



1301 YORK ROAD

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 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
- 1st floor Retail/Office space with Building Signage available

AVAILABLE:

MULTIPLE SUITES AVAILABLE

PARKING:

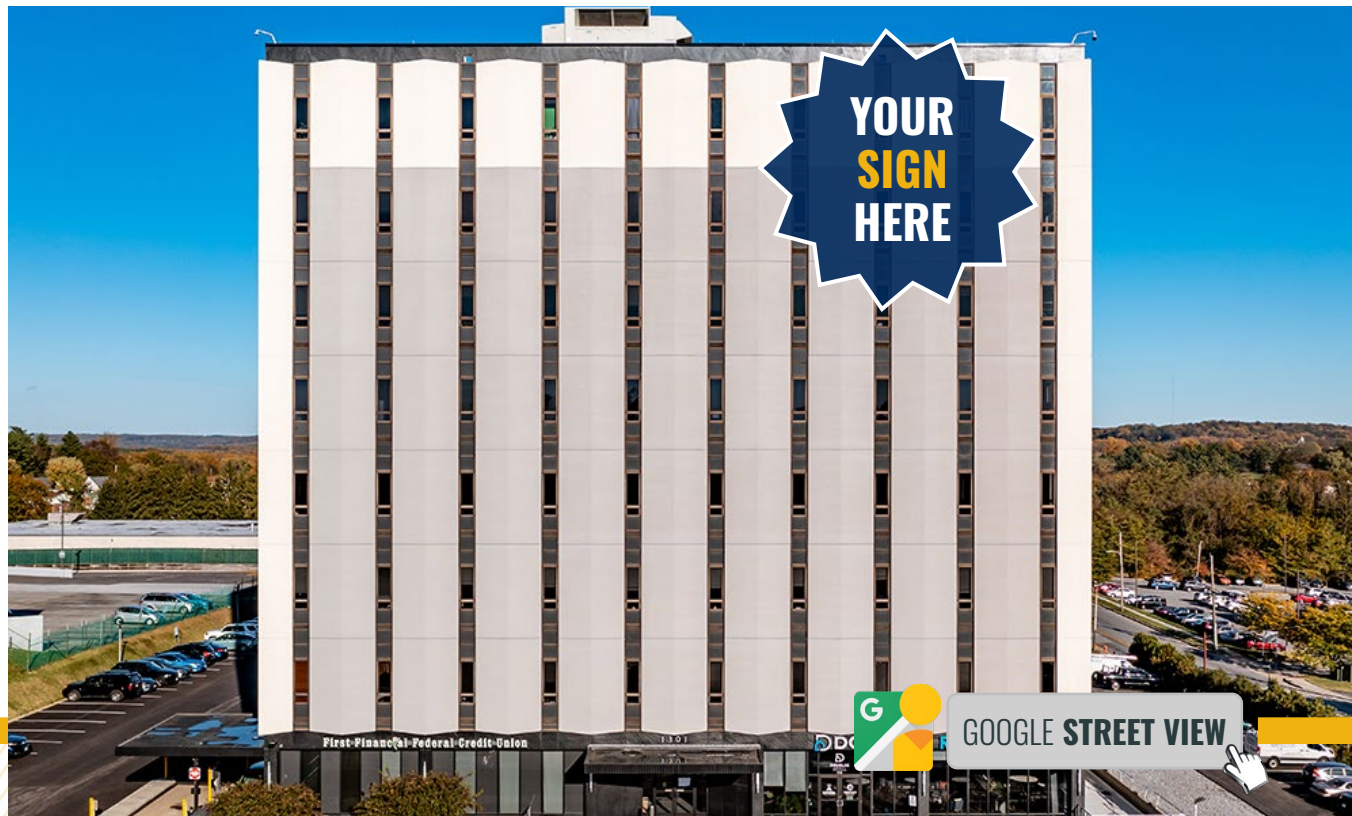
4/1,000 SF

TRAFFIC COUNT:

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

ZONING:

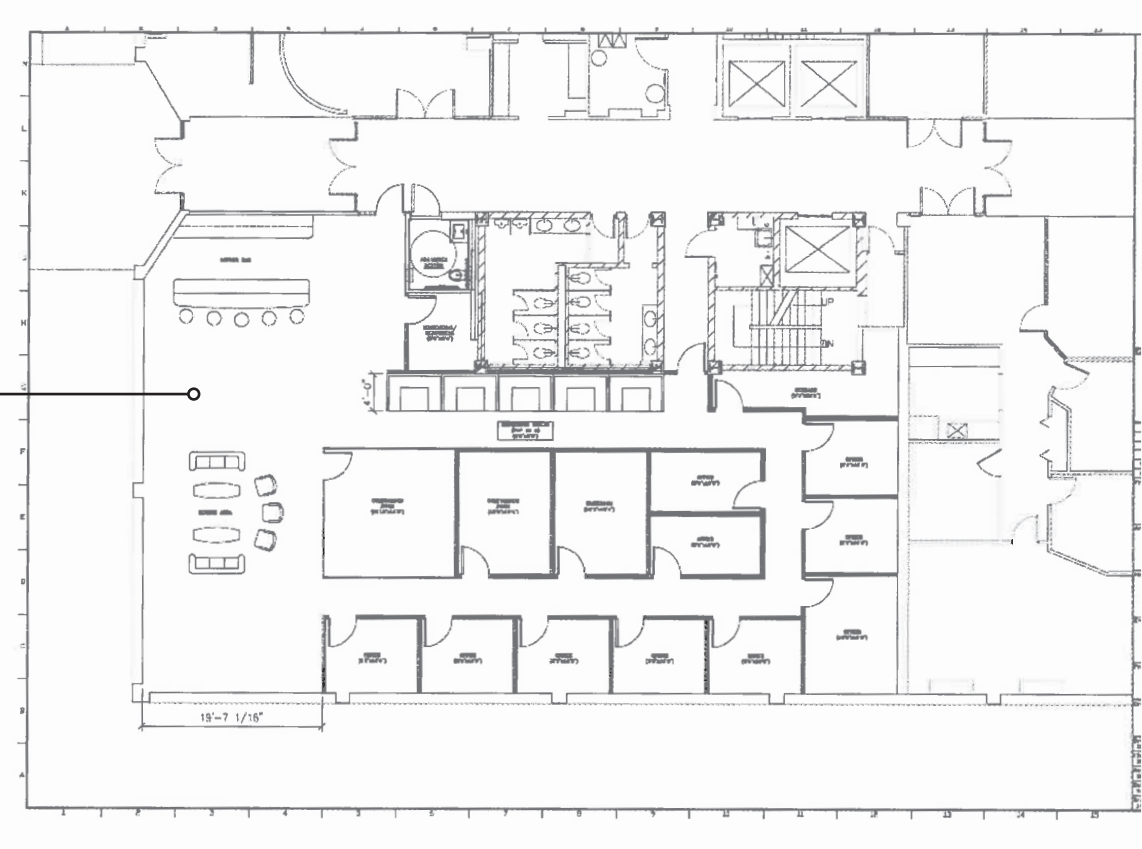
BL (BUSINESS LOCAL)



FLOOR PLAN: 1ST FLOOR

1st Floor Retail/Office Space with Building Signage

3,902 sf available



FLOOR PLAN: 2ND FLOOR

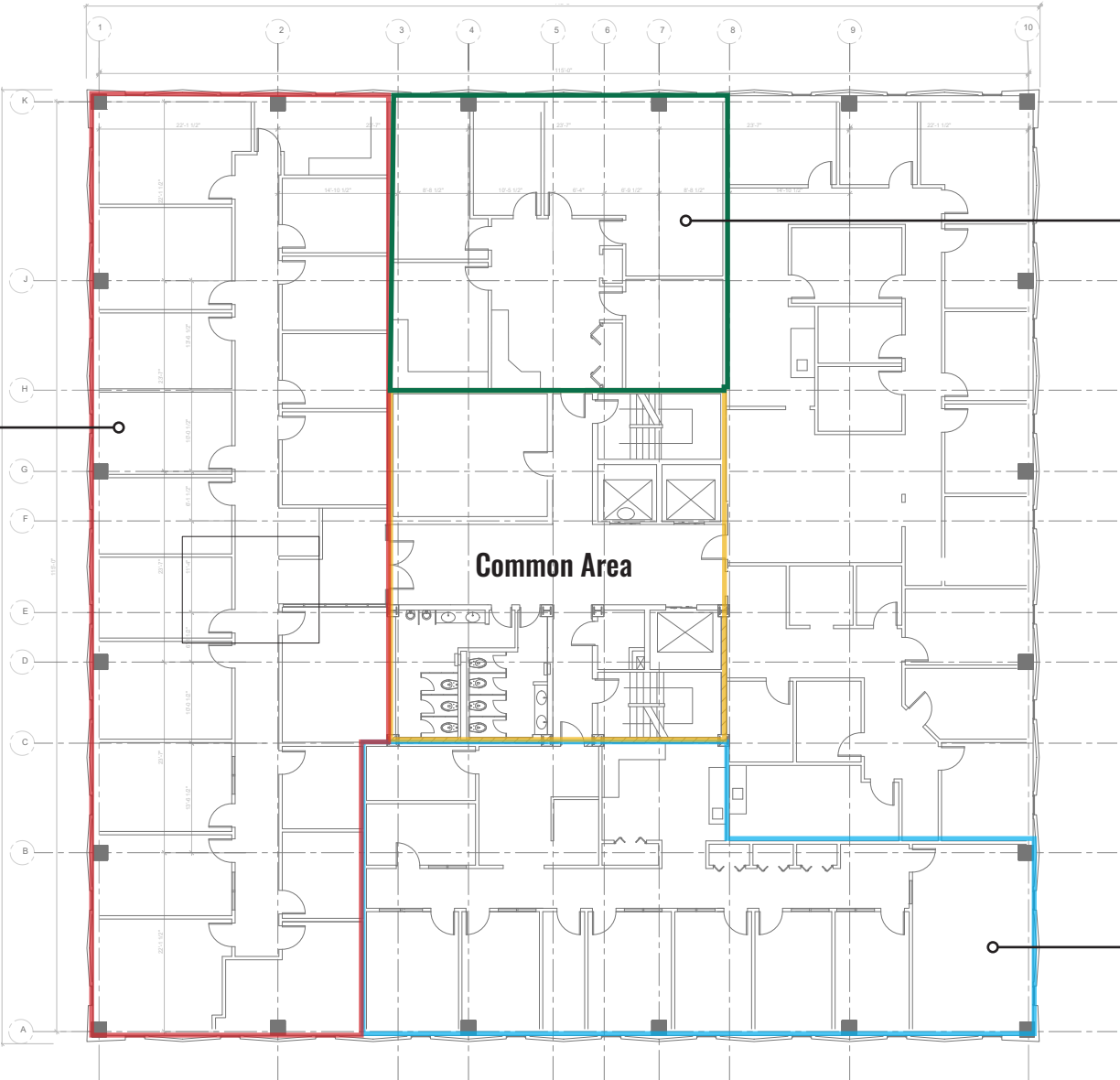
Suites 200, 202 & 209 Contiguous up to 10,642 sf

Suite 200
4,556 sf available

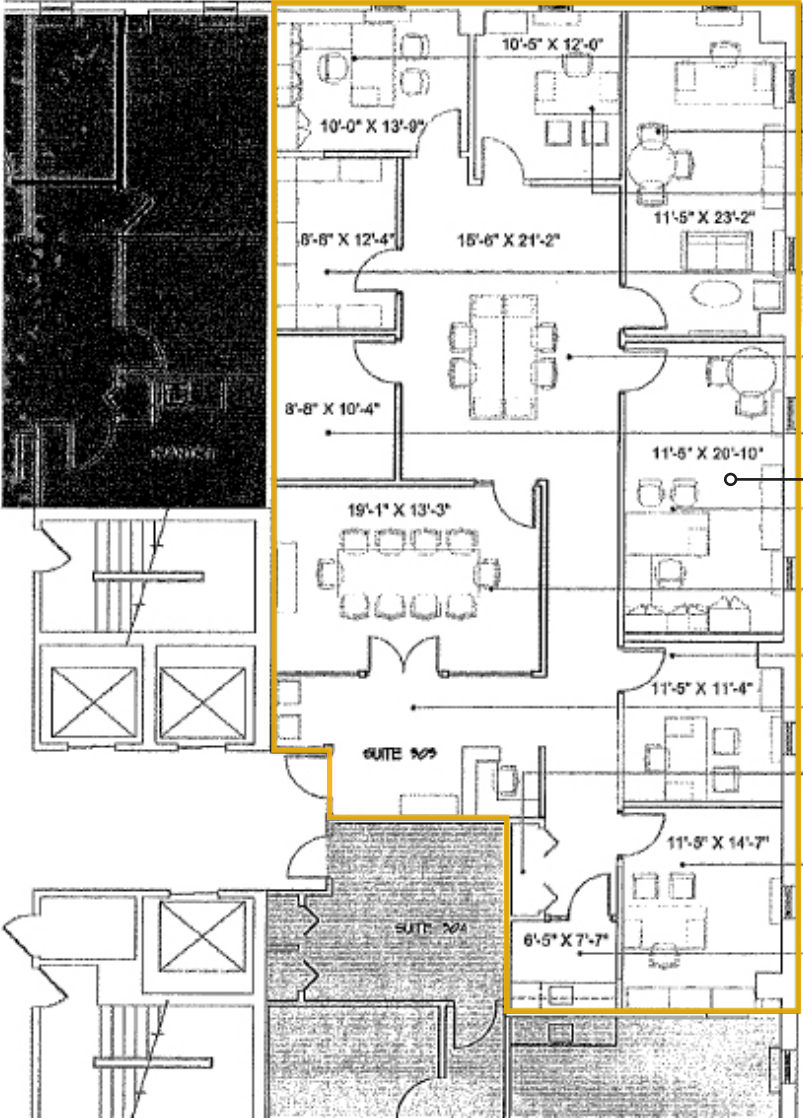
Suite 202
1,680 sf available

Common Area

Suite 209
2,960 sf available



FLOOR PLAN: SUITE 303



Suite 303
2,839 sf available

LOCAL BIRDSEYE



BEST BUY

petco

45

bp

EXXON

Hughes Oceanic Gas & Service



E SEMINARY AVE

Galleria Shopping Center
SUBWAY Kung Fu 12
Ritas PLATOS
CLOSET

KAISER PERMANENTE

SITE

YORK RD

ACCESS

38,420 AADT

45

ACCESS

The Peppermill

GREENRIDGE RD



FOR MORE INFO **CONTACT:**



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DYLAN BOZEL

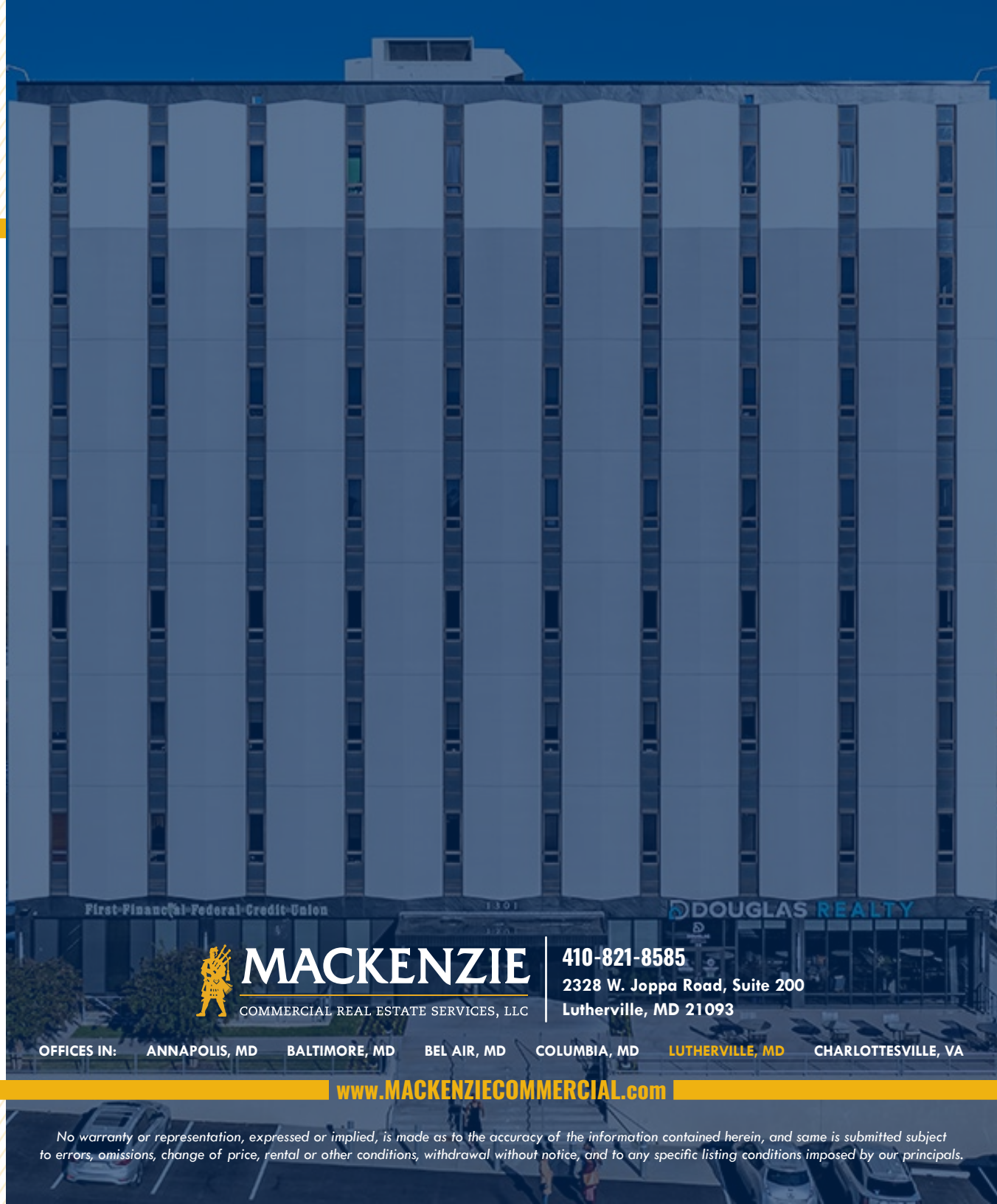
REAL ESTATE ADVISOR

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



First Financial Federal Credit Union

1301

DOUGLAS REALTY



MACKENZIE

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

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