

FOR LEASE

Baltimore County, MD

1301 YORK ROAD

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

AVAILABLE

Multiple suites available

ZONING

BL (Business Local)

TRAFFIC COUNT

38,420 AADT (York Rd/Rt. 45)

PARKING

4/1,000 sf

HIGHLIGHTS

- ▶ New ownership: NEW Elevators, HVAC, Patio Feature, Exterior Lobby Entrances, Landscaping, Branding & Signage, Lobby Directory & Roof
- ▶ All lobbies and restrooms are fully renovated
- ▶ Signalized intersection
- ▶ Easy access to I-695 and I-83
- ▶ Sought-after Lutherville-Timonium location near the heart of Towson, MD (Towson Town Center, Towson Square)
- ▶ Two new pylon signs to provide tenants with optimal signage



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FOR LEASE

Baltimore County, MD

BUILDING WINDOW PLANS (4TH FLOOR)

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West and South sides of building with (9) windows per side. (West side/front entrance shown in proposed plan)

West and South sides of the building with (8) windows per side, leaving center panel existing – this provides some symmetry to the windows per floor and allows the entrances to be highlighted on west and east elevations. (West side/front entrance shown in proposed plan)

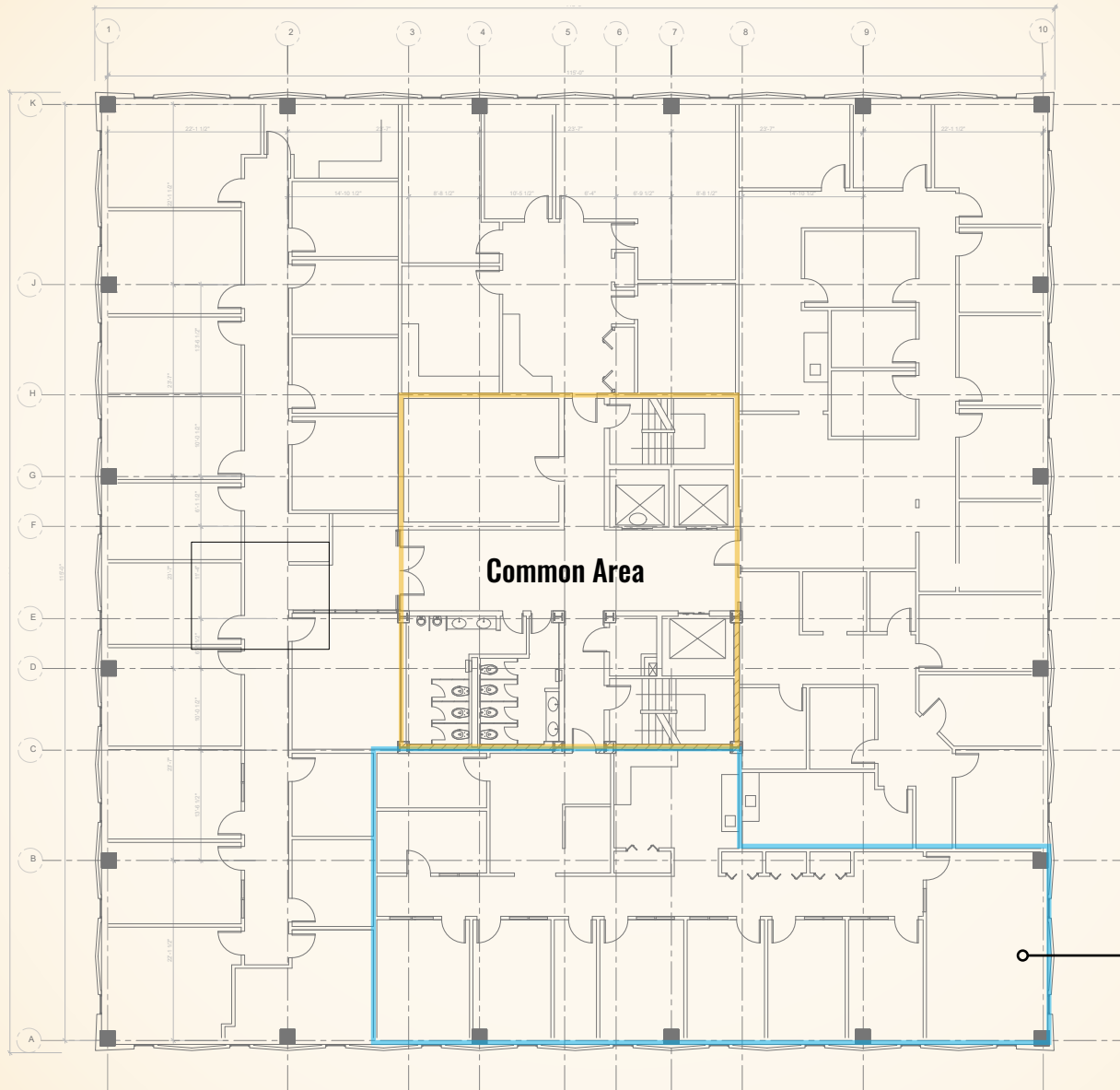


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FLOOR PLANS: 2ND FLOOR

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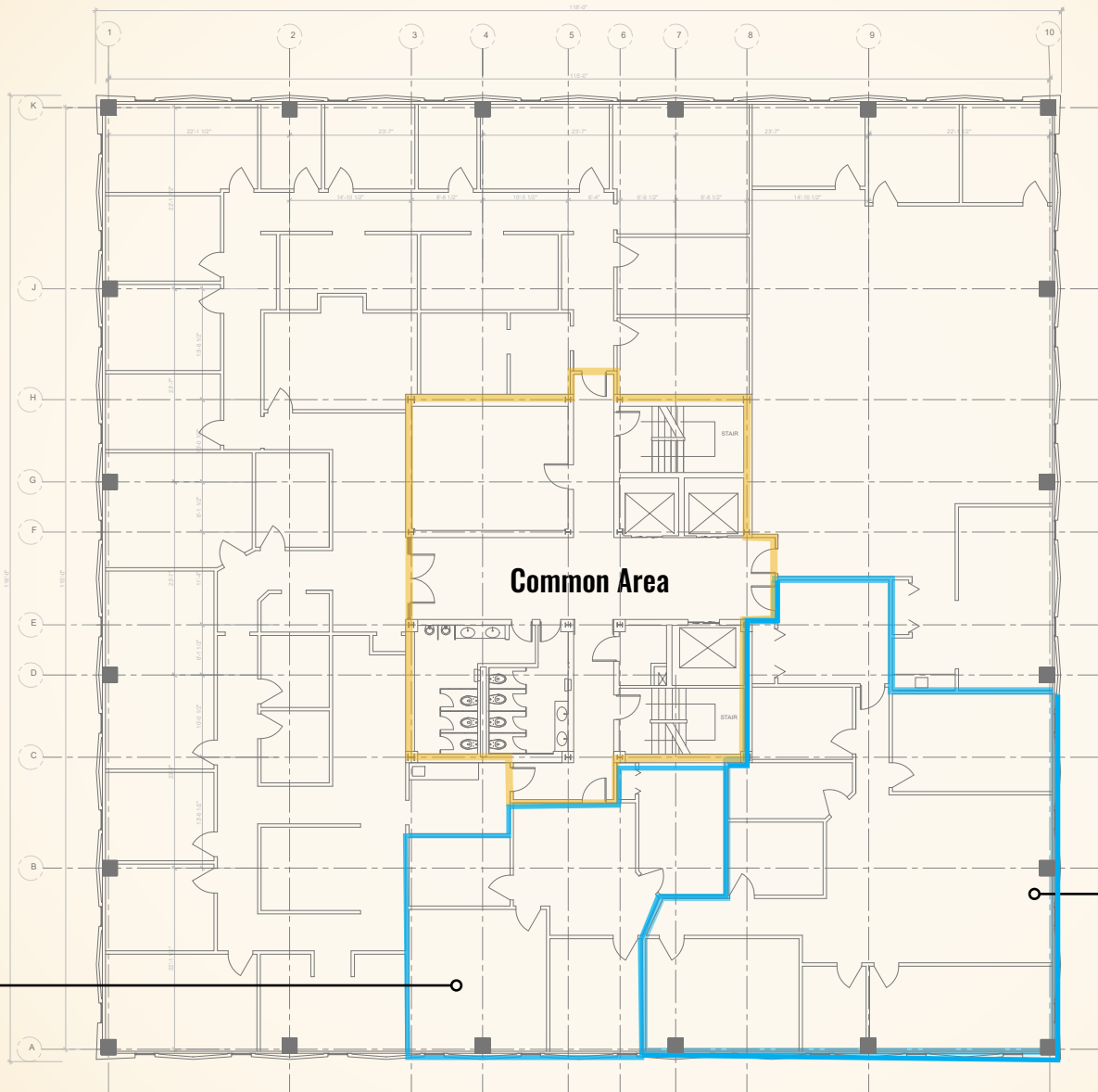
Suite 209
2,960 sf available

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FLOOR PLANS: 3RD FLOOR

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Suite 306
1,043 sf available

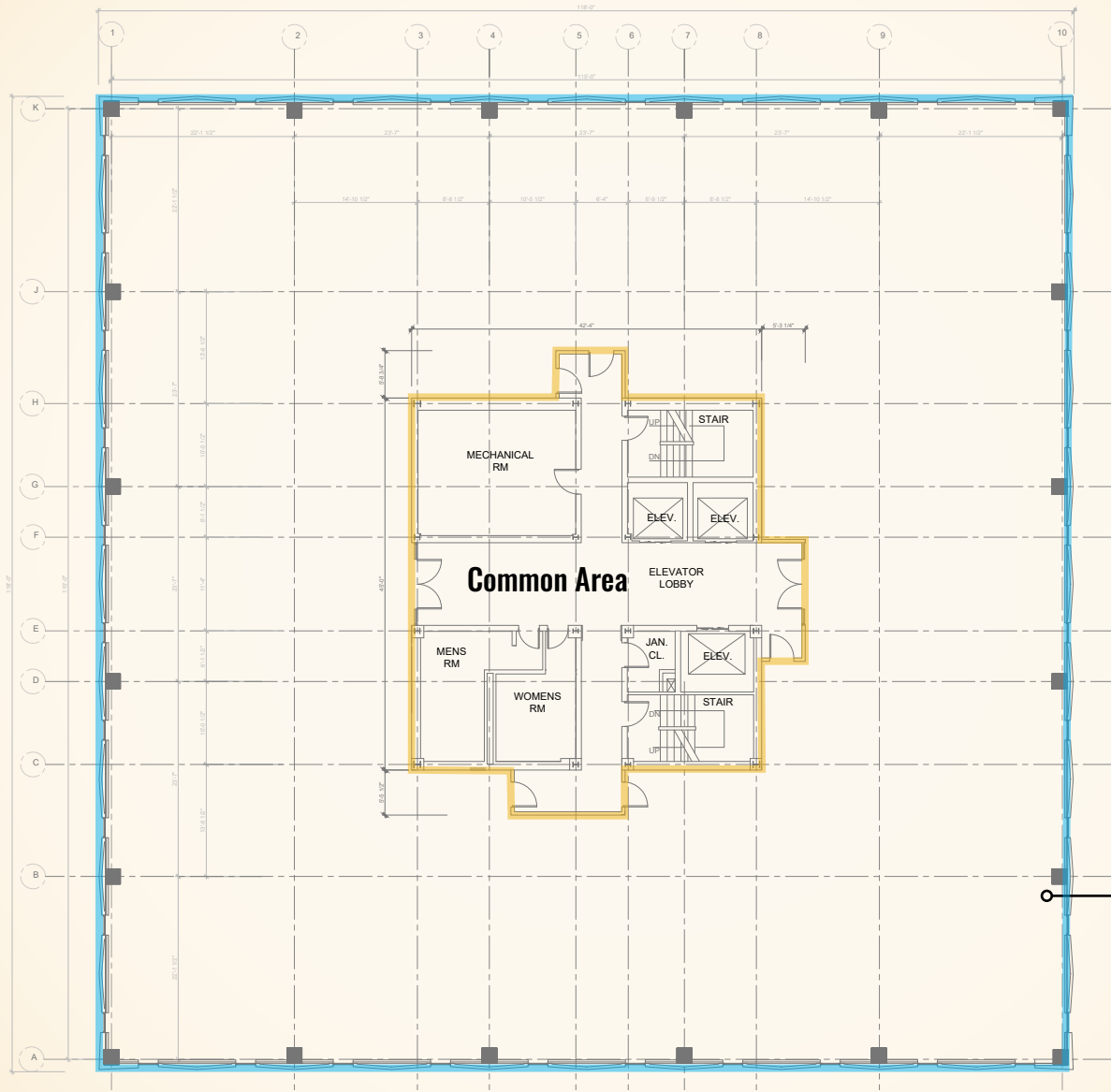
Suite 304
2,489 sf available

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FLOOR PLANS: 4TH FLOOR

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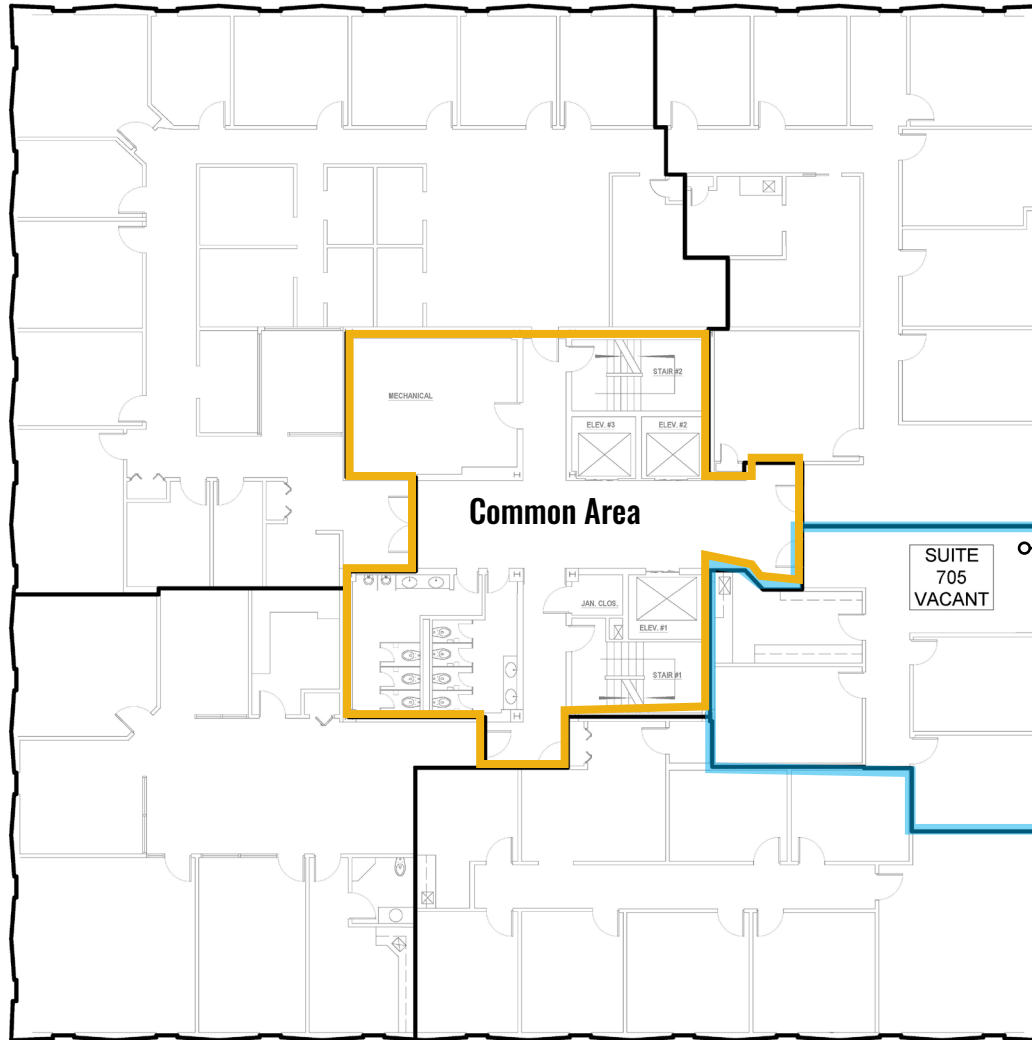
Suite 400
13,266 sf available

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FLOOR PLANS: 7TH FLOOR

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



Suite 705
1,226 sf available

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FOR LEASE

Baltimore County, MD

BIRDSEYE

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