



MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



JOE BRADLEY

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4892

JBRADLEY@mackenziecommercial.com



DYLAN BOZEL

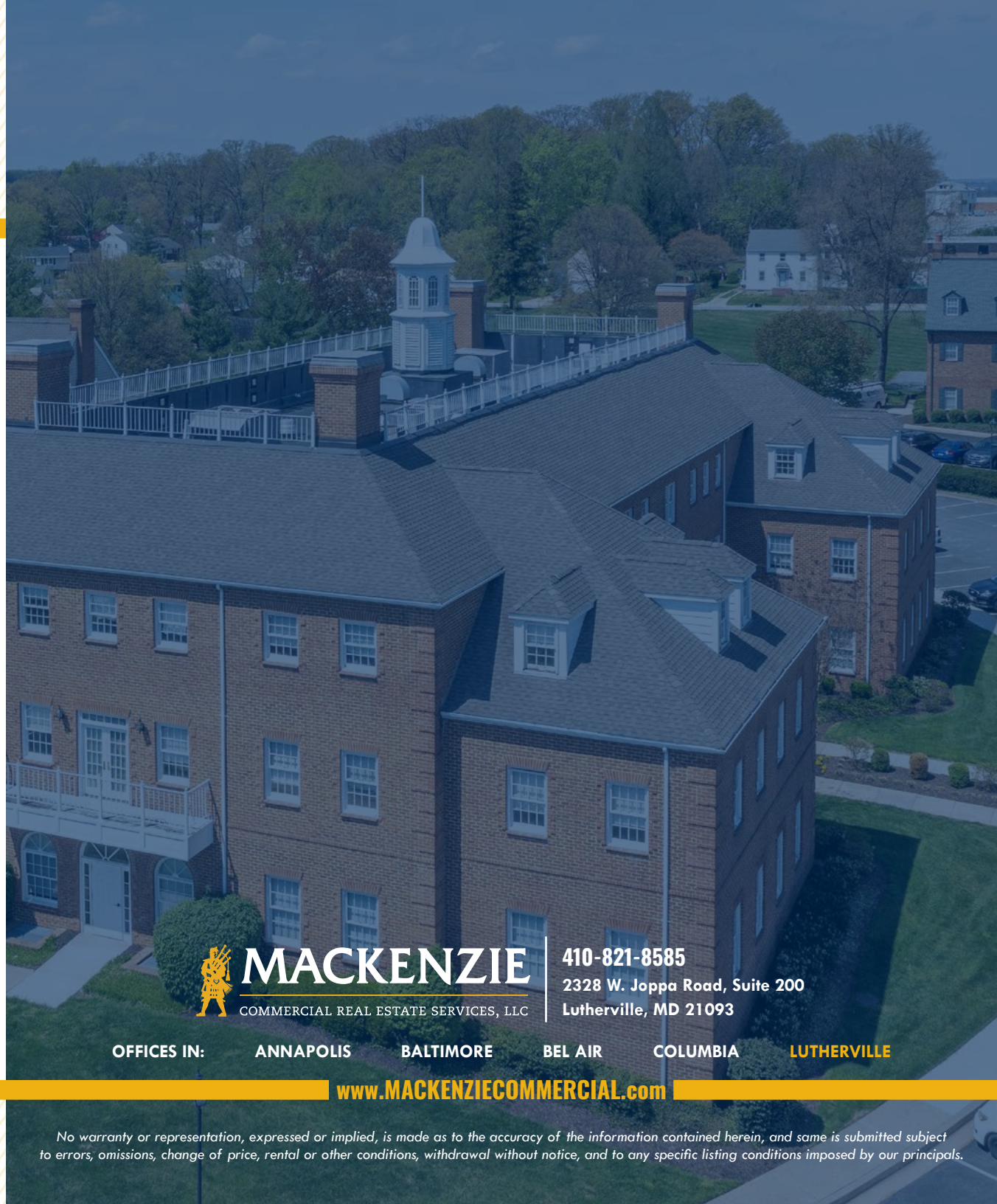
REAL ESTATE ADVISOR

410.494.4896

DBOZEL@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:

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