



# HARVEST OFFICE BUILDING

2345 YORK ROAD | TIMONIUM, MD 21093

FOR  
LEASE



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Free unreserved parking
- Small Suites available
- Great Location off of York Road access to a number of amenities
- Great Access to I-83 and I-695
- Short term leasing options available

### AVAILABLE:

SUITE B14: 593 SF  
SUITE 101: 1,494 SF  
SUITE 300: 500± SF - 2,657 SF

### BUILDING SIZE:

29,500 SF

### TRAFFIC COUNT:

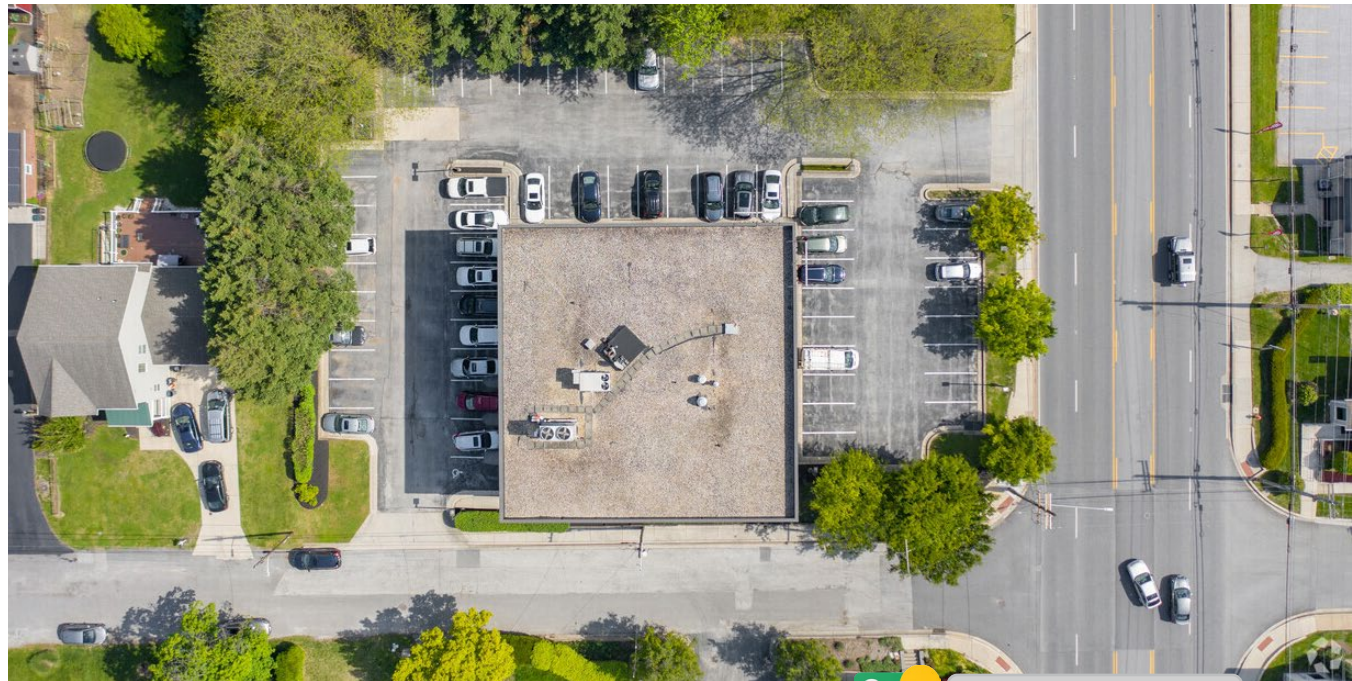
31,830 AADT (YORK RD/RT. 45)

### ZONING:

OR-2

### RENTAL RATE:

SUITE B12: \$15.00 SF FS  
SUITE B14: \$15.00 SF FS  
SUITE 101: NEGOTIABLE  
SUITE 300: NEGOTIABLE

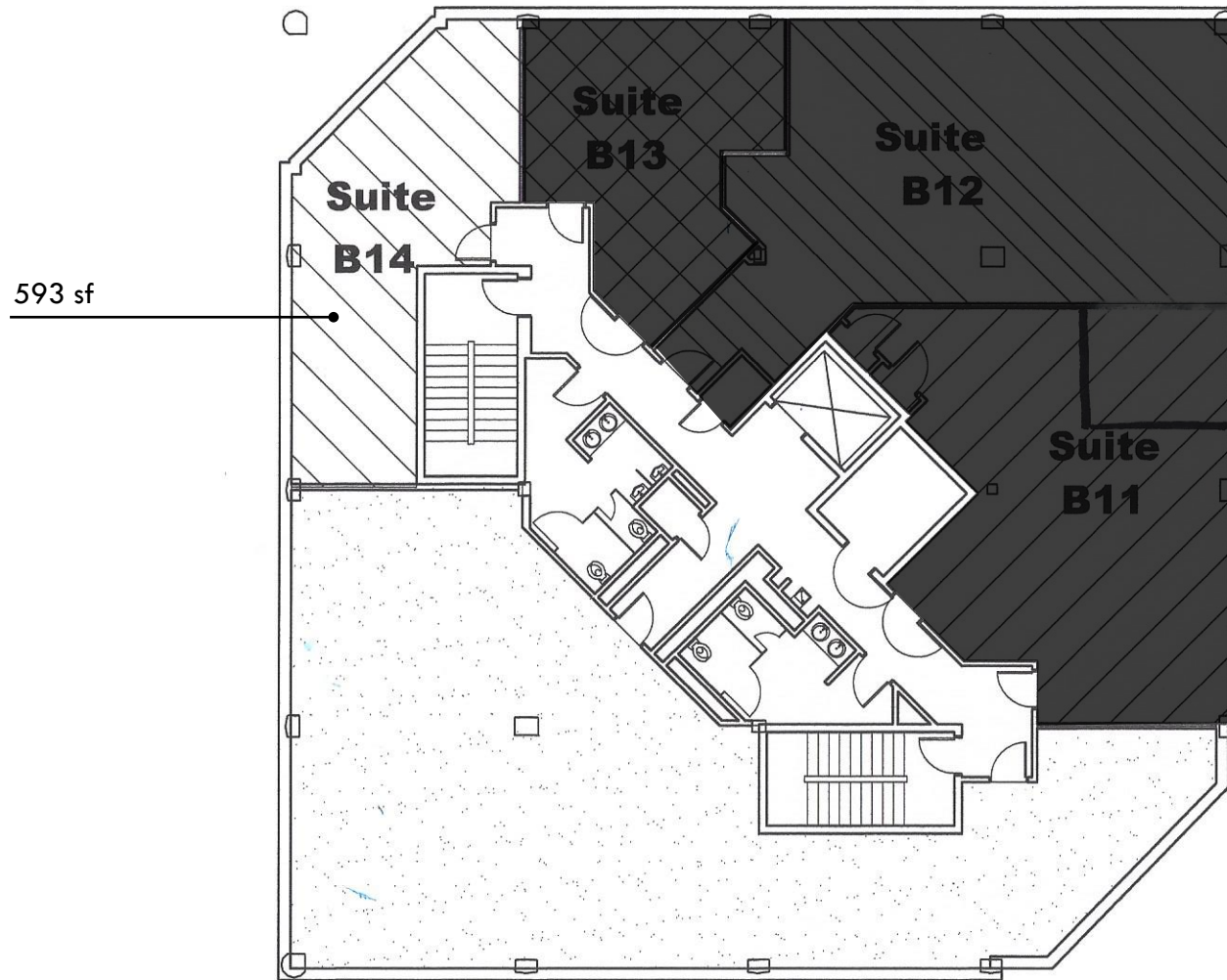


GOOGLE STREET VIEW

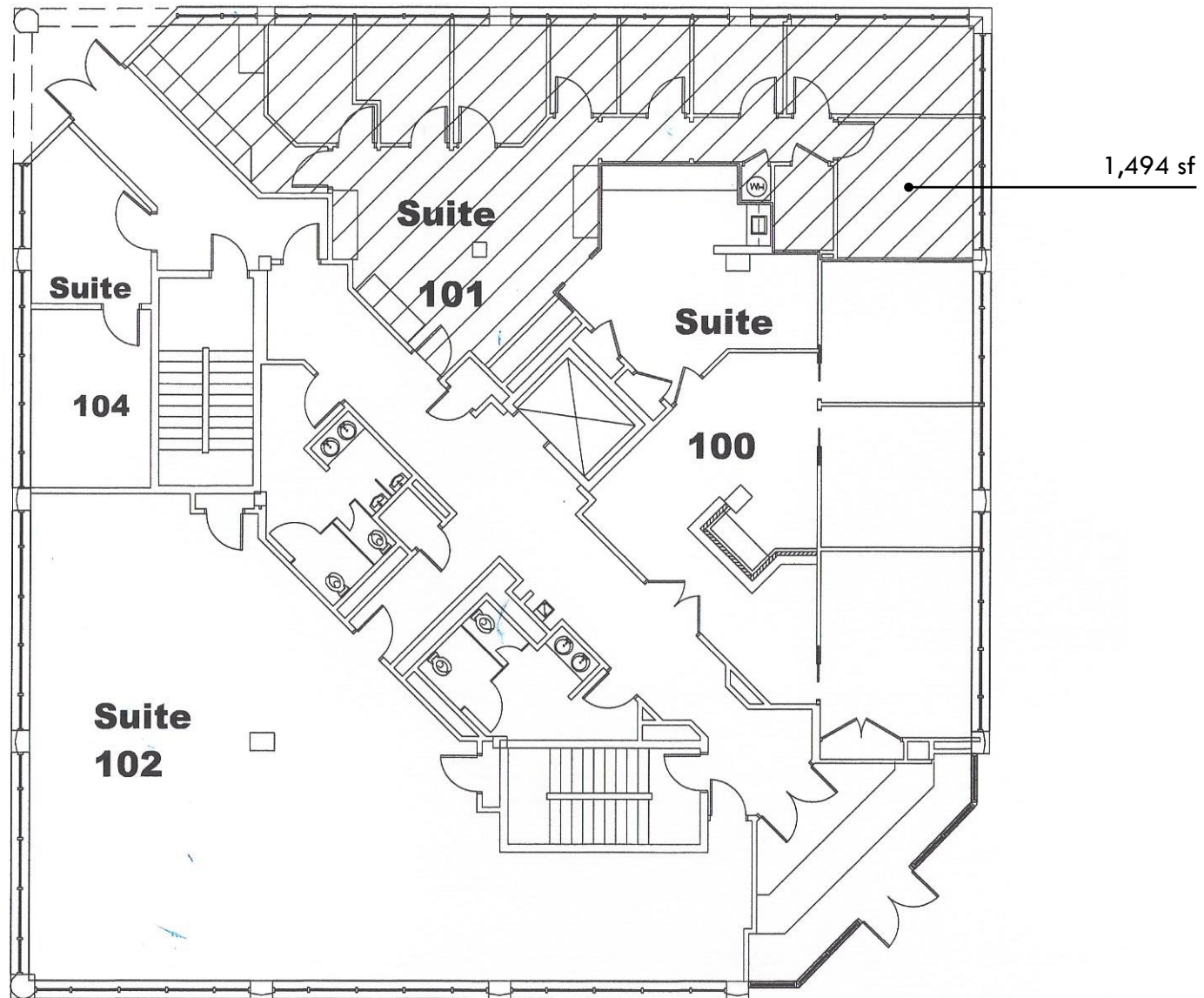




# FLOOR PLAN: LOWER LEVEL

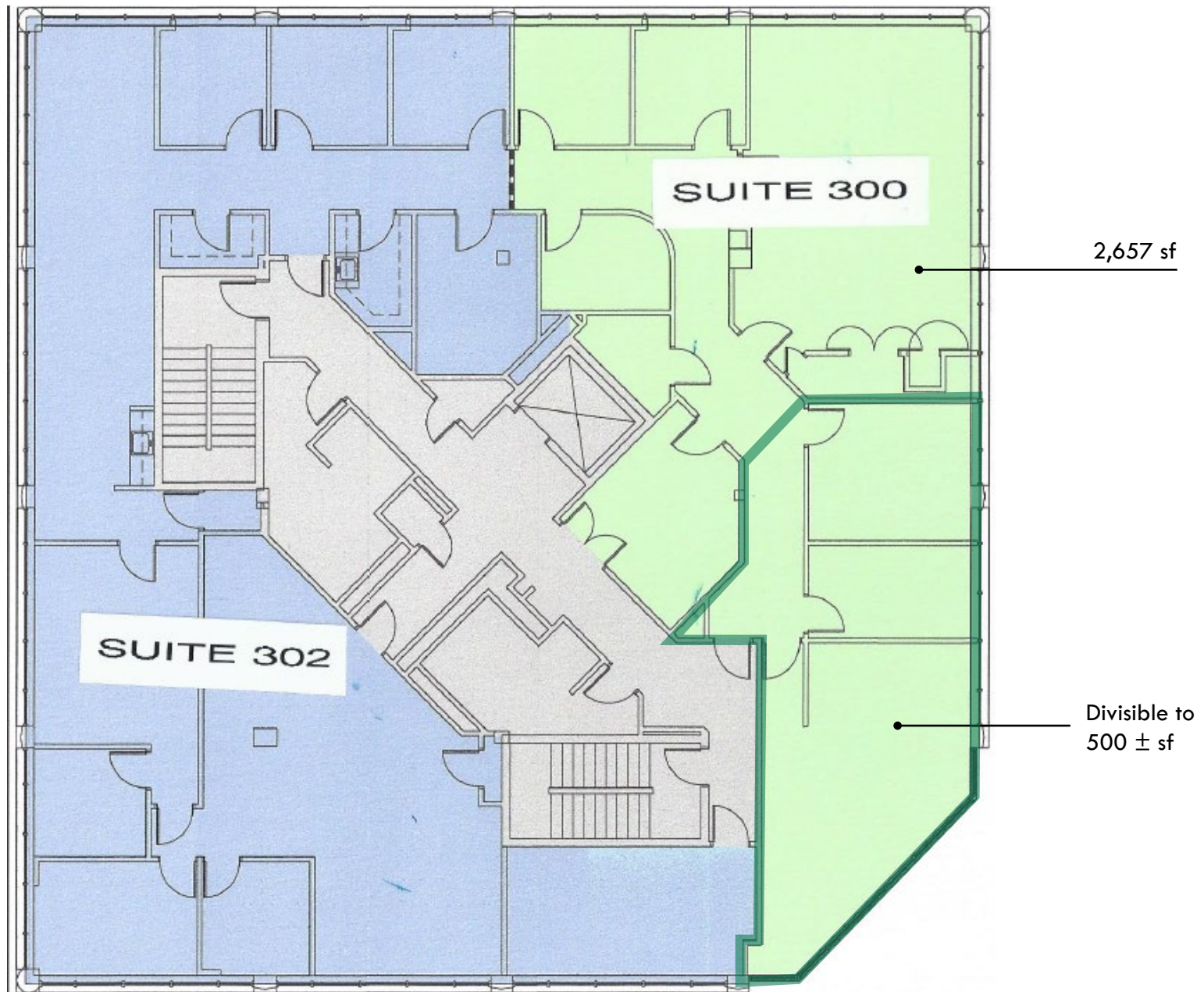


# FLOOR PLAN: 1ST FLOOR





# FLOOR PLAN: 3RD FLOOR





# SUITE 300





# LOCAL BIRDSEYE



INTERSTATE  
83

E. PADONIA RD

BB Mothers  
South County

TIMONIUM FAIRGROUNDS

WIGHTOPPS  
RACKETAGE

Enthusiastic

eggspectation®

THE STILL

YORK RD

SITE





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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