



GREENSPRING CORPORATE CTR

1920 & 1922 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093

FOR
LEASE



1920 GREENSPRING



1922 GREENSPRING



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Ideal office/medical location
- Located immediately adjacent to I-83 and Timonium Road
- Interior spaces in excellent condition
- Landlord located on-site
- Ample free surface parking
- Excellent access to local amenities and services

YEAR BUILT:

1970 (RENOVATED 1998)

STORIES:

2

PARKING:

450 SURFACE SPACES

ZONING:

ML-IM (MANUFACTURING, LIGHT)



GOOGLE STREET VIEW



PROPERTY OVERVIEW

AVAILABLE SPACE:

1920:

AVAILABLE:

FIRST FLOOR

1,210 SF ± TO 8,570 SF ±

SECOND FLOOR

15,023 SF ±
DIVISIBLE TO
3,348 SF, 3,786 SF,
3,865 SF & 4,024 SF

RENTAL RATE:

\$17.50 - \$19.50/SF MG

1922:

AVAILABLE:

SECOND FLOOR (AT GRADE ENTRY)

3,669 SF ± TO 10,184 SF ±

RENTAL RATE:

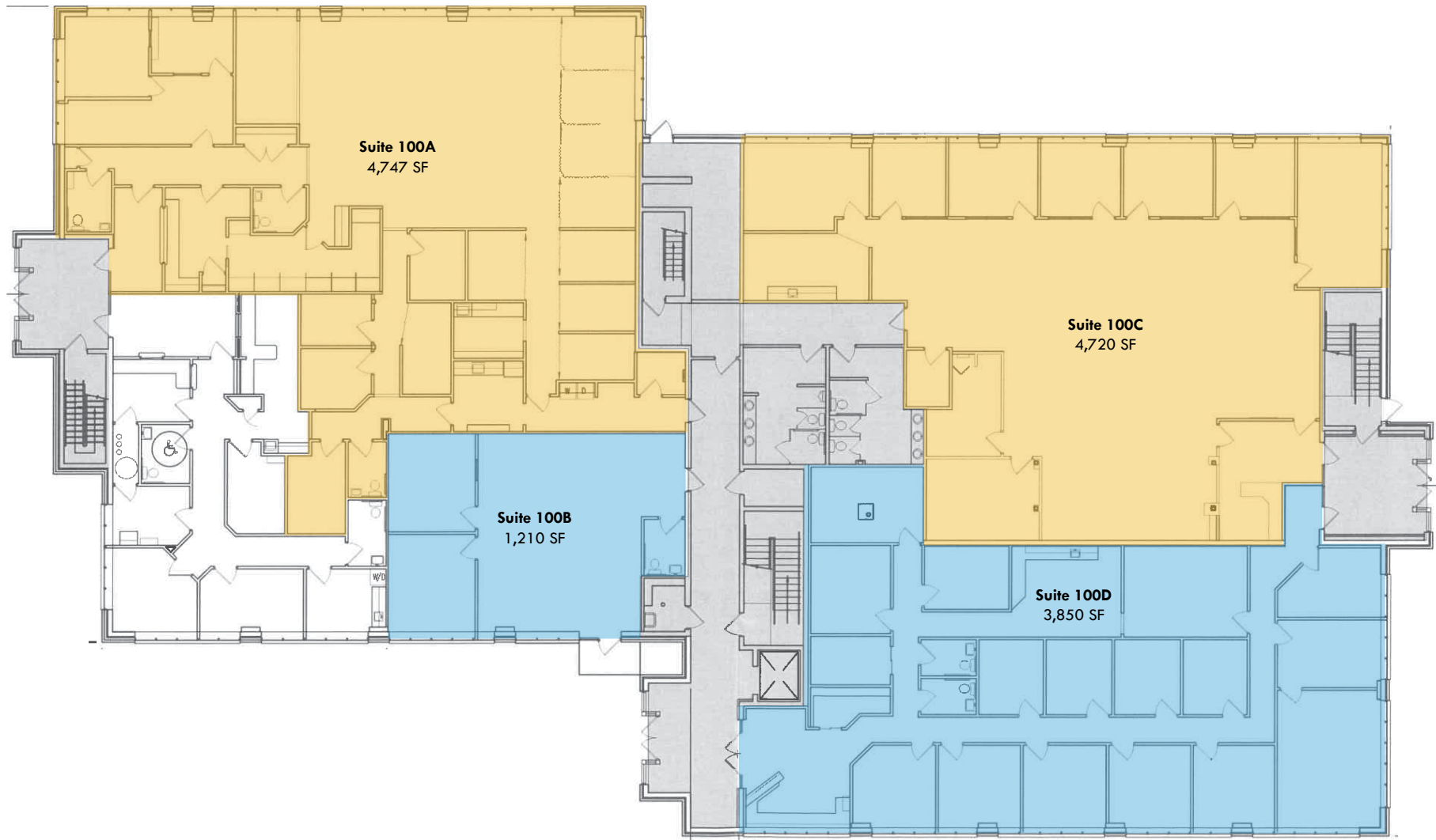
\$12.50 - \$14.50/SF NNN



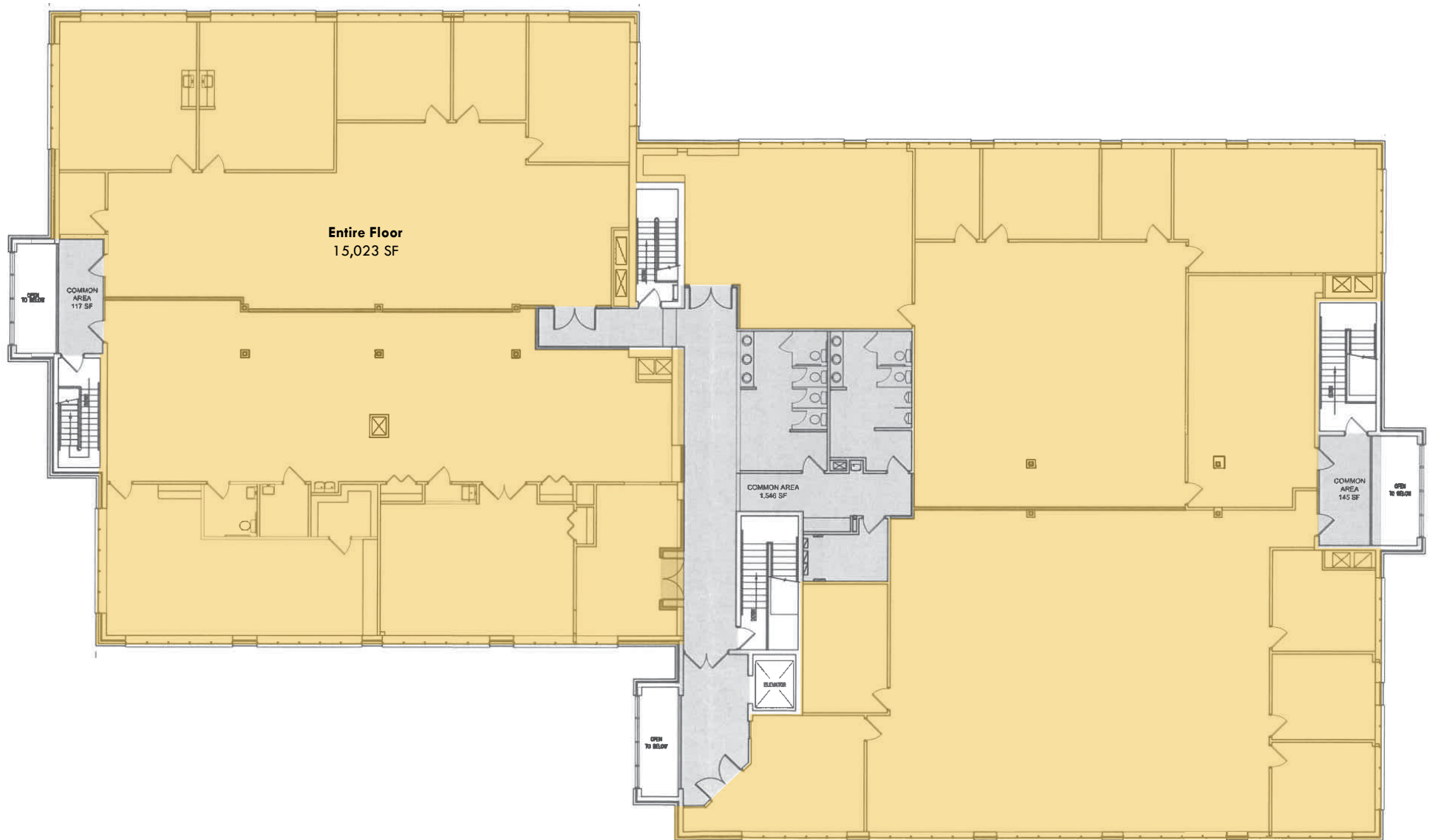
GOOGLE STREET VIEW



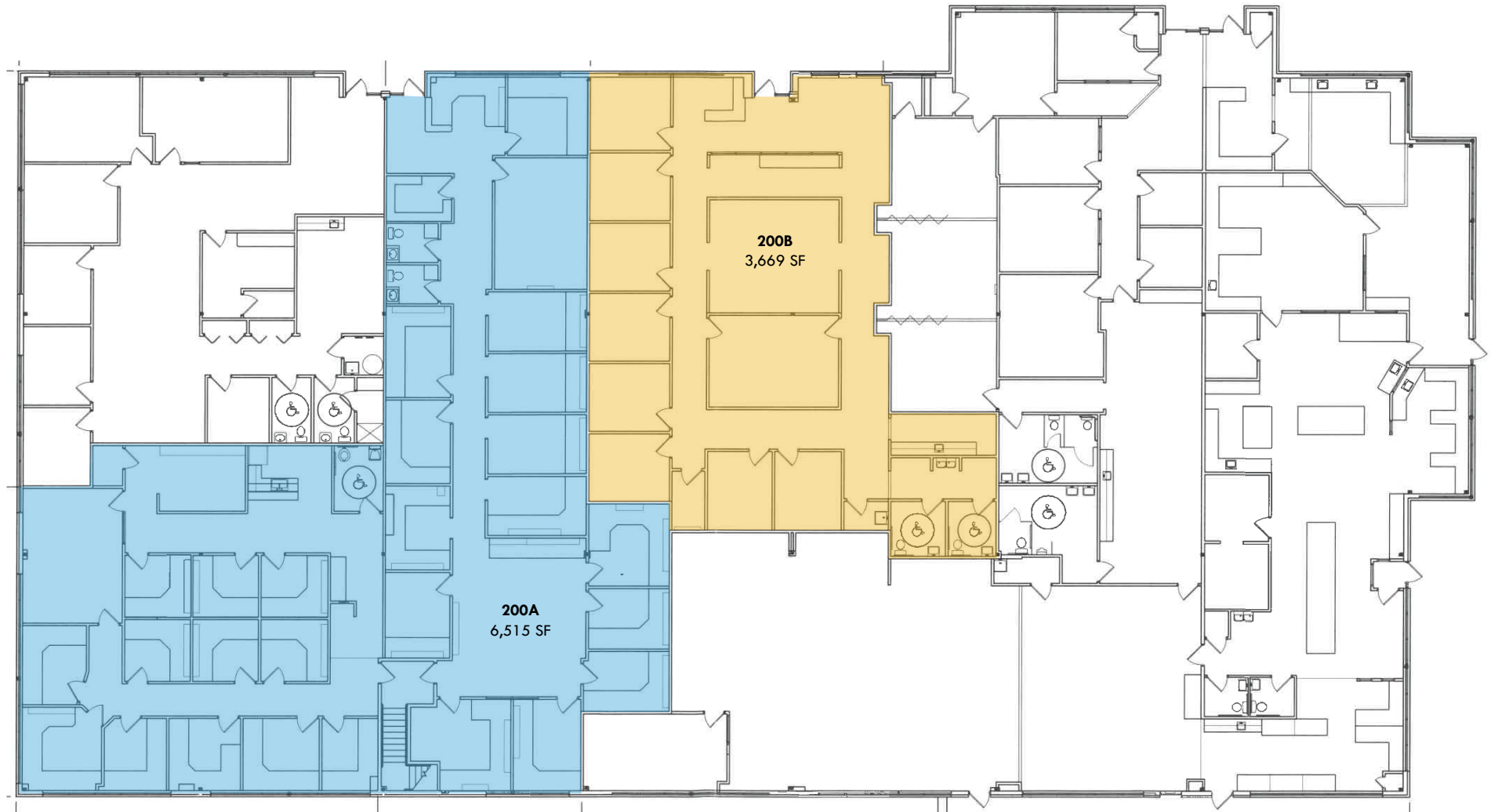
FLOOR PLANS - 1920 FIRST FLOOR



FLOOR PLANS - 1920 SECOND FLOOR



FLOOR PLANS - 1922 SECOND FLOOR



BIRDSEYE



45

YORK RD

TIMONIUM FAIRGROUNDS

Timonium Square

Giant UPTOWN
CAVA CHEAPSKEAT new balance
Tanera Staples
Starbucks FirstWatch HONEY BAKED THE BREAD NALLEY
LL Flooring DOLLAR TREE

Fairgrounds Plaza

ShopRite MREI PETSMART
Hallmark Fulton Bank El Basilio

45

YORK RD

GREENSPRING DR

SITE

Yorkridge Shopping Center

KOHL'S carter's crumbl
OLD NAVY Michaels MEZCAL MOM
MOM'S Organic Market

INTERSTATE
83



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,146

40,052

85,387

DAYTIME POPULATION



14,755

107,763

212,049

AVERAGE HOUSEHOLD INCOME



\$176,786

\$145,702

\$149,695

NUMBER OF HOUSEHOLDS



3,505

31,702

73,080

MEDIAN AGE

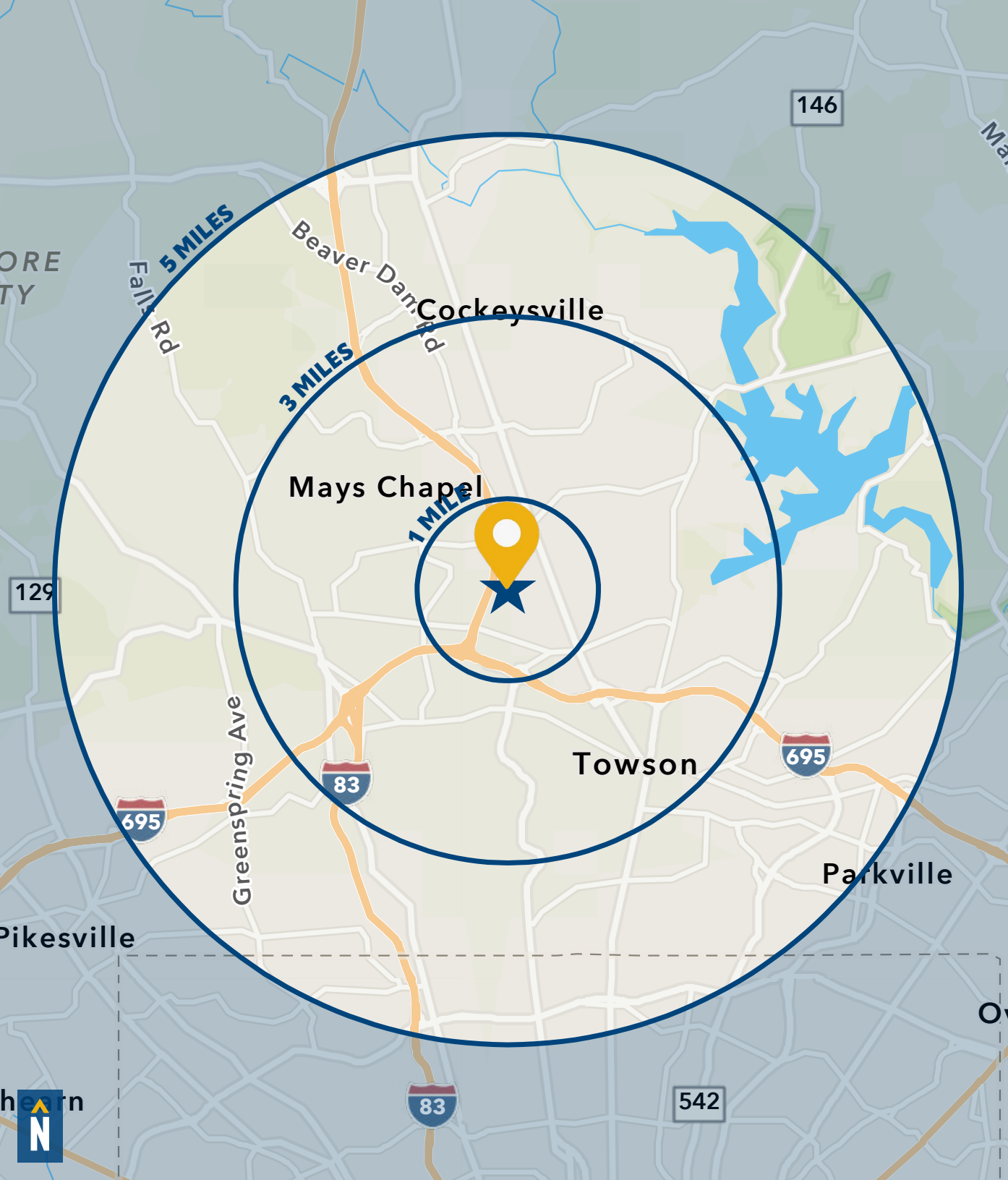


46.4

40.3

40.8

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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