



COMMERCIAL REAL ESTATE SERVICES

2045 York Road, Timonium, MD 21093
OFFICE SPACE FOR LEASE





AWARD WINNING OFFICE BUILDING

2045 York Road is located just 1.5 miles north of the Baltimore Beltway on one of Baltimore's busiest retail corridors, with over 33,000 vehicles passing daily. Centrally located in northern Baltimore County, the property serves a broad, affluent trade area with convenient access to both I-695 and I-83. The available second-floor suite offers an exceptional opportunity to create a modern workspace, with the flexibility to renovate and customize the space to match the high-end finishes found throughout the building. The recently renovated first floor and award-winning third floor showcase the property's potential and commitment to quality.

BUILDING INFO:

- **YEAR BUILT:** 1986
- **TOTAL BUILDING SIZE:** 14,700 SF
- **ZONING:** BL (Baltimore County)
- **AMPLE PARKING**

SPACES AVAILABLE:

- **SECOND FLOOR OFFICE:** 4,702 SF
- **RENTAL RATES:** Negotiable

OTHER TENANTS:

- **Third Floor Tenant - 2024 Excellence in Construction Awards**
 - MJ Morgan Group, LLC - November 2024
- **Samson Properties - 1st Floor Tenant**



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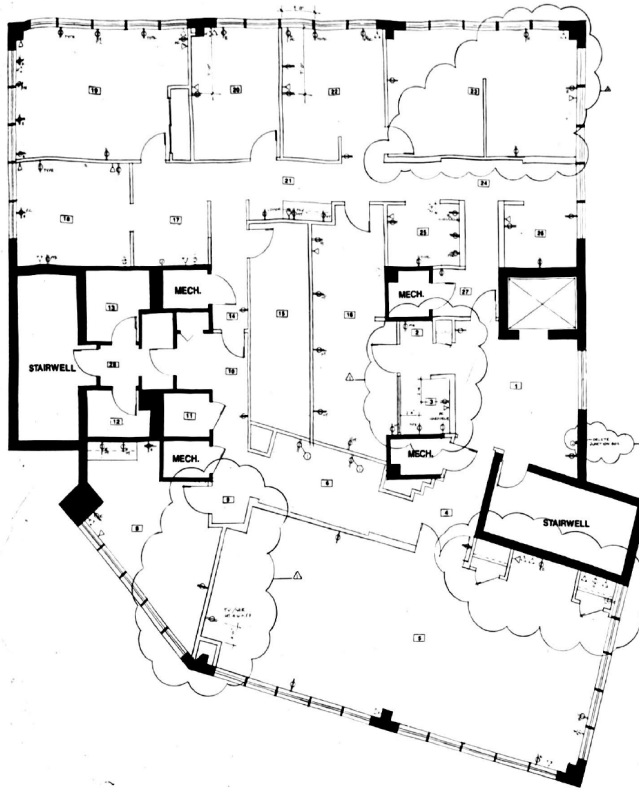


GLENN ULICK

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OFFICE FOR LEASE

4,702 SF



HIGHLIGHTS:

- Highly visible York Road location
- Direct access to I-695 and I-83
- Abundant free parking
- Elevator-served second-floor suite
- Existing office buildout with conference rooms and private offices
- Opportunity for modernization and customization
- Located within an award-winning office building

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See What's Possible



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