

MEDICAL AND OFFICE FOR LEASE

ORCHARD SQUARE PROFESSIONAL CENTER

1212 York Rd, Lutherville,
MD 21093



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PROPERTY OVERVIEW OF MEDICAL

2nd generation medical space 2,600 SF

PROPERTY HIGHLIGHTS

- First-floor direct access
- 2 ground entrances
- Ample parking



Listing data

Available SF: 2,600 SF



Economic data

Lease rate: \$23.00 SF/year (MG)



Property information

County: Baltimore
Market: Baltimore
Submarket: Route 83 Corridor S



Building data

Total Building SF: 28,005 SF
Zoning: RO

Tenant

Industry

Femi-Care Surgery Center

Health Care and Social Assistance

Mady and Mules Physical Therapy

Health Care and Social Assistance

Gastro Center of Maryland

Health Care and Social Assistance

CBT Baltimore

Health Care and Social Assistance

Greenspring Realty Partners

Real Estate

L&H Business Consulting, LLC

Professional, Scientific, and Technical Services

Dan Flamholz

Real Estate

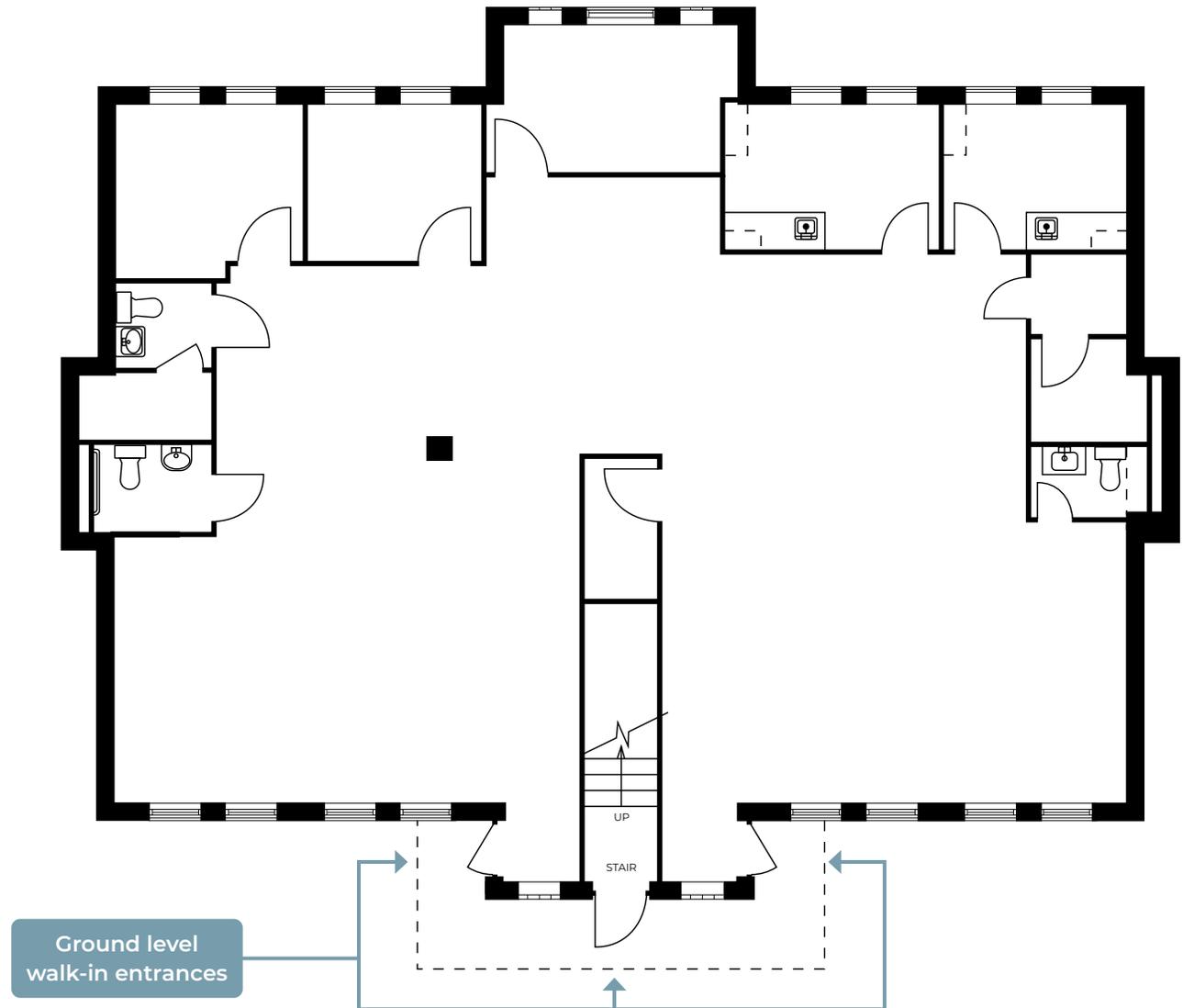
FLOOR PLAN

MEDICAL

A-201 | 2,600 SF

Two (2) available ground level walk-in entrances.

Lease rate: \$23.00 SF/year MG



LOCATION OVERVIEW OF OFFICE

- Located in Lutherville at a signalized intersection on York Road just off I-695 within close proximity to I-83, Towson, Medstar Health, John's Hopkins, Greater Baltimore Medical Center, Mercy Medical Center, and the University of Maryland St. Joseph Medical Center.
- Daily traffic count: 38,392 vehicles.
- Numerous restaurants and retail amenities within close proximity.

Suites	SF	Availabilities
B-300	3,246 SF	Office space can be easily demised as 2 suites if needed: 1,635 SF & 1,611 SF
C-200	3,328 SF	Available ground level walk-in entrances
C-300	3,405 SF	Interior walk-up stair access as part of Suite C-200
A-301	2,611 SF	Available walk-up entrance. Exceptional attractive build-out in place

**Suites C-200 and C-300 can be combined to create a contiguous 6,733 SF



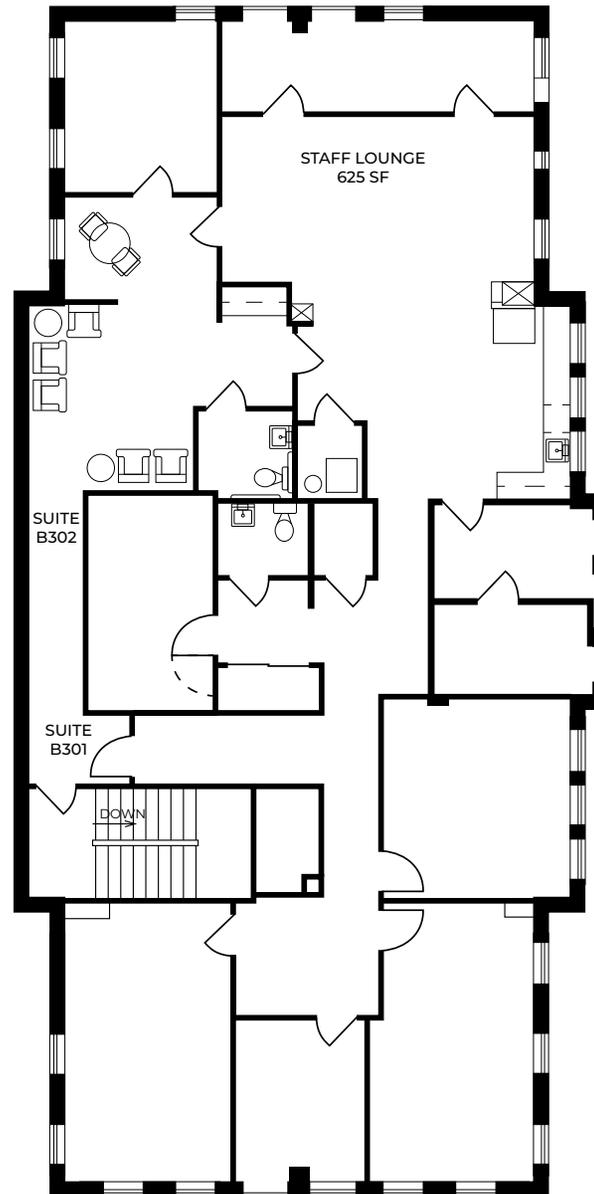
FLOOR PLAN

OFFICE

B-300 | 3,246 SF

The 3,246 SF of office space can be easily demised as 2 suites if needed: 1,635 SF & 1,611 SF.

Lease rate: \$19.50 SF/year MG



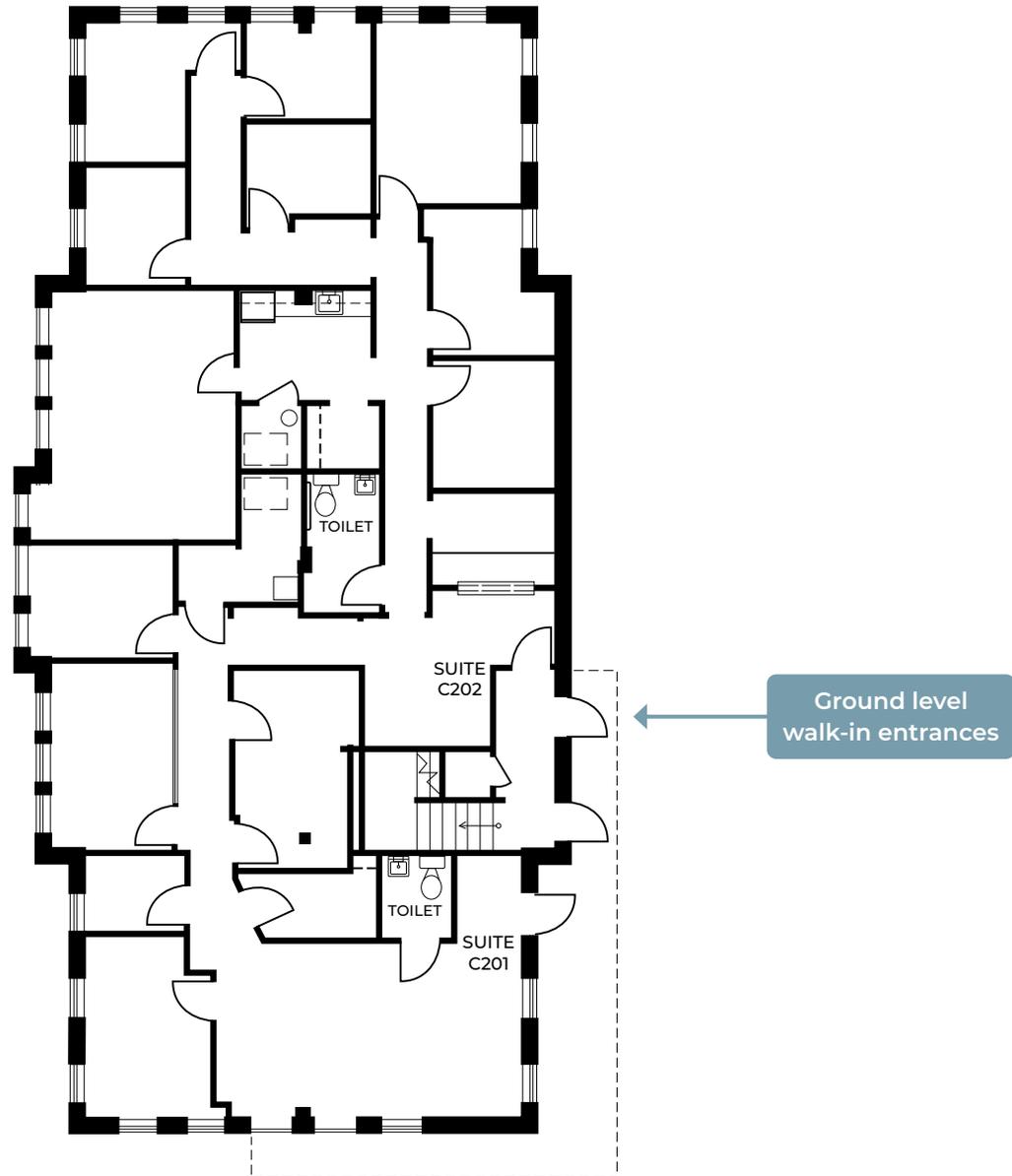
FLOOR PLAN

OFFICE

C-200 | 3,328 SF

Three (3) available ground level walk-in entrances. Likely needs to be reconfigured & improved per client's preferences.

Lease rate: \$23.00 SF/year MG



**Suites C-200 and C-300 can be combined to create a contiguous 6,733 SF

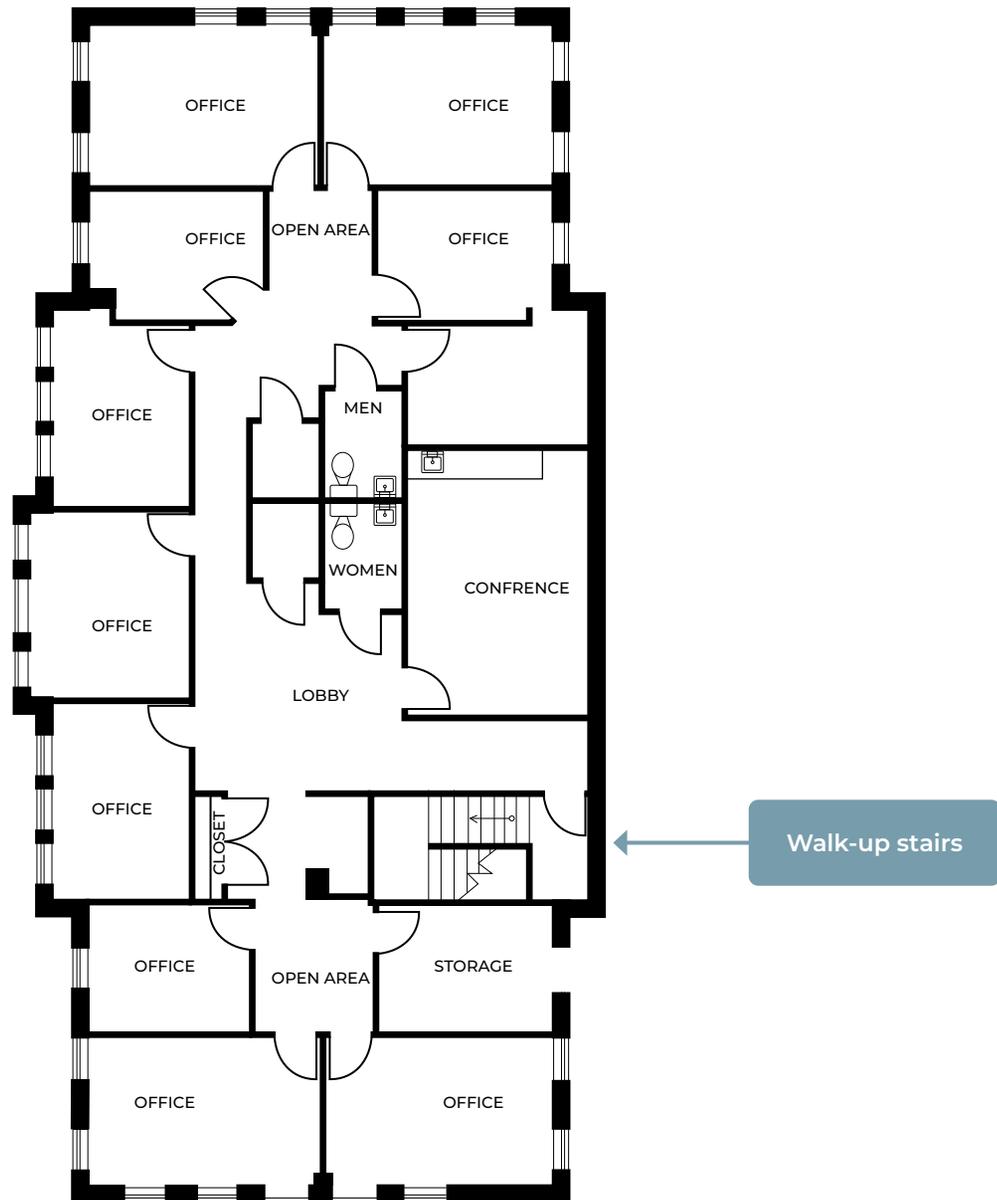
FLOOR PLAN

OFFICE

C-300 | 3,405 SF

Interior walk-up stair access as part of Suite C-200.

Lease rate: \$23.00 SF/year MG



**Suites C-200 and C-300 can be combined to create a contiguous 6,733 SF

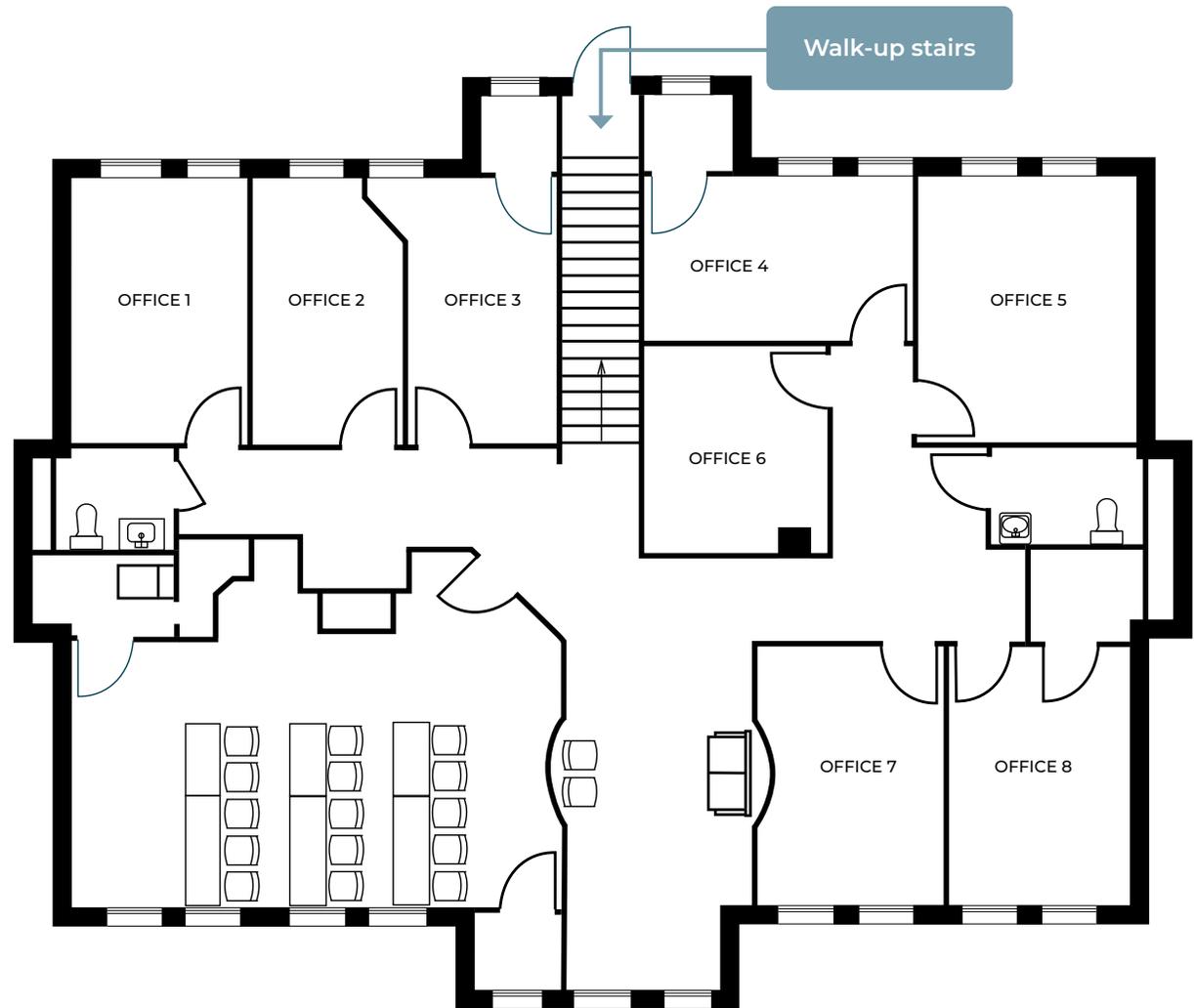
FLOOR PLAN

OFFICE

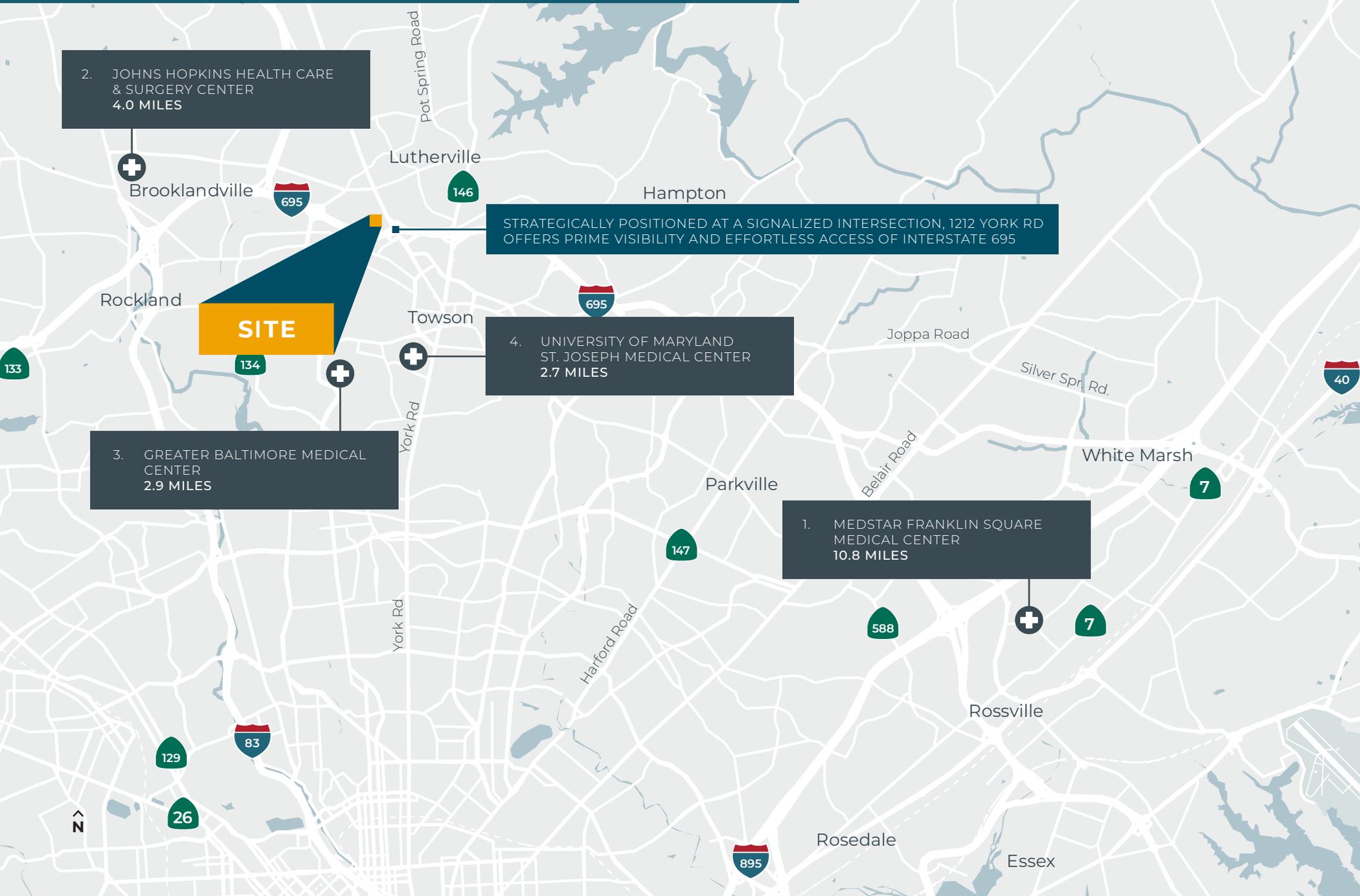
A-301 | 2,611 SF

One (1) available walk-up entrance. Exceptional attractive build-out in place.

Lease rate: \$21.50 SF/year MG



MEDICAL LANDSCAPE



2. JOHNS HOPKINS HEALTH CARE & SURGERY CENTER
4.0 MILES



Brooklandville



Lutherville



Hampton

STRATEGICALLY POSITIONED AT A SIGNALIZED INTERSECTION, 1212 YORK RD OFFERS PRIME VISIBILITY AND EFFORTLESS ACCESS OF INTERSTATE 695



Rockland

SITE

Towson

4. UNIVERSITY OF MARYLAND ST. JOSEPH MEDICAL CENTER
2.7 MILES



York Rd

Joppa Road

Silver Spr. Rd.



3. GREATER BALTIMORE MEDICAL CENTER
2.9 MILES



Parkville



Belair Road

White Marsh



1. MEDSTAR FRANKLIN SQUARE MEDICAL CENTER
10.8 MILES



Rossville



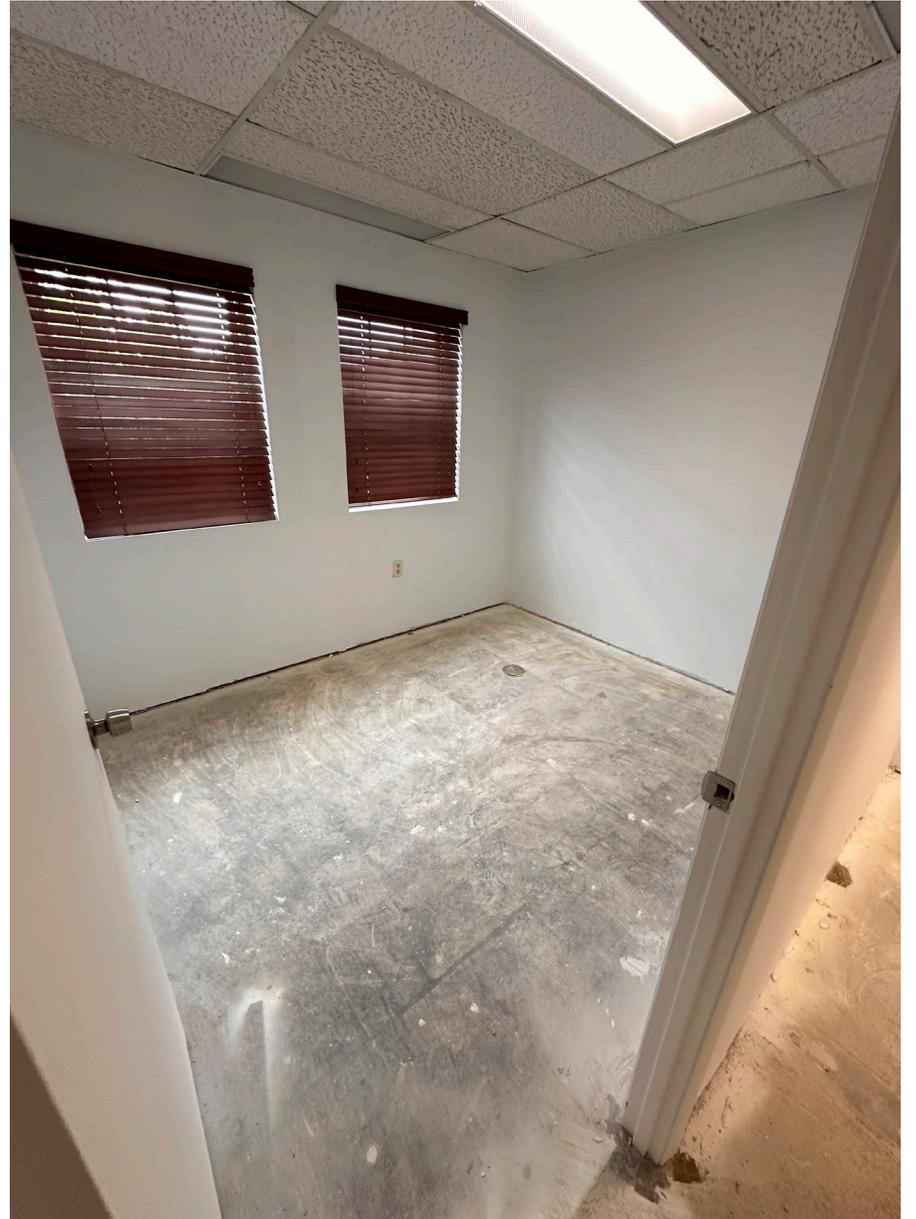
Rosedale

Essex



PHOTOS

MEDICAL

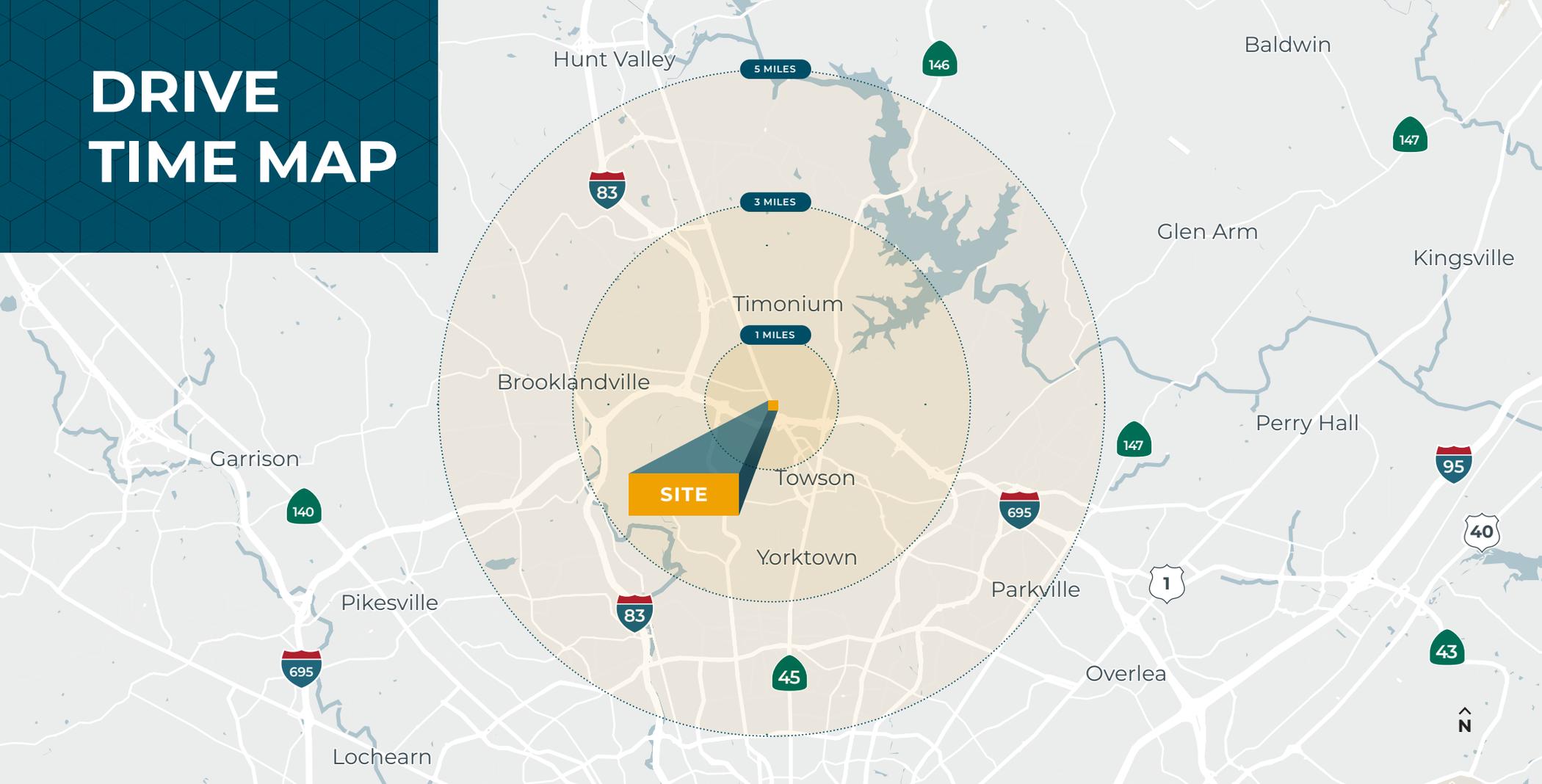


OFFICE

SPACE



DRIVE TIME MAP



POPULATION

	1 MILES	3 MILES	5 MILES
Total population	13,995	88,747	251,462
Average age	37.8	40.0	38.5
Average age (male)	35.8	38.3	36.9
Average age (female)	38.3	41.5	39.6

HOUSEHOLDS & INCOME

	1 MILES	3 MILES	5 MILES
Total HH	5,314	34,566	102,665
# of persons per HH	2.6	2.6	2.4
Average HH income	\$84,368	\$103,225	\$91,852
Average house value	\$379,933	\$398,294	\$364,292

*Demographic data derived from 2020 ACS - U.S., Census



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