



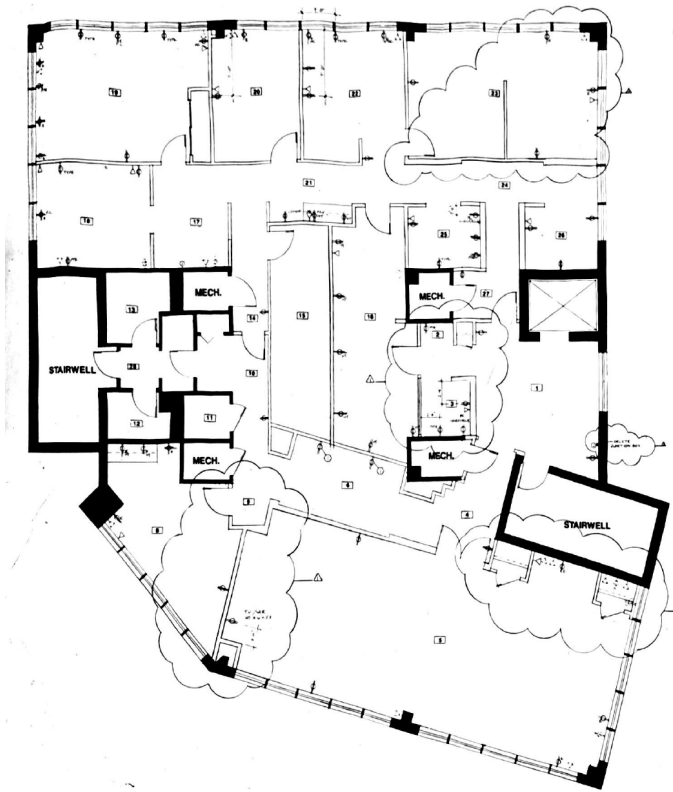
COMMERCIAL REAL ESTATE SERVICES

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



OFFICE FOR LEASE

4,702 SF



SAMANTHA ECKELS

Associate
443.741.4047
seckels@lee-associates.com

GLENN ULICK

Senior Vice President
410.303.5632
gulick@lee-associates.com



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

DEMOGRAPHICS:

	2 MILE	3 MILE	5 MILE
POPULATION:	37,759	76,302	158,019
HOUSEHOLDS:	14,863	32,019	63,928
AVERAGE HH INCOME:	\$139,439	\$124,493	\$128,418
DAYTIME EMPLOYMENT:	30,901	65,612	128,569

LINK to Full Demographics Report

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