



MEDICAL/PROFESSIONAL OFFICE SPACE

2219 YORK RD. | LUTHERVILLE-TIMONIUM, MD 21093

FOR LEASE



RENTAL RATE

\$21.50 PSF FS Net of Janitorial

AVAILABLE SPACES

Suite 302: 3,489 RSF
Suite 305: 1,570 RSF
Suite 309: 1,393 RSF
Suite 310: 1,396 RSF

PROPERTY HIGHLIGHTS

- Timonium class A office space
- Expansive window line throughout
- Upgraded suite finishes
- Abundance of York Rd. amenities
- Close proximity to I-83/I-695

LEASING CONTACT

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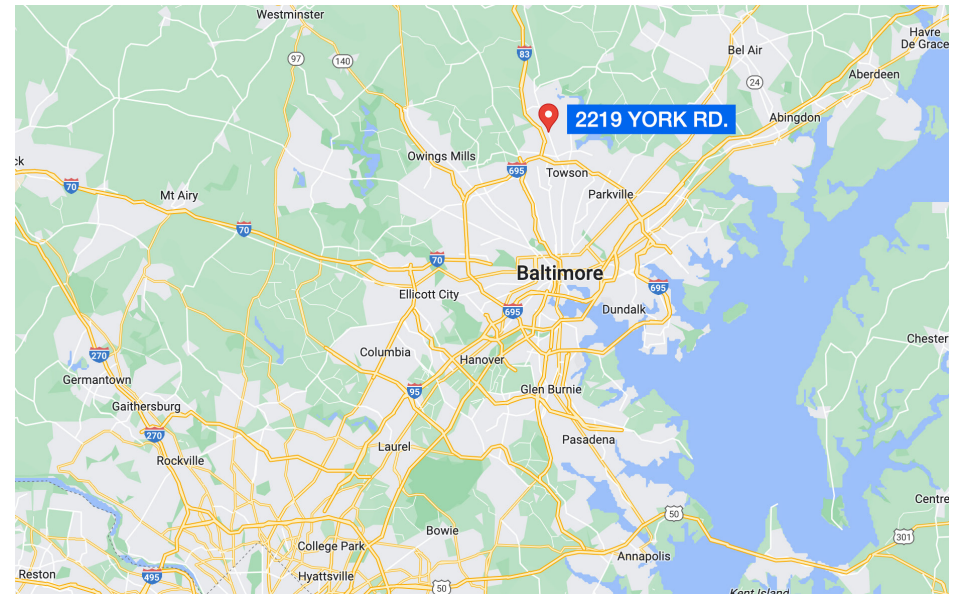


OVERVIEW

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Nestled in the heart of the Timonium business corridor, 2219 York Road offers exquisite office space with fully renovated common areas directly across the street from the Fairgrounds. Boasting a superb window line throughout, the building provides unparalleled views of the Hunt Valley, the Timonium Fairgrounds and horse track, and abundant natural lighting. This four-story, 50,266-square-foot office consists of a variety of suites featuring upgraded modern finishes and an elegant office setting. Suite 400 offers an ideal corporate headquarters space with building façade signage receiving exposure to over 34,000 daily drivers and over three million visitors to the Timonium Fairgrounds annually. Space is priced aggressively at \$23.50 per-square-foot on a full-service lease structure. Situated at a signalized entrance off York Road, tenants and visitors can easily reach the office and have access to ample parking.



2219 York Road thrives in an advantageous location near quick highway connectivity, public transportation routes, and access to amenities. The office is positioned less than half a mile from Interstate 83 and minutes to Interstate 695 for ease of access and seamless commutes. Visitors and tenants alike will appreciate 2219 York Road's convenient accessibility to the light rail with the Timonium Transit Stop within walking distance and various MARC stations within 25 minutes. Located on a commercial corridor, tenants are within minutes of millions of square feet of retail, entertainment, dining, and shopping options. When high-end work environments, connectivity, and convenience are key, 2219 York Road is the ideal destination.

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SAMPLE INTERIOR BUILDING PHOTOS

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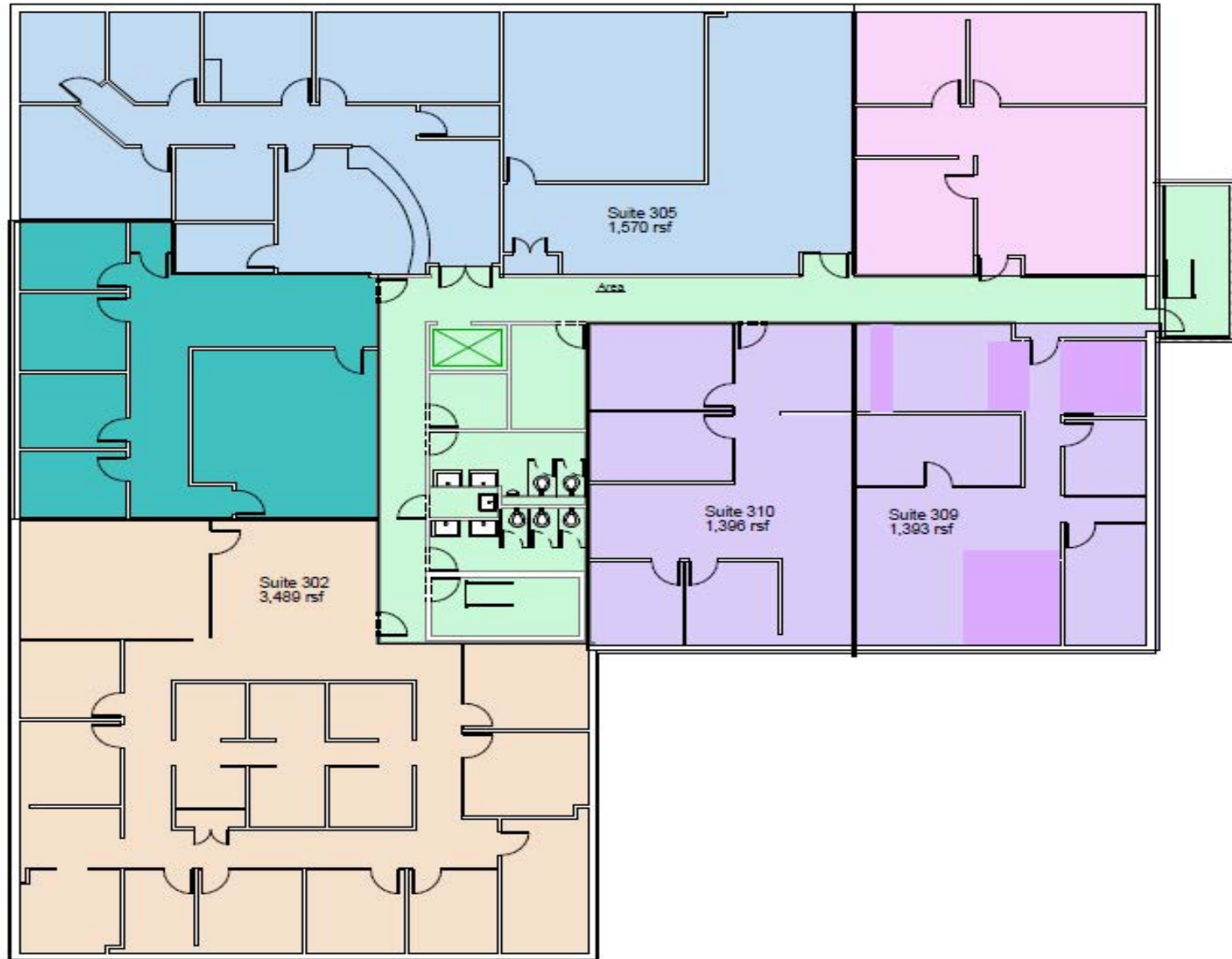
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FLOOR PLANS

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