



1301 YORK ROAD

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

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

AVAILABLE:

MULTIPLE SUITES AVAILABLE

PARKING:

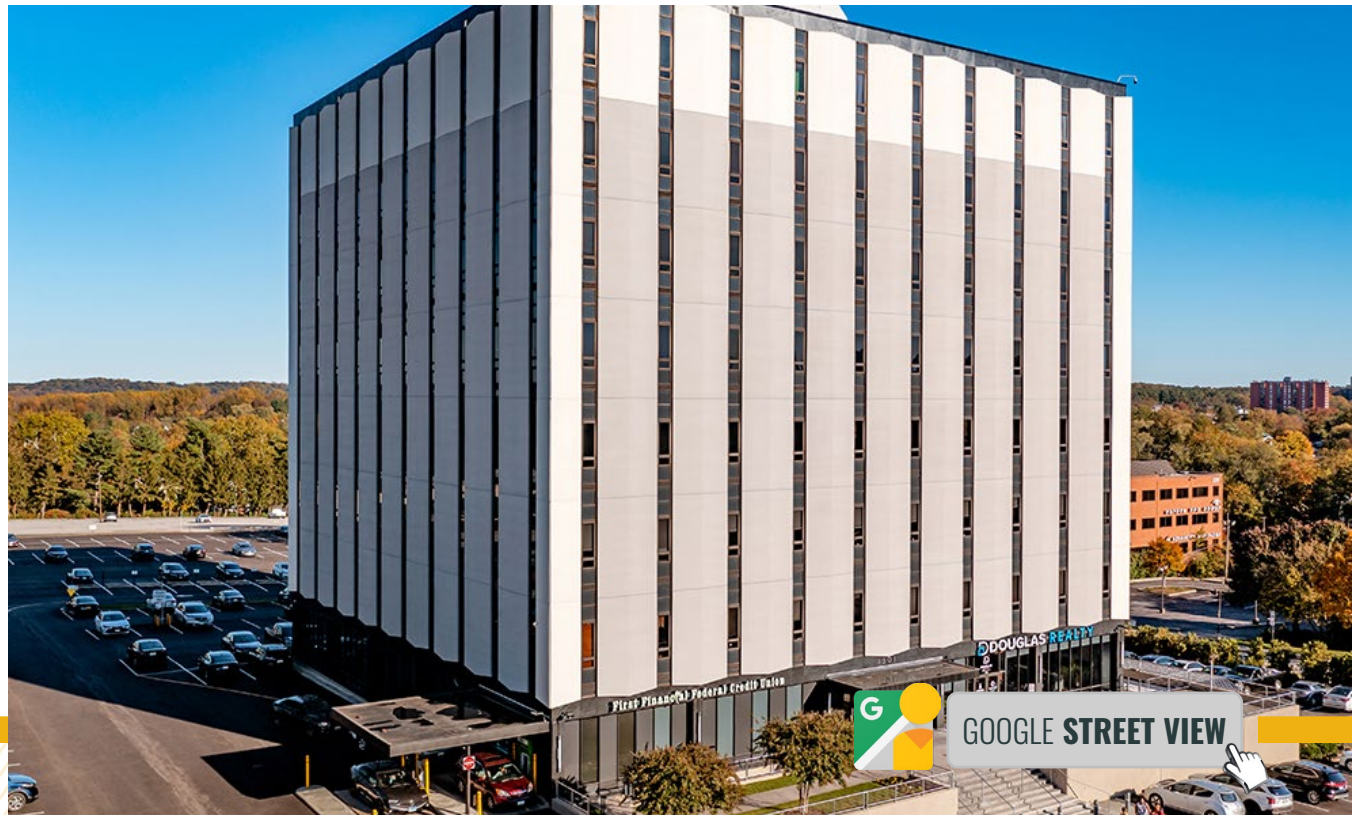
4/1,000 SF

TRAFFIC COUNT:

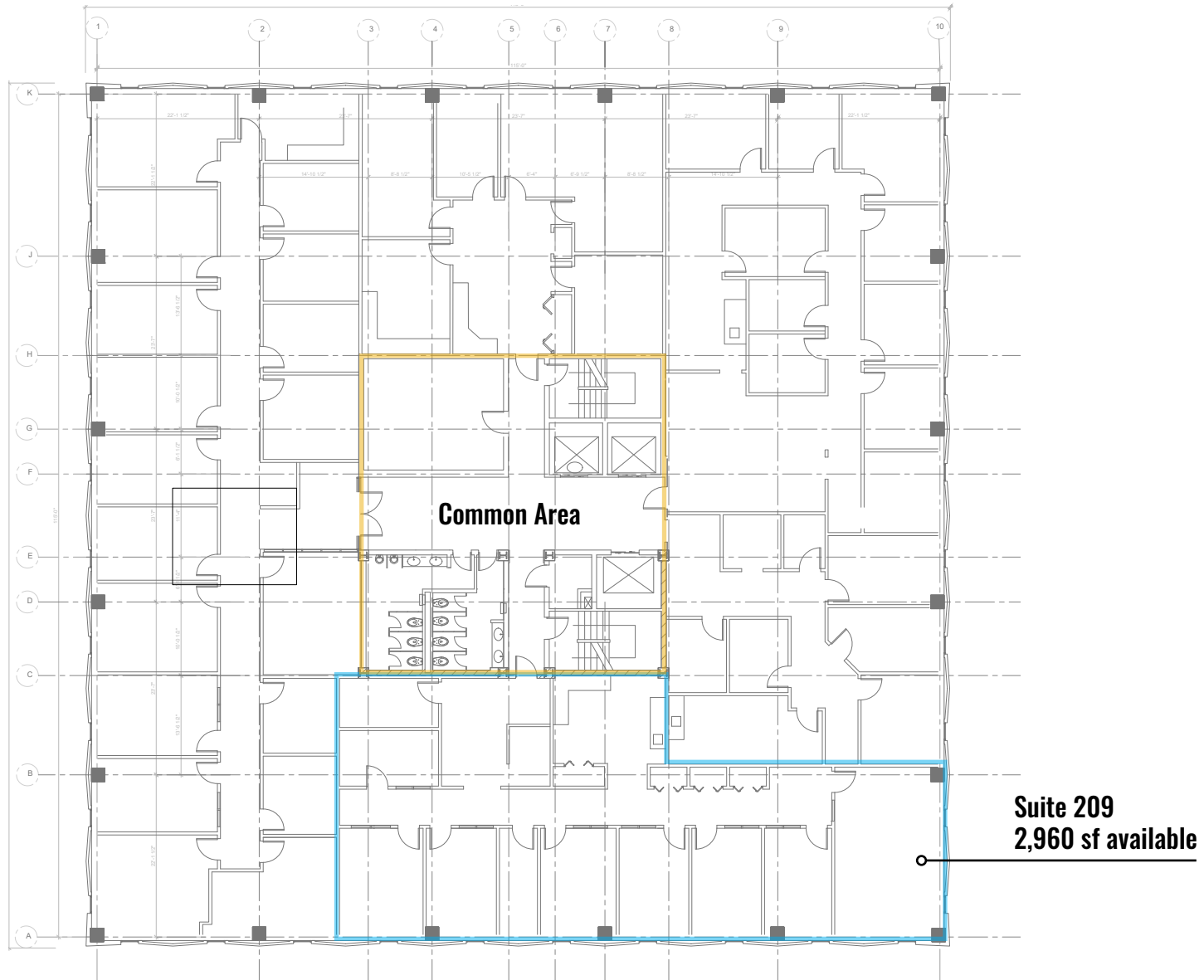
38,420 AADT (YORK RD/RT. 45)

ZONING:

BL (BUSINESS LOCAL)



FLOOR PLAN: 2ND FLOOR

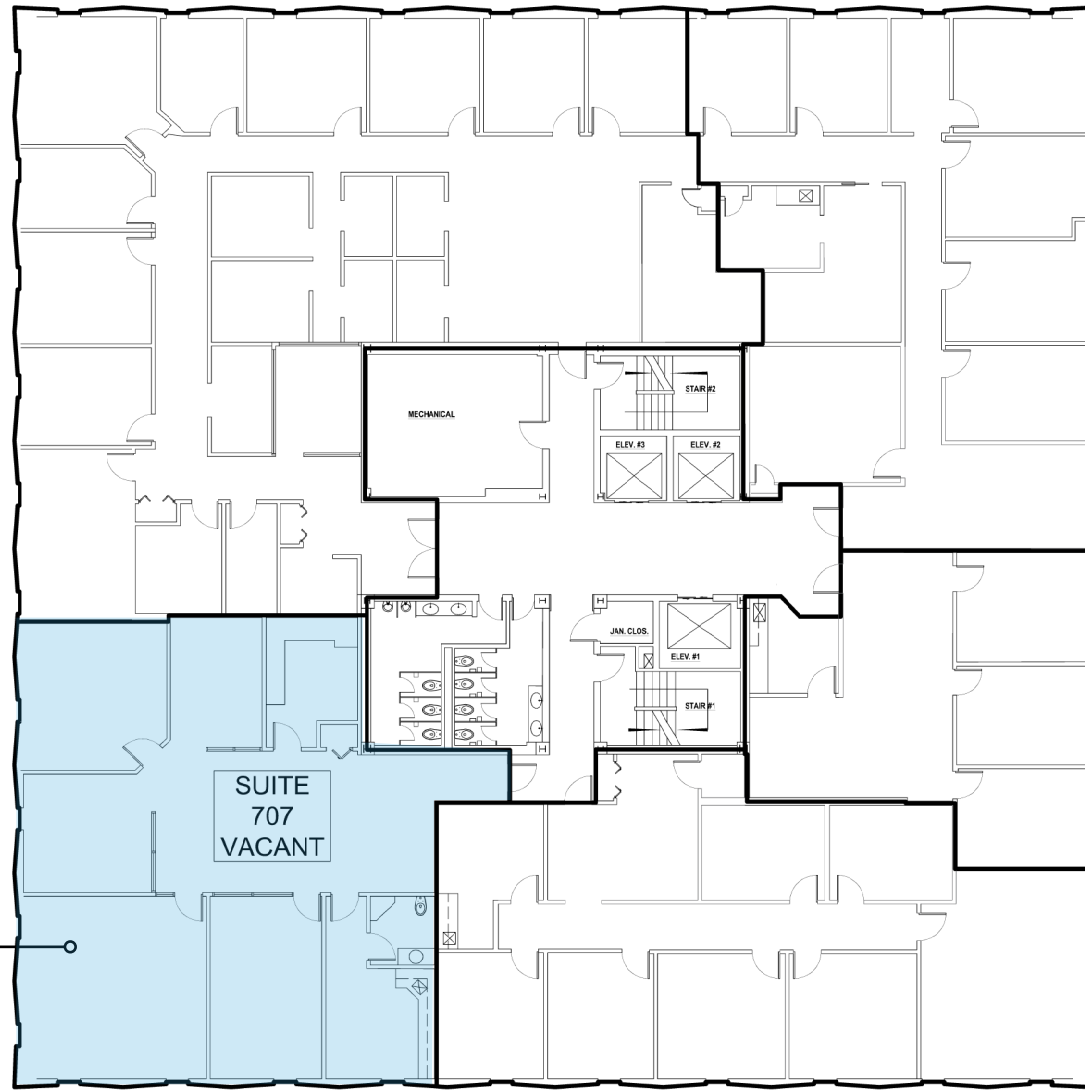


Architectural floor plan of the 1st floor. The plan shows a central corridor system with various rooms and stairwells. Key areas include a large 'MECHANICAL' room, a 'JAM. CLOS.' (Janitor's Closet), and several 'STAIR' and 'ELEV.' (Elevator) shafts. Dimensions are provided for several sections: 28'-1 1/2" and 28'-7" along the top and bottom edges, and 28'-7" and 28'-1 1/2" along the left edge. The plan is oriented with North at the top.



FLOOR PLAN: 7TH FLOOR

Suite 707
2,564 sf available



LOCAL BIRDSEYE



FOR MORE INFO **CONTACT:**

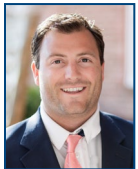


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DYLAN BOZEL

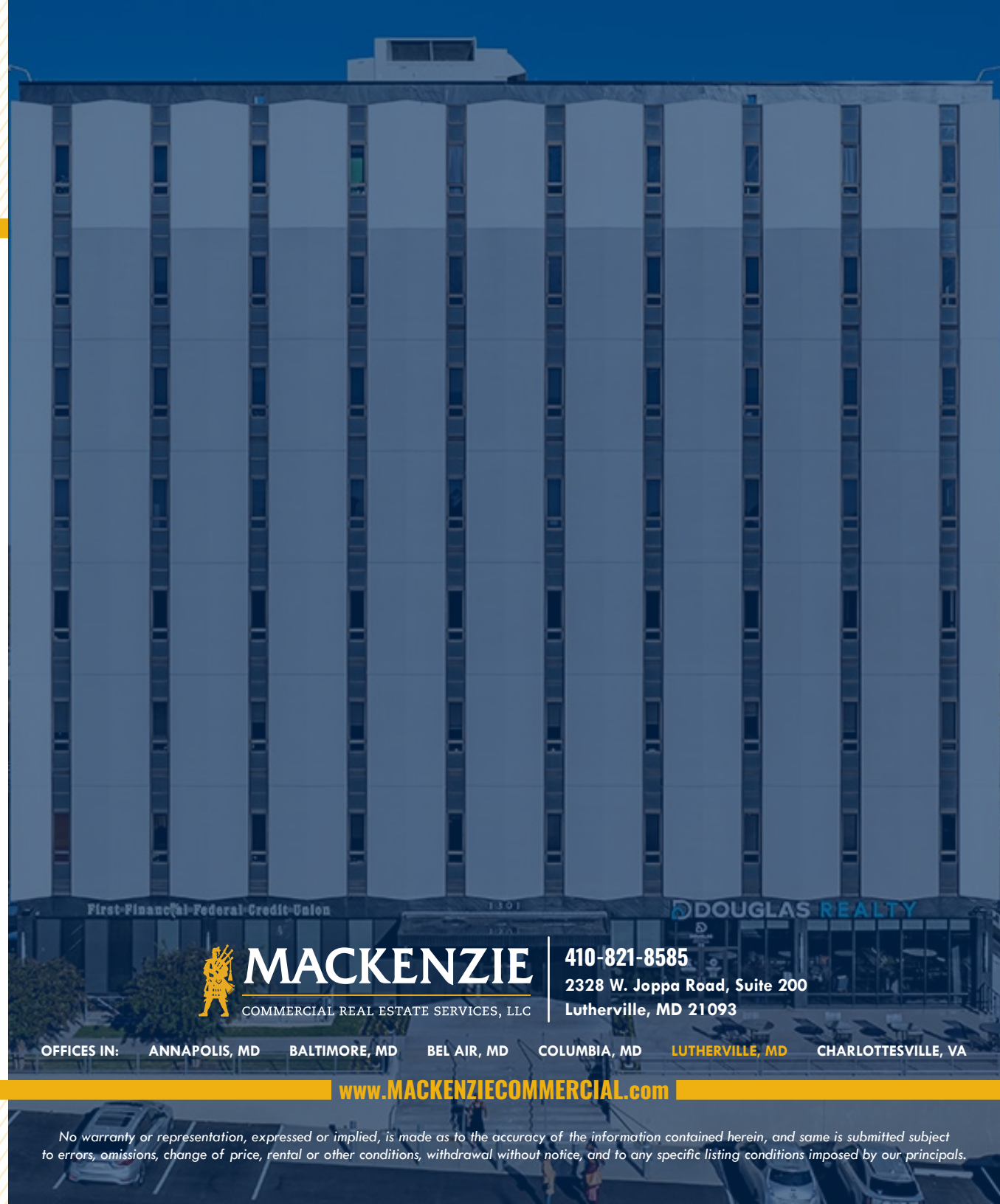
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

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