

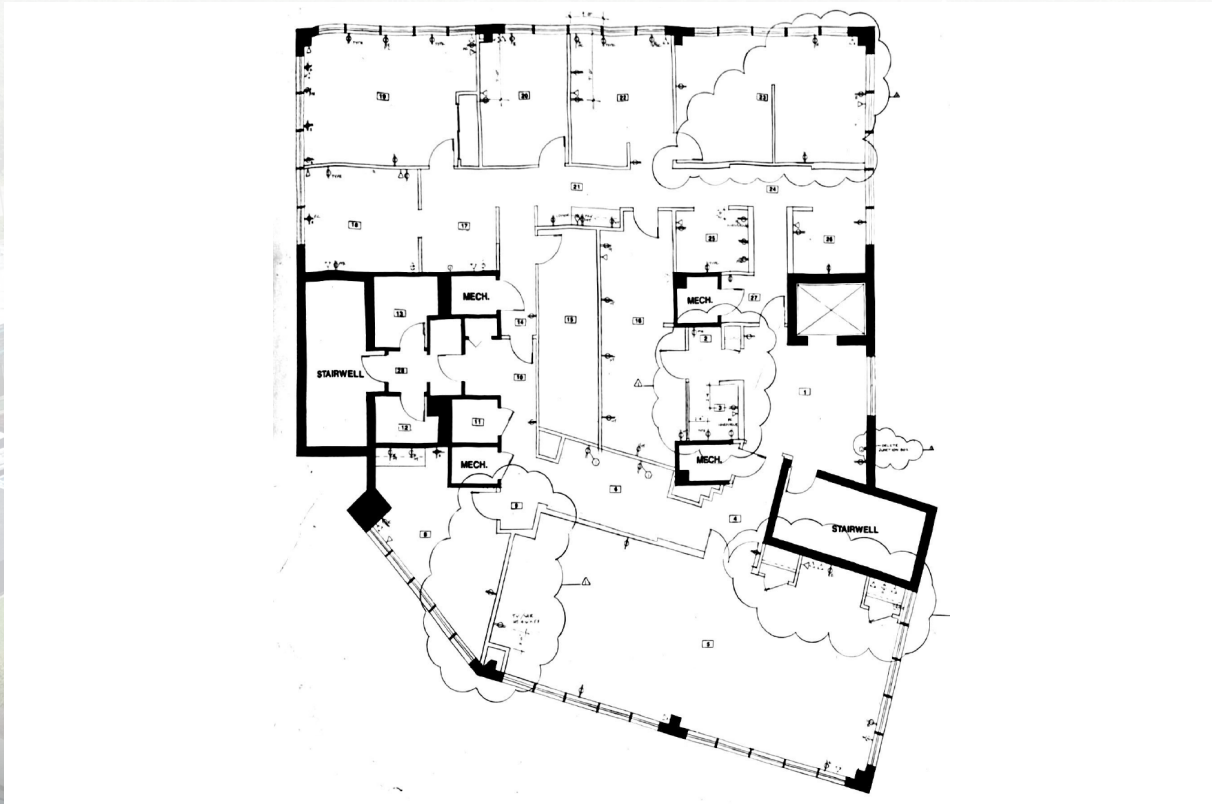


2045 York Road, Timonium, MD 21093
OFFICE SPACE FOR LEASE



OFFICE FOR LEASE

4,702 SF



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See What Your Future Office Could Look Like



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OFFICE SPACE AVAILABLE FOR LEASE

2045 York Road is located just a mile and a half north of the Baltimore Beltway on one of Baltimore's busiest retail corridors, carrying over 33,000 cars per day. York Road is centrally located in northern Baltimore county and draws from a wide, affluent trade area. The site is easily accessible from the Beltway and I-83.

BUILDING INFO:

- YEAR BUILT: 1995
- TOTAL BUILDING SIZE: 14,700 SF
- ZONING: BL (Baltimore County)
- PARKING SPACES: 52

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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