

# 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



STREET VIEW



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Dylan Bozel

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# FOR LEASE

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# BUILDING WINDOW PLANS (4TH FLOOR)

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



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)

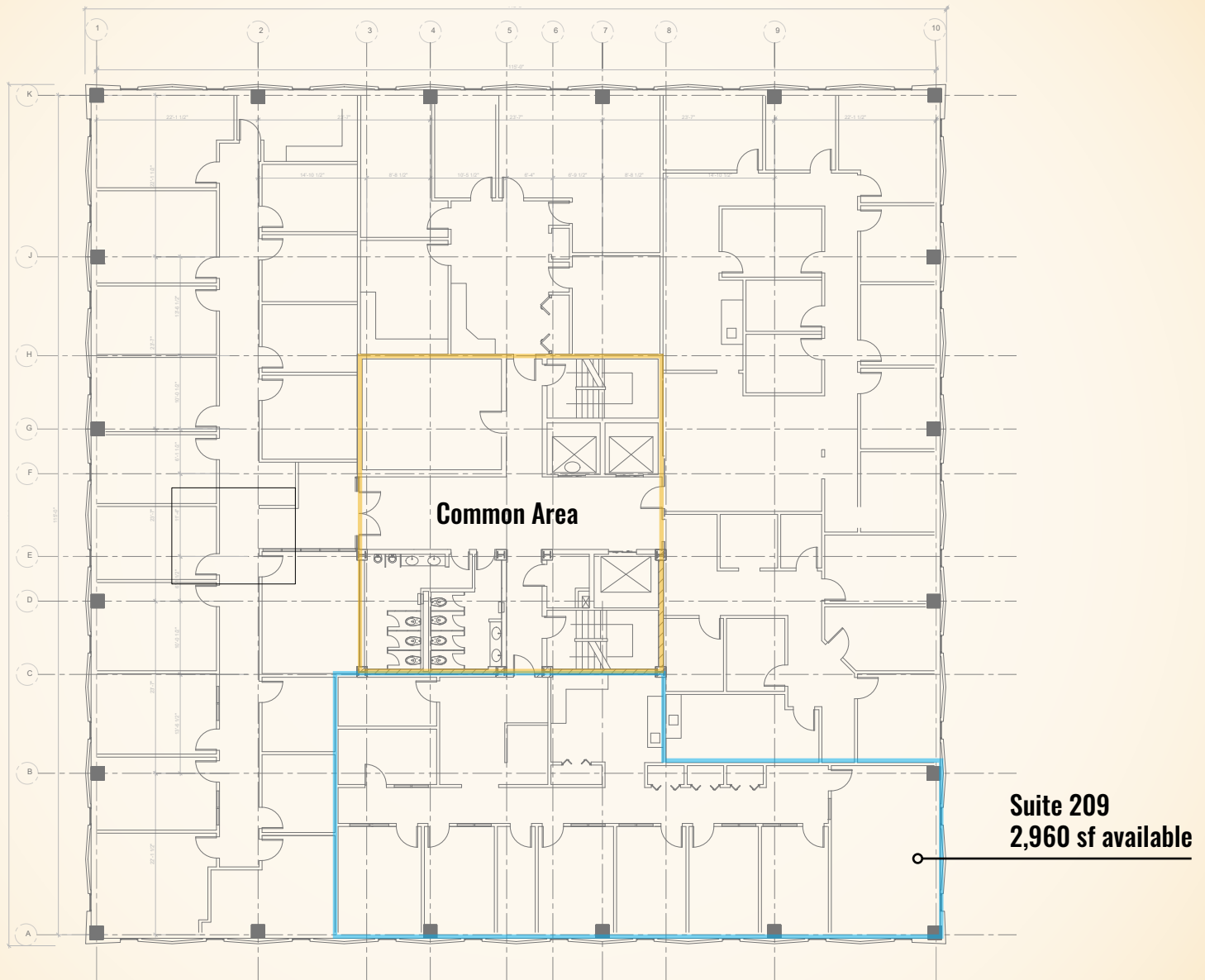


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# FLOOR PLANS: 2ND FLOOR

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

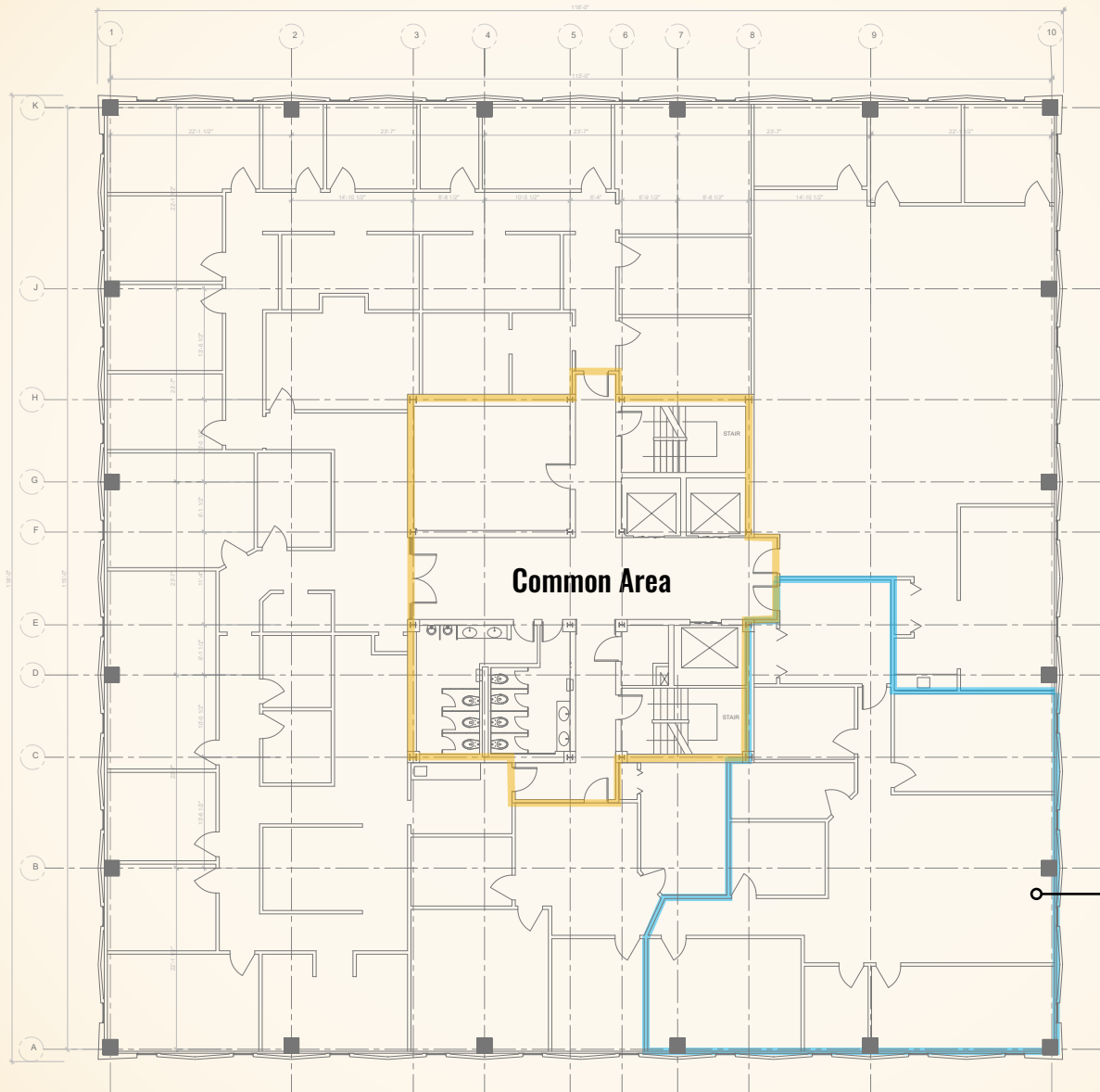


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# FLOOR PLANS: 3RD FLOOR

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



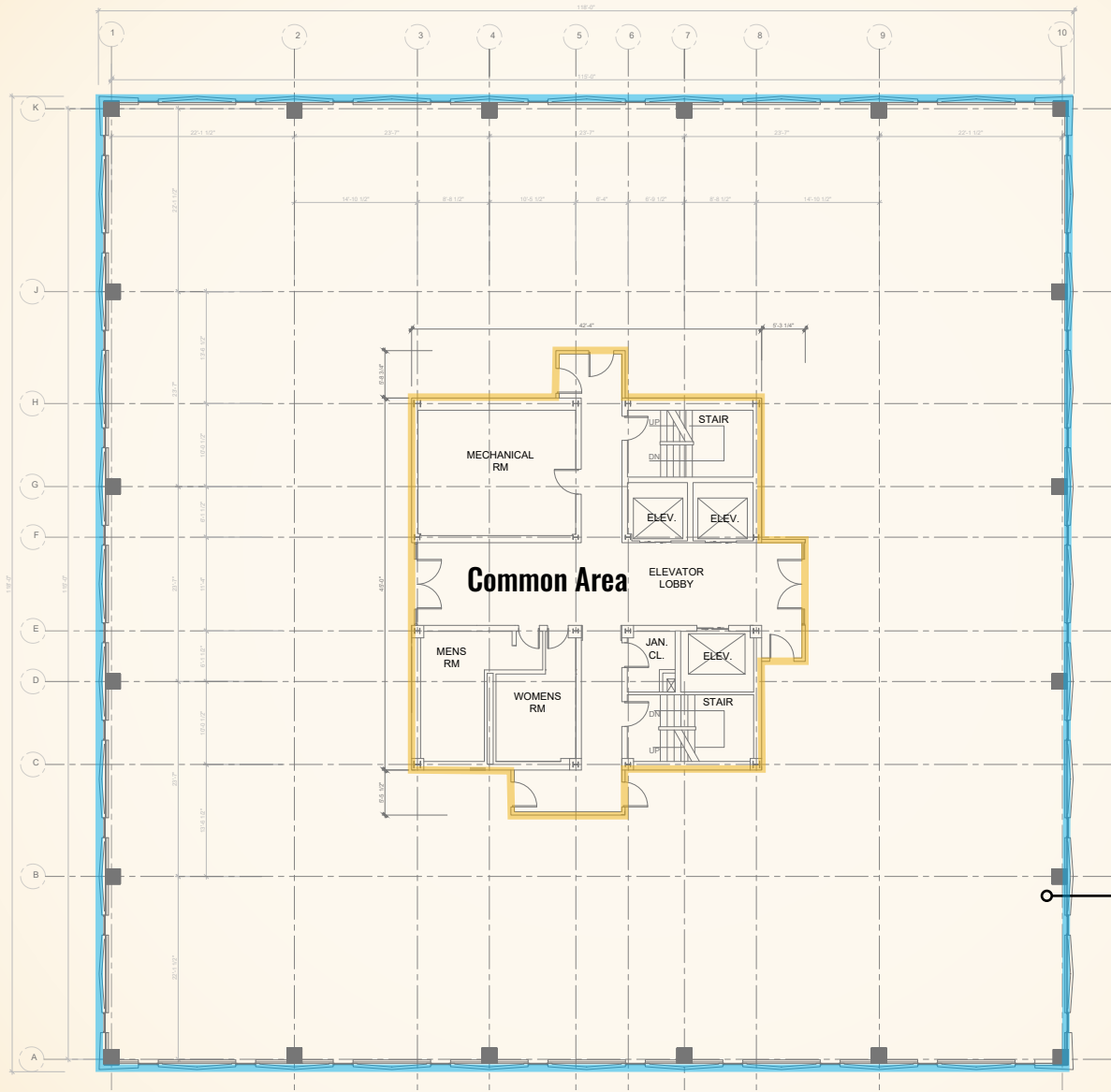
**Suite 304**  
**2,489 sf available**

# FOR LEASE

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# FLOOR PLANS: 4TH FLOOR

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



**Suite 400**  
**13,266 sf available**

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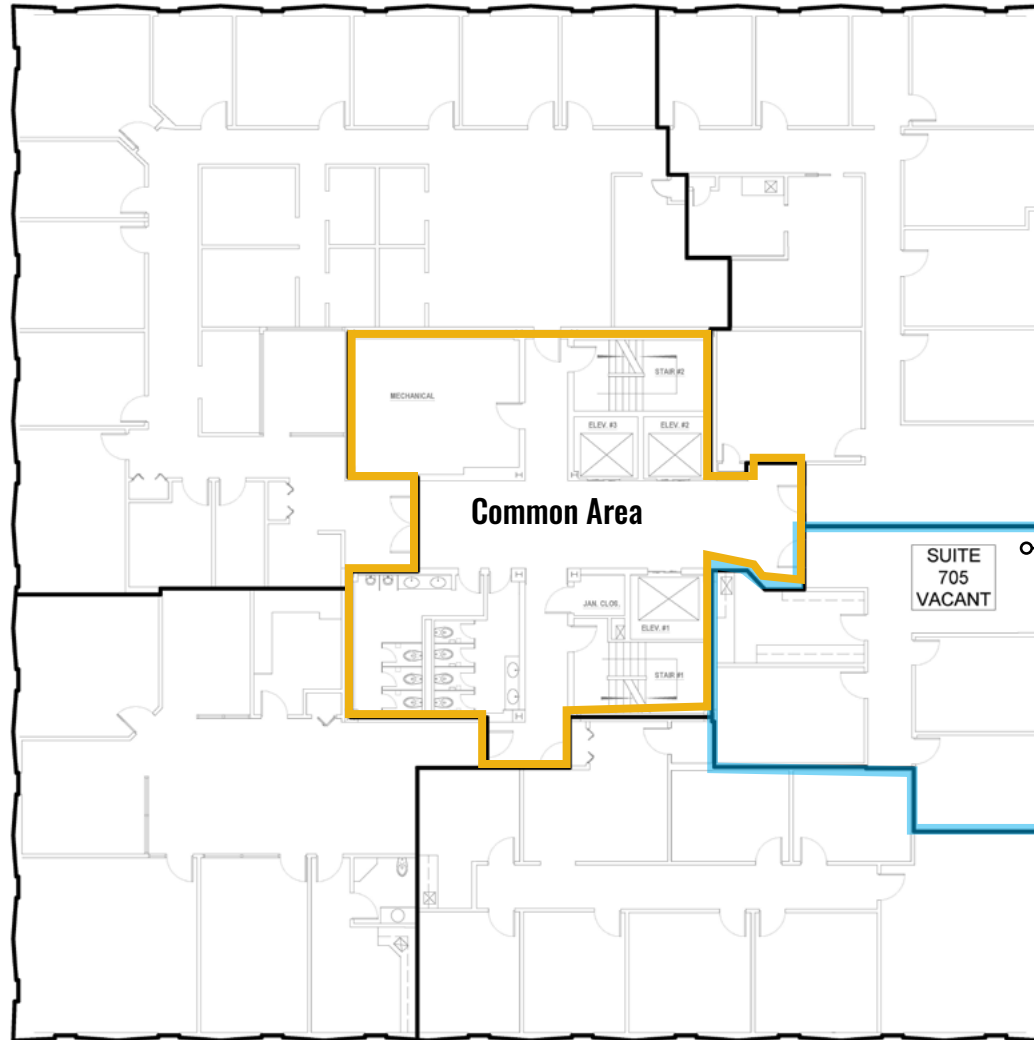
dbozel@mackenziecommercial.com

# FOR LEASE

Baltimore County, MD

# FLOOR PLANS: 7TH FLOOR

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093



**Suite 705**  
1,226 sf available

**Bill Whitty**

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# FOR LEASE

Baltimore County, MD

# BIRDSEYE

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