



PADONIA PLACE BUILDING

2405 YORK ROAD | TIMONIUM, MARYLAND 21093

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- First floor built out surgical suite
- Direct exterior entrance (suite 100)
- Free reserved parking available
- Tenant controlled HVAC

AVAILABLE:

SUITE 100: 6,390 SF
SUITE 200: 4,100 SF

TERM:

NEGOTIABLE

TRAFFIC COUNT:

34,021 AADT (YORK RD/RT. 45)

PARKING RATIO:

4:1,000 SF

RENTAL RATE:

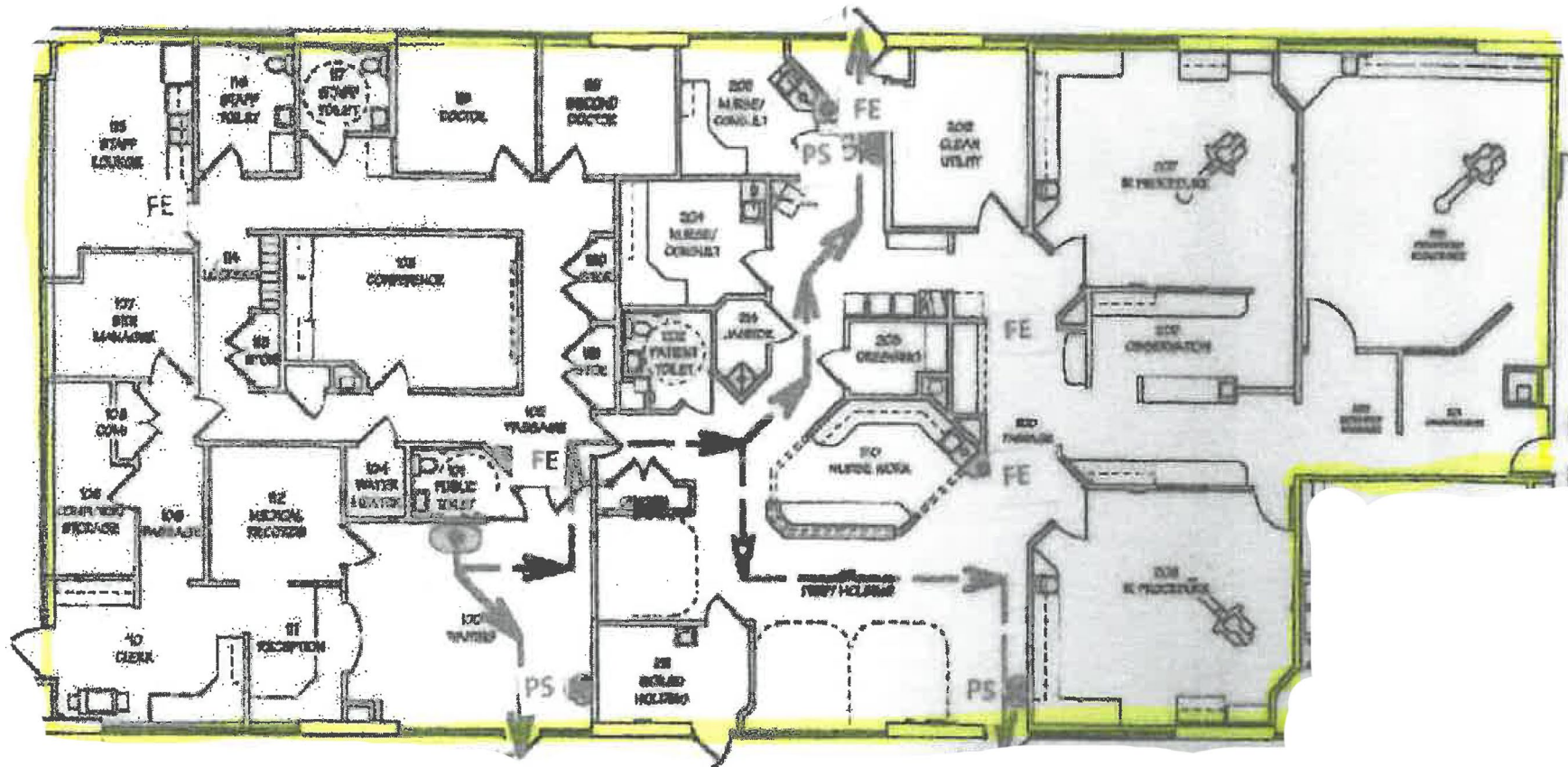
SUITE 100: \$20.00/SF, MG
SUITE 200: \$17.50/SF, MG



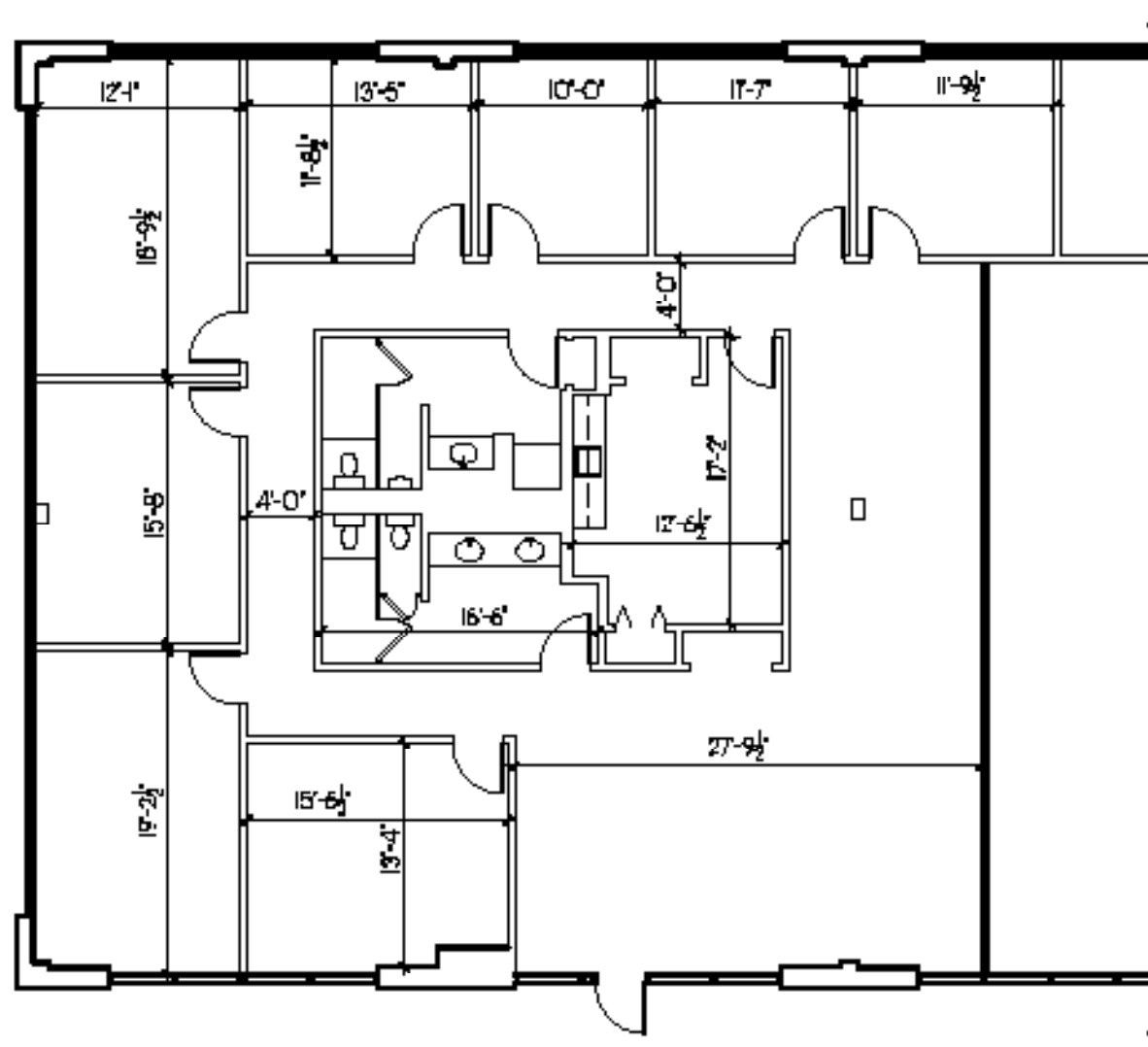
GOOGLE STREET VIEW



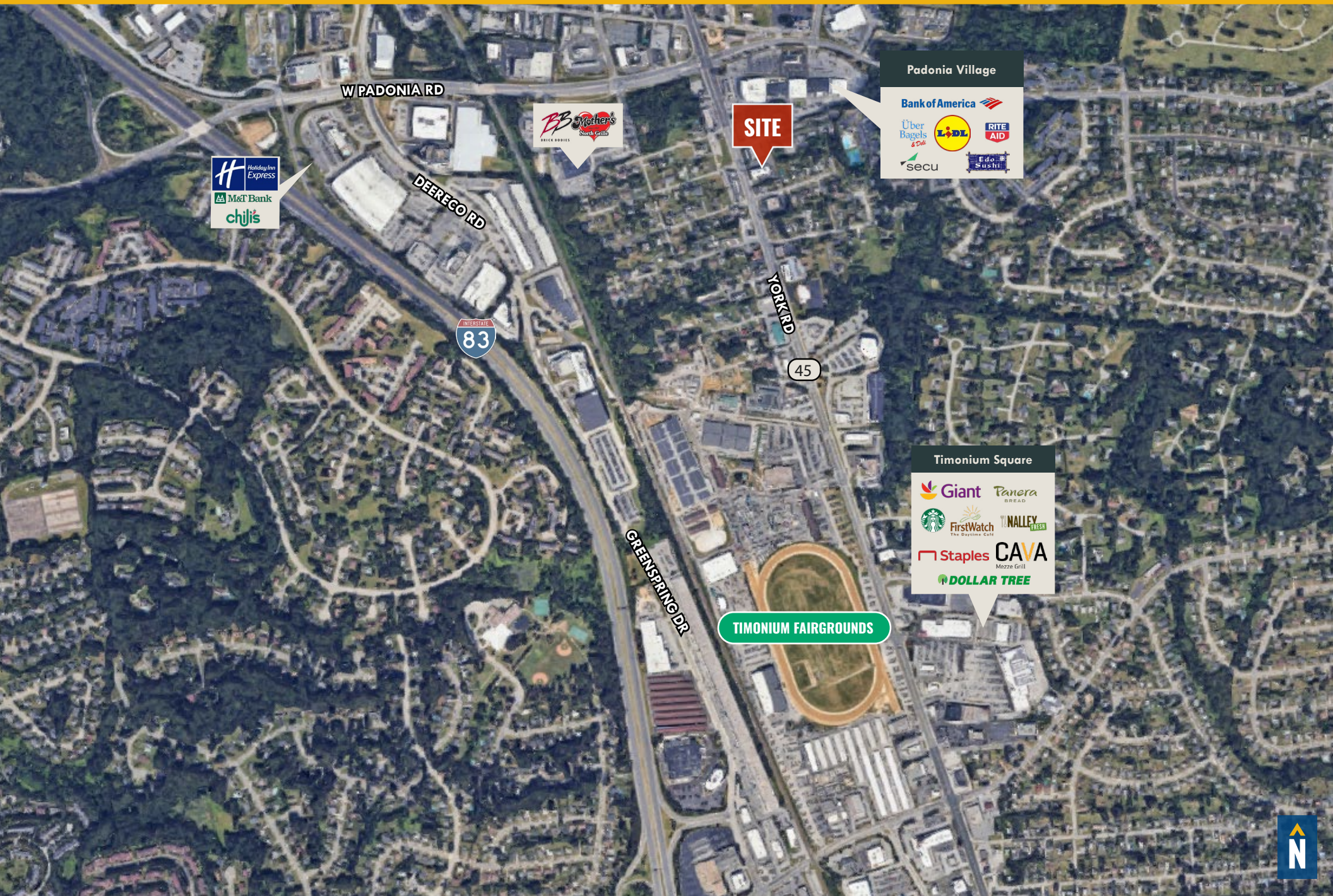
FLOOR PLAN - SUITE 100



FLOOR PLAN - SUITE 200



LOCAL BIRDSEYE



Holiday Inn Express
M&T Bank
chili's

BB's Mothers
BRICK BODIES
North Falls

SITE

Padonia Village

Bank of America
Uber Bagels & Deli
secu
LIDL
RITE AID
Edo Sushi

Timonium Square

Giant
Panera BREAD
Starbucks
First Watch The Daytime Cafe
Staples
CAVA Mozza Grill
DOLLAR TREE

TIMONIUM FAIRGROUNDS



FOR MORE INFO **CONTACT:**



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