



FOR SALE
Mixed-Use Investment Opportunity

PROPERTY HIGHLIGHTS

- Office/Residential/Retail available for immediate occupancy
- Access to premier affluent enclave in Baltimore County
- Irreplaceable location with visibility from 18,000 cars per day
- Convenient access to I-695, I-83, with multiple access points to avoid congestion
- Walkable to Greenspring Station, Meadowood Park, and Johns Hopkins Medical Campus
- Extremely tight submarket boasts 1.4% vacancy at Greenspring Station

- **Total Building Size:** 3,856 sf
- **Parcel Size:** 0.50 acre
- **Stories:** 2
- **Parking:** 10-12 paved spaces
- **Zoning:** ROA (Residential, Office)
- **W&S:** Public water; on-site septic

JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065

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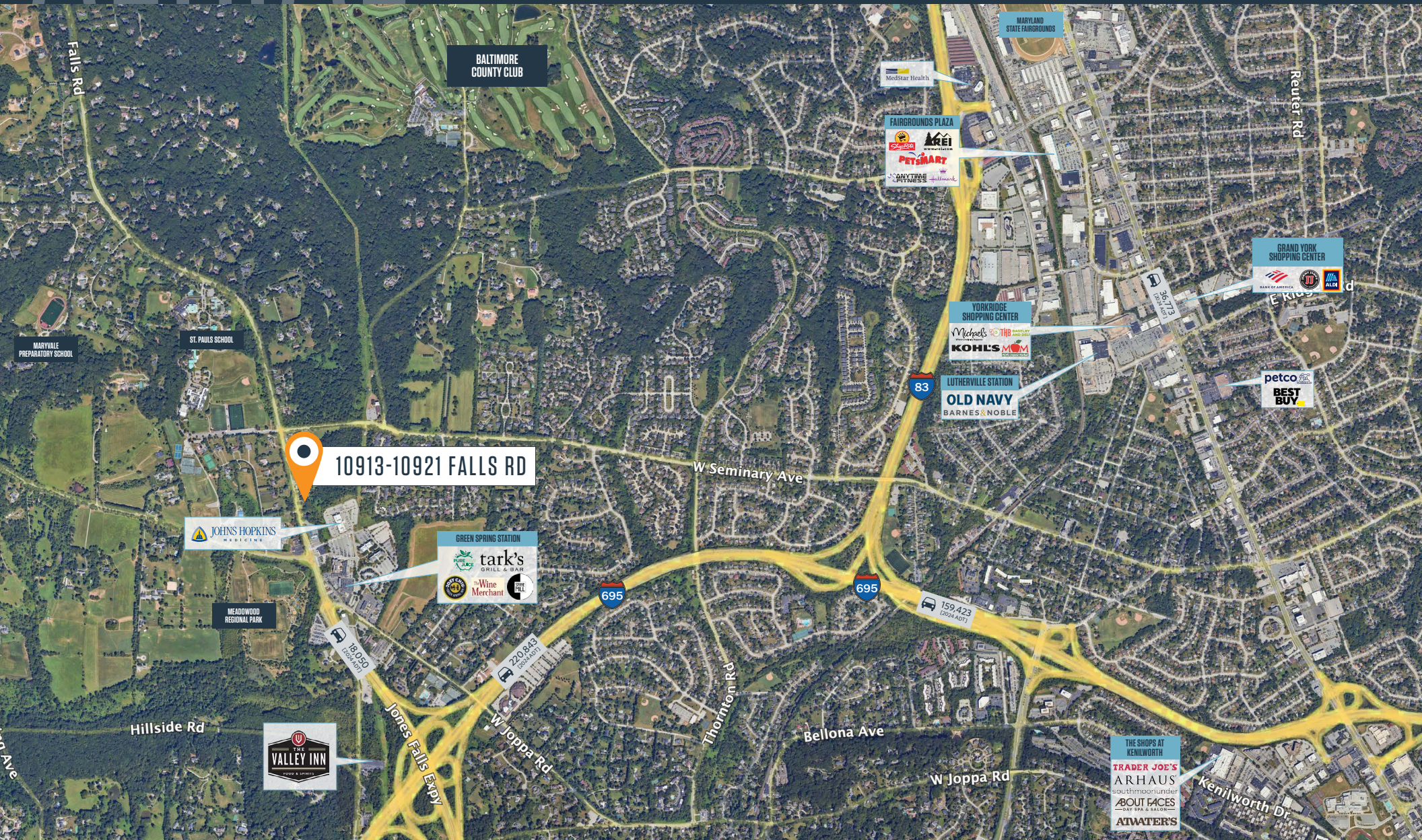
dschline@klnb.com | 443-632-2046

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AERIAL

10913-10921 FALLS ROAD

LUTHERVILLE, MARYLAND 21093



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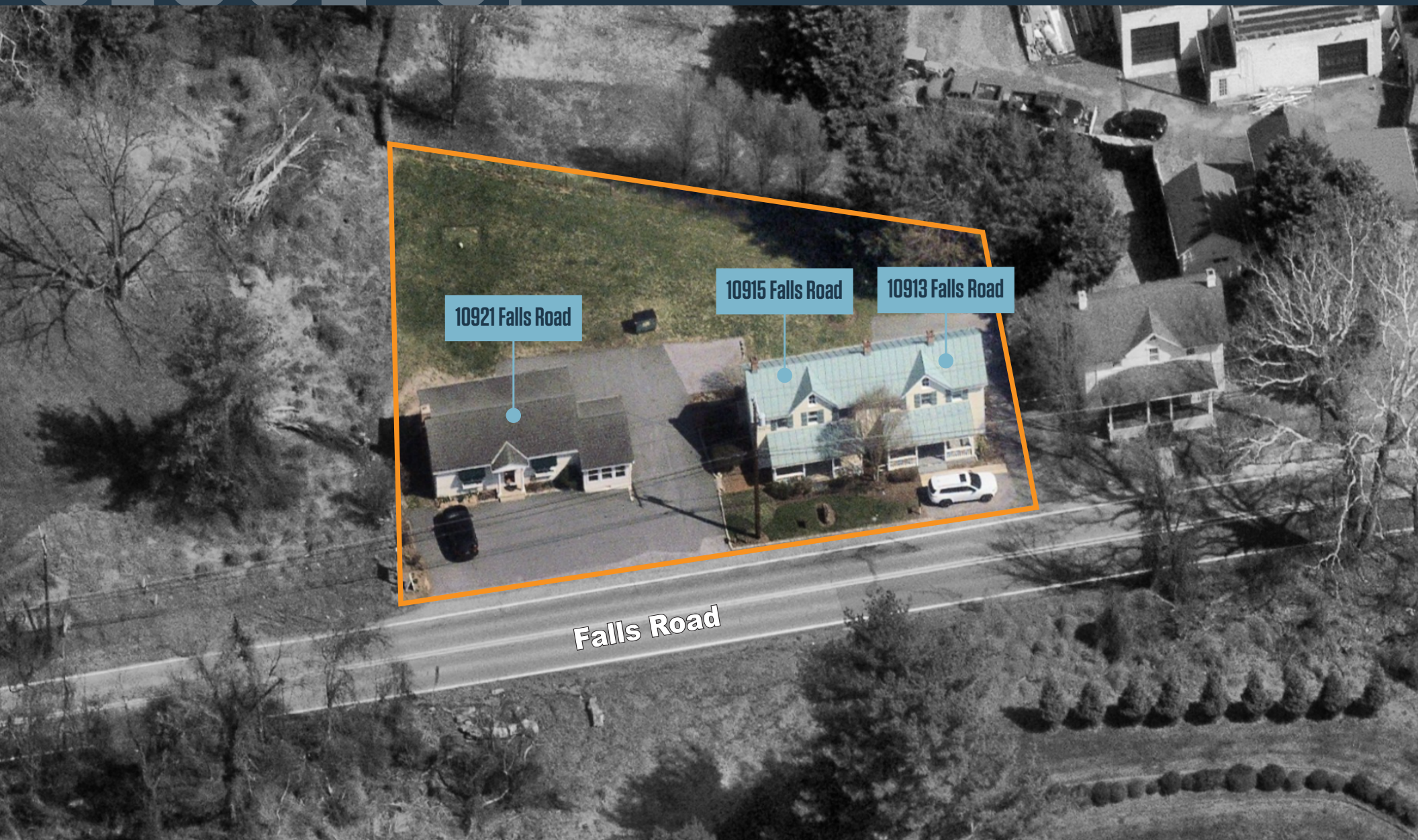
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CLOSE-UP

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DON SCHLINE

dschline@klnb.com | 443-632-2046

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BIRDSEYE

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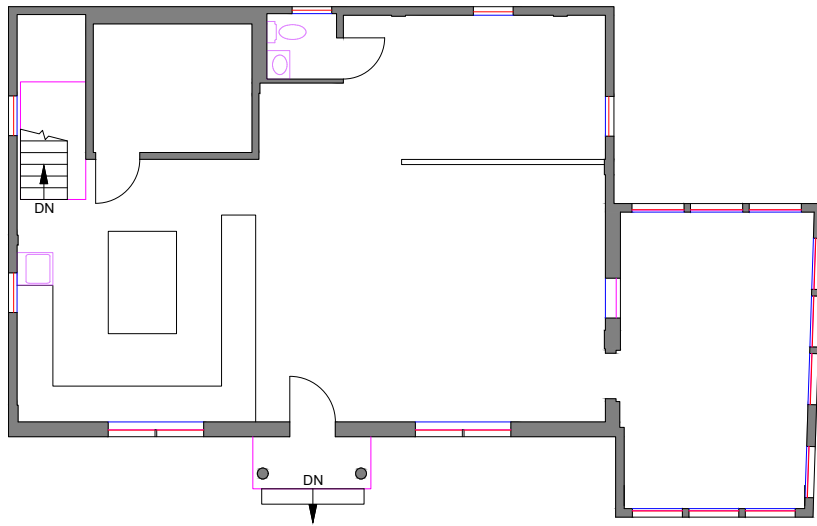
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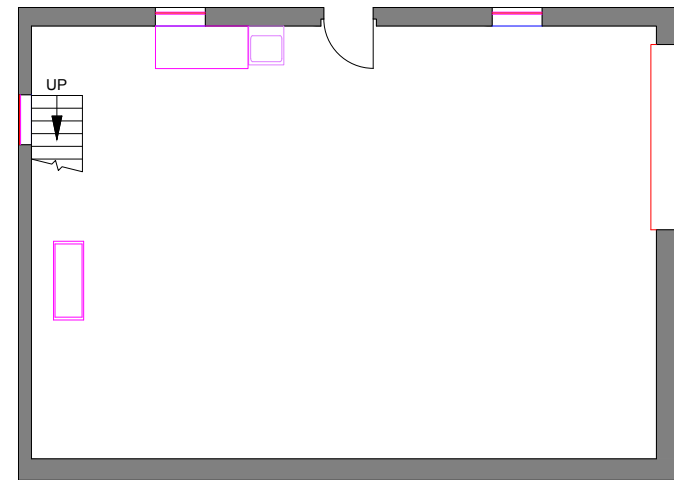
dschline@klnb.com | 443-632-2046

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MAIN LEVEL
1,114 SF



LOWER LEVEL
906 SF



10921 FALLS ROAD

2,020 SF

- Retail frontage
- Lower level with roll-up door
- Formerly Marlow, McCrystle & Jones Florist



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PHOTOS

10913-10921 FALLS ROAD
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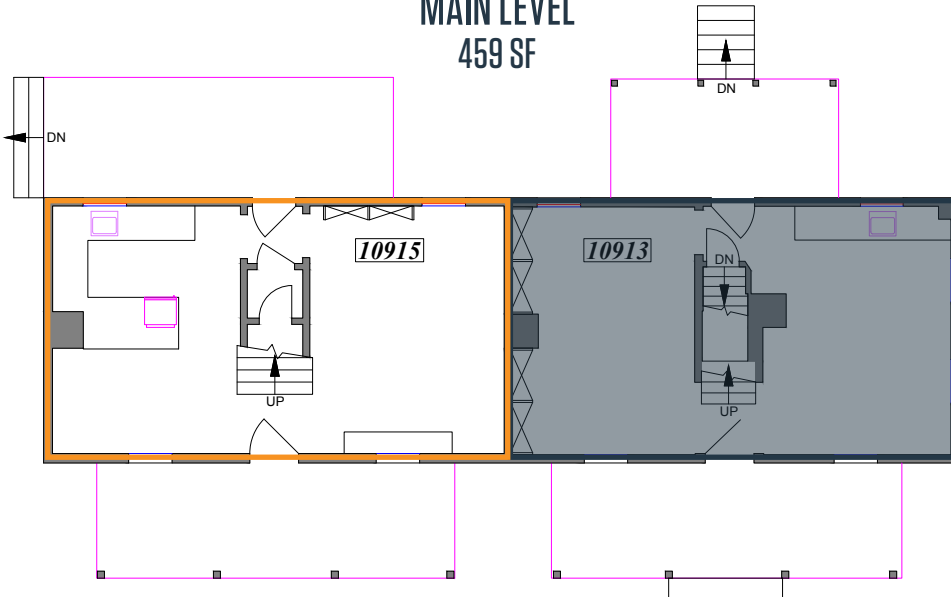


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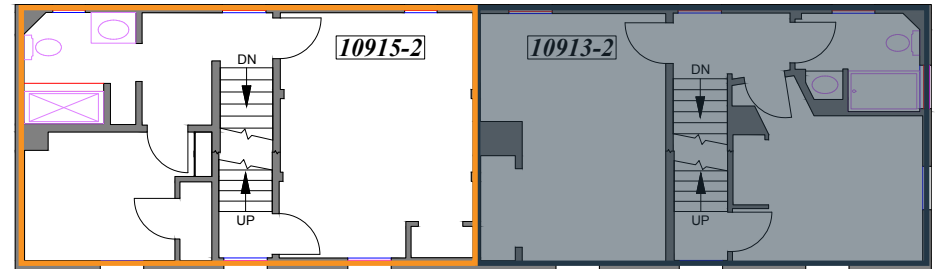
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MAIN LEVEL
459 SF

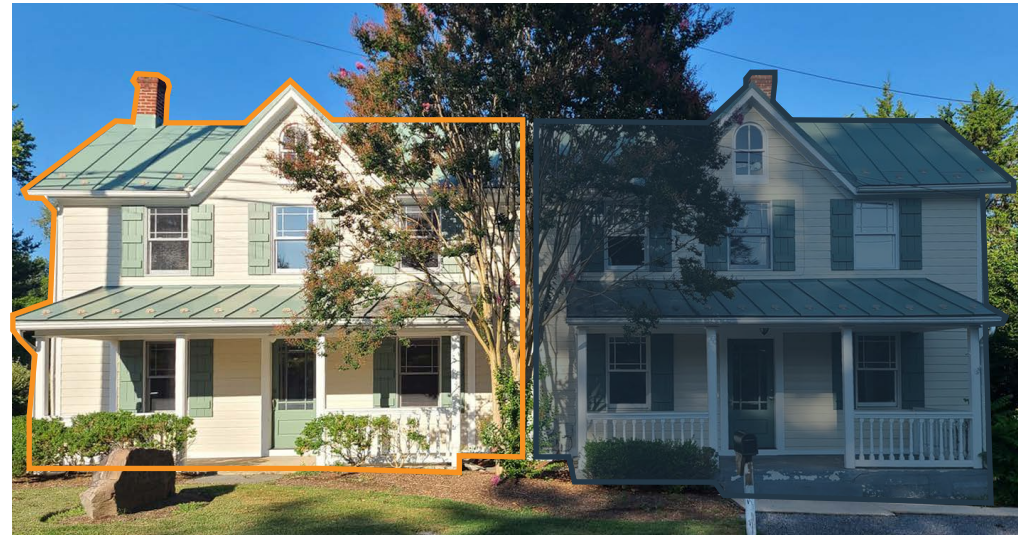


UPPER LEVEL
459 SF

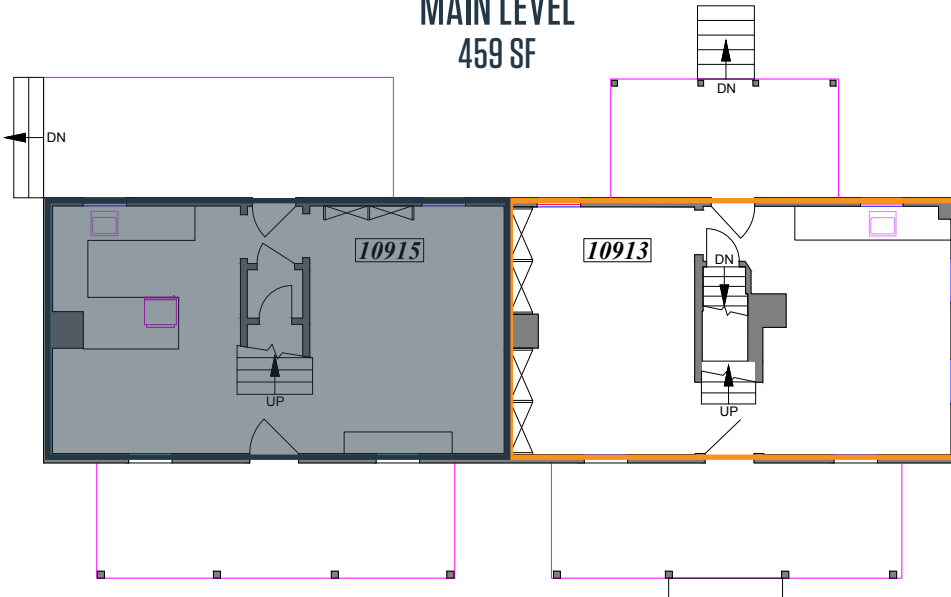


10915 FALLS ROAD 918 SF

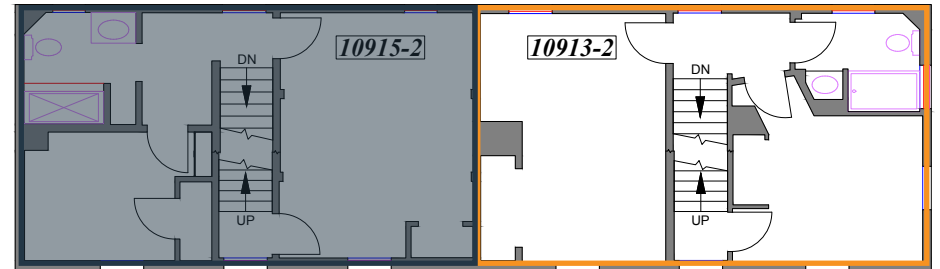
- 2 story office /residential
- Granite counters, hardwood floors throughout, Hardi-Plank exterior
- Ready for occupancy



MAIN LEVEL
459 SF



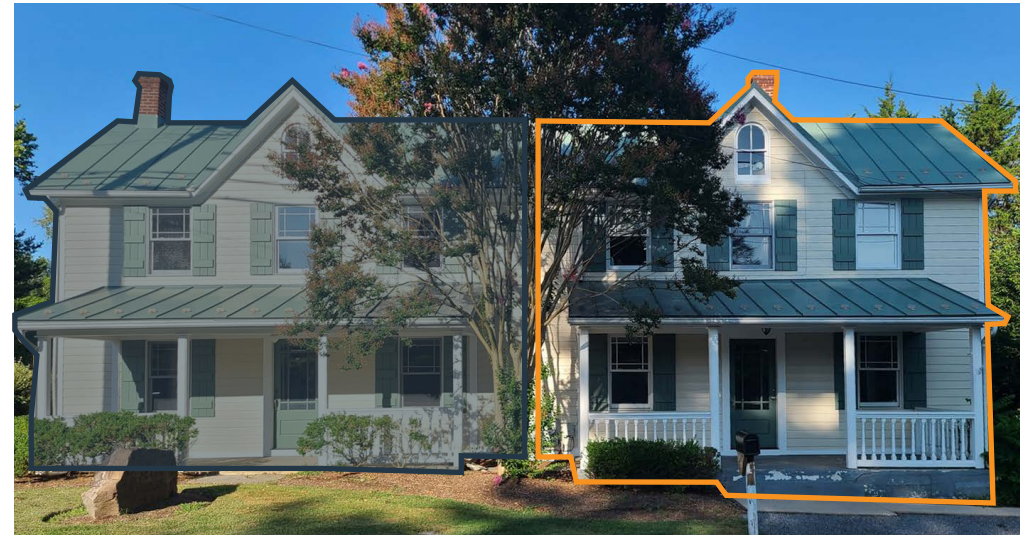
UPPER LEVEL
459 SF



10913 FALLS ROAD

918 SF

- 2 story office/residential
- Granite counters, hardwood floors throughout, Hardi-Plank exterior
- Leased as office space through August 2027



PHOTOS

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DON SCHLINE

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FOR MORE INFORMATION, PLEASE CONTACT:

JOE NOLAN, SIOR

jnolan@klnb.com
443-632-2065

DON SCHLINE

dschline@klnb.com
443-745-1625

100 West Road
Suite 505
Towson, MD 21204

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klnb.com



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