



**NEW**  
OWNERSHIP,  
RENOVATIONS,  
WALKABLE  
AMENITIES

# SMALL OFFICE & MEDICAL FOR LEASE

## TIMONIUM PROFESSIONAL CENTER

20 E. TIMONIUM ROAD, TIMONIUM, MARYLAND



# FOR LEASE

 Baltimore County, MD

# TIMONIUM PROFESSIONAL CENTER

20 E. TIMONIUM ROAD | TIMONIUM, MARYLAND 21093

## AVAILABLE

1,323 sf - 3,778 sf

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Immediately adjacent to Michaels and Timonium Square
- ▶ Newly renovated common areas
- ▶ Abundant free surface parking
- ▶ Easy access to York Rd & I-83
- ▶ Multiple options for office or medical tenants

## RENOVATIONS IN PROGRESS

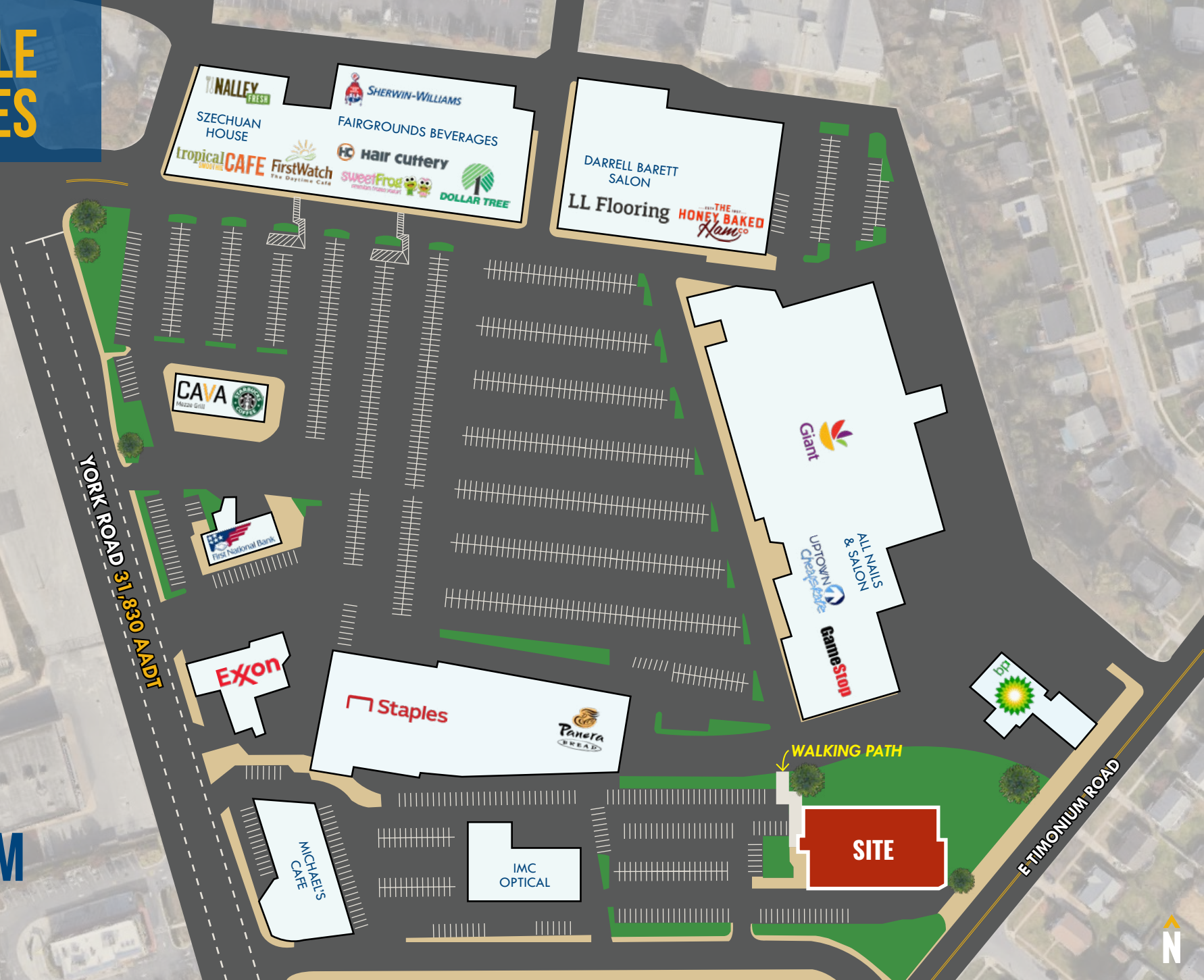
- ▶ New Exterior Paint to Clean White!
- ▶ New Monument Sign for Tenant Advertising Opportunities!
- ▶ New Elevator in Process!
- ▶ Brand new LED's installed throughout each suite and common areas
- ▶ Brand new censored, filtered water auto-fill water fountains installed on each floor
- ▶ Building is fully up-lit at night time
- ▶ Brand new landscaping installed
- ▶ Brand new flag pole installed
- ▶ Updated Bathrooms





# WALKABLE AMENITIES

## TIMONIUM SQUARE





# UNDER NEW OWNERSHIP, EXTENSIVE UPGRADES & RENOVATIONS

In addition to the interior and exterior improvements already made by new Ownership, the following Renovations are in Process:

- New Exterior Paint to Clean White!
- New Monument Sign for Tenant Advertising Opportunities!
- New Elevator!







## **MATT MUELLER**

SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**410.494.6658**

**MMUELLER@MACKENZIECOMMERCIAL.COM**



## **JOE BRADLEY**

SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**410.494.4892**

**JBRADLEY@MACKENZIECOMMERCIAL.COM**

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.