



CLARITY
COMMERCIAL
REAL ESTATE

ONE TEXAS STATION COURT, SUITES 120 & 130
TIMONIUM, MD 21093



STEP IN AND GET TO WORK:

PLUG & PLAY SHORT TERM SUBLEASE

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Property Overview

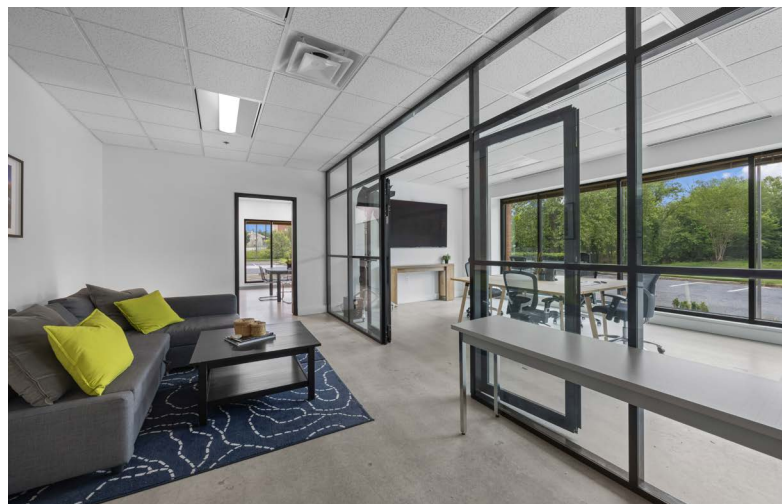
- » **SF:** 3,129 SF (Suites 120 & 130, combined)
- » **Term:** Through 3/31/2027
- » **Furniture:** "Plug & Play"
- » **Parking:** 3.8/1,000 SF
- » **Available:** Immediately

Buildout

- » Expansive Windowline with high ceilings and concrete polished floors
- » Large open work area with large conference room, private offices / workstations along window line
- » Kitchen / coffee area, Reception area
- » Class A suburban office

Location Highlights

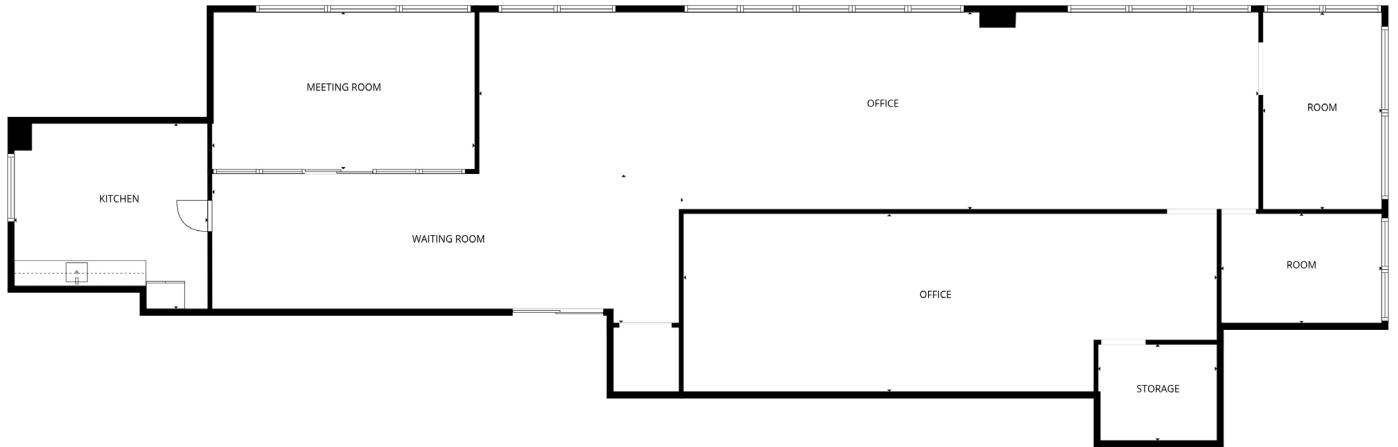
- » Immediate I-83 access at Timonium Road
- » Close to I-695
- » Lutherville Light Rail station nearby
- » Timonium / Padonia Road retail & dining corridor



Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.



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