

2401 York Rd





For Sale: 2401 York Rd

Timonium, MD 21093 (Baltimore County) - Route 83 Corridor South Submarket



Office

For Sale Summary

Asking Price	\$1,500,000 (\$262.61/SF)	Land	0.25 AC
Status	Active	Built	1995
Sale Type	Investment or Owner User	On Market	4 Days
Investment Type	Core	Last Update	January 1, 2026
RBA	5,712 SF		

TriAlliance Commercial Real Estate Services: Christopher Smith (410) 382-1869, Andrew Brink (518) 225-8244

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E Unk	-	Office	Direct	5,712	5,712	5,712	\$20.00 NNN	30 Days	5 - 10 Years

Location

Postcode	21093	Market	Baltimore
County	Baltimore	Submarket	Route 83 Corridor South
State	Maryland	Submarket Cluster	Central Baltimore County

Property Detail

Land Area	0.25 AC (10,890 SF)	Owner Occupied	No
Building FAR	0.52	Zoning	RO
Slab to Slab	10'	Parcel	08-0819058100

Sale Highlights

- Single owner occupancy freestanding building
- Free surface and overflow street parking
- Prominent York Road signage
- Option to lease available

Sale Notes

Freestanding 5712 sf office building available for sale or lease.

Property is 0.393 acres.

Three story office with the main first floor street level, 2nd floor served by an open staircase and a finished lower level with a walk out exit.

The two main floors feature 10' drywall finished ceiling height, marble foyers and a restroom on all three levels.

The site is comprised of two parcels and the account identifier numbers are 08-19-058100 and 08-03-047525 Map 51, Grid 23, parcel 7 & 8. The property has two Baltimore County Real Estate Tax bills.

Current RET are \$9561 and \$10,004 = \$10,565 or \$1.85 sf.

12 on site parking spaces with possible expansion on the 2nd parcel contiguous to the existing parking lot. Additional off street parking available along Warren Avenue.

Centrally located fronting York Road just South of Padonia Road and north of Timonium Road with easy access to I-83 and I-695.

Prominent Road front signage on the building exterior and Marquee sign.

Assume \$20 NNN lease x 5712 sf = 7.6% Cap rate. Tenant pays NNN expenses budgeted at \$2.85 sf. Given the property's location and condition, a capitalization rate of 7.50% and 8.50% is expected for the investment property. U.S. Fed has implemented its most aggressive actions since 2005.

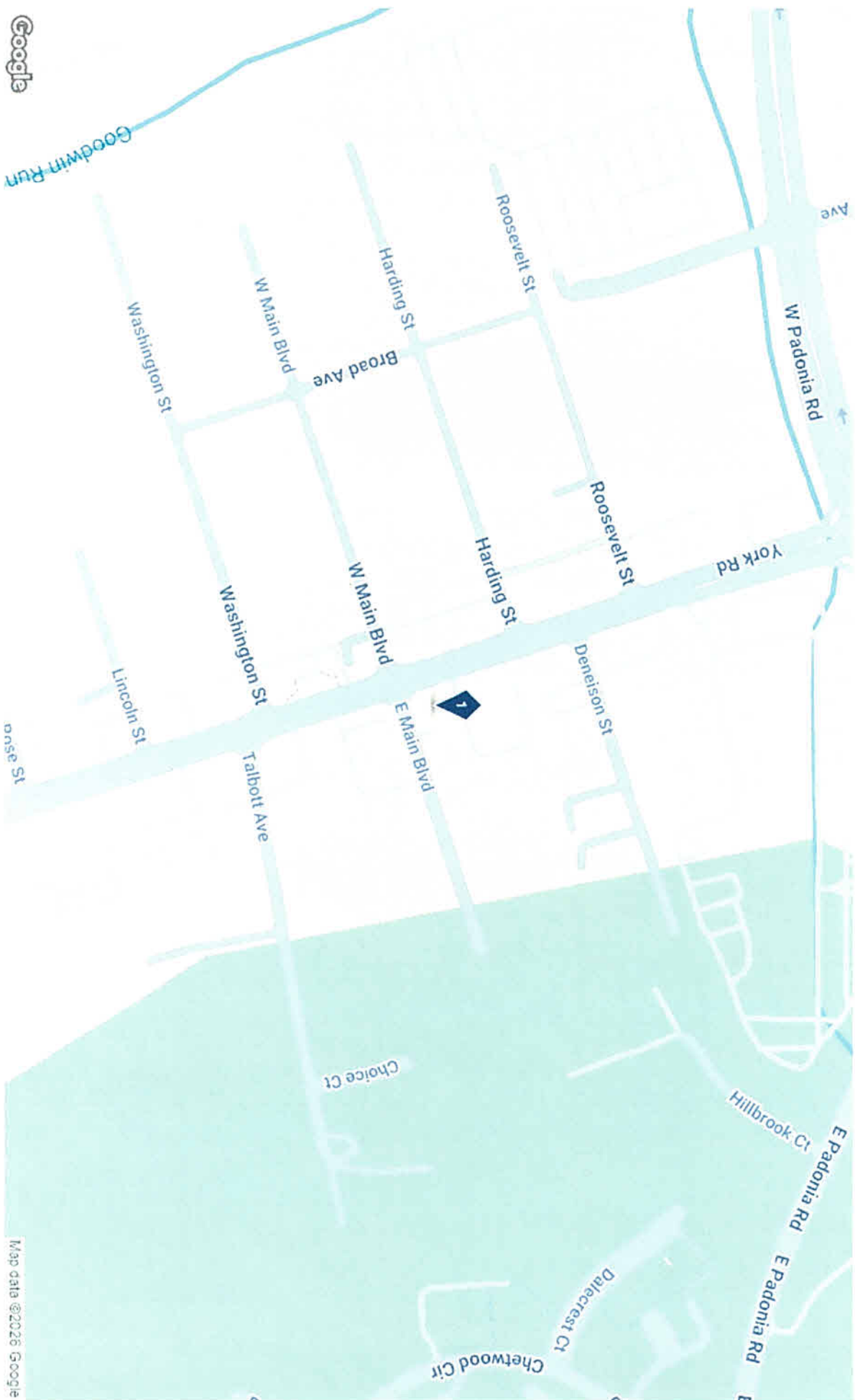
Assume owner occupancy financing at 80/20 LTV with \$300,000 down and financing \$1,200,000 @ 6.5% and a 25 year amortization = \$8,102 monthly (\$17.02 sf) NNN.

1 2401 York Rd

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Office



2026 CoStar Group - Licensed to Trilliance Commercial Real Estate Services - 60880



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★★★★★
Office



Traffic Count Report

2401 York Rd, Timonium, MD 21093

Building Type: Class B Office

Class: B

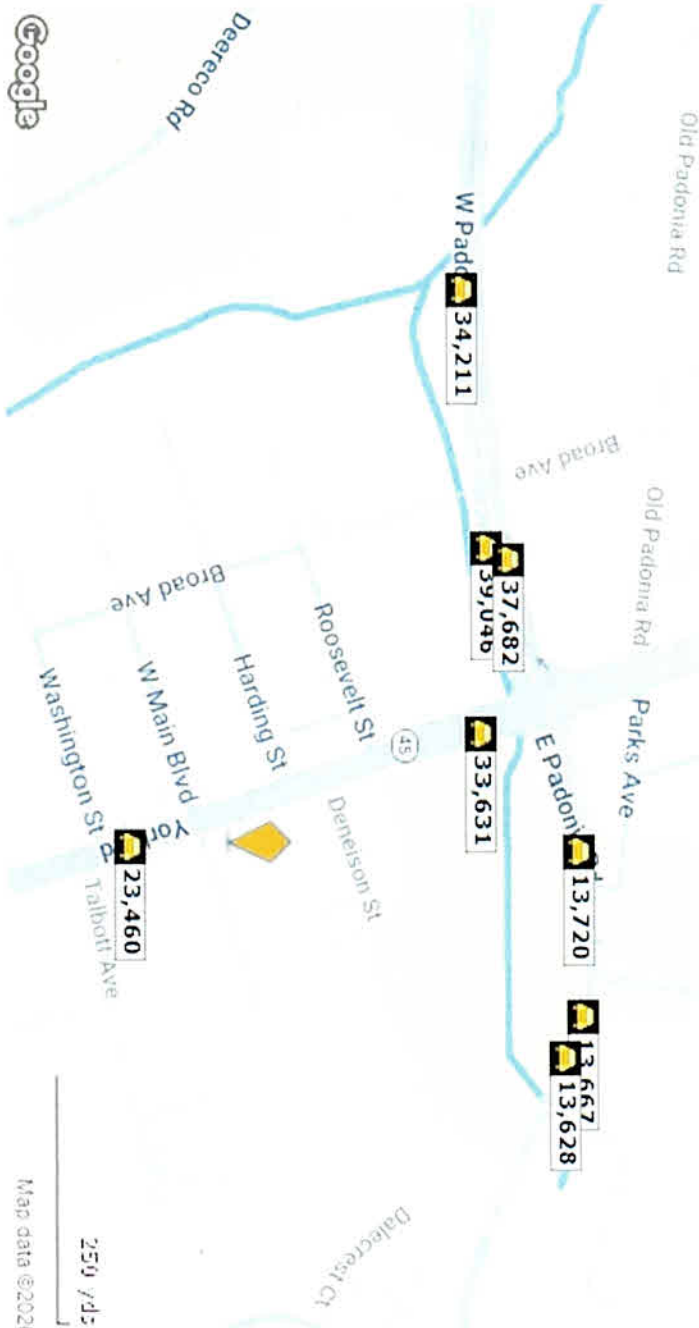
RBA: 5,712 SF

Typical Floor: 1,904 SF

Total Available: 5,712 SF

% Leased: 100%

Rent/SF/Yr: \$20.00



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 York Rd	Washington St	0.02 S	2018	23,460	MPSI	.05
2 York Road	E Padonia Rd	0.04 NW	2025	33,631	MPSI	.16
3 East Padonia Road		0.00	2025	13,720	MPSI	.21
4 West Padonia Road	W Padonia Rd	0.03 W	2024	39,151	MPSI	.23
5 West Padonia Road	W Padonia Rd	0.03 W	2025	39,046	MPSI	.23
6 W Padonia Rd	Broad Ave	0.04 SW	2025	37,519	MPSI	.23
7 W Padonia Rd	Broad Ave	0.04 SW	2024	37,682	MPSI	.23
8 East Padonia Road	Greenside Dr	0.02 W	2024	13,667	MPSI	.23
9 East Padonia Road	Greenside Dr	0.02 W	2025	13,628	MPSI	.23
10 West Padonia Road	Beaver Dam Rd	0.11 W	2025	34,211	MPSI	.34

Demographic Summary Report

2401 York Rd, Timonium, MD 21093

Building Type: **Class B Office**
 Class: **B**
 RBA: **5,712 SF**
 Typical Floor: **1,904 SF**

Total Available: **5,712 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$20.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,573	59,260	115,970
2024 Estimate	9,739	60,045	116,985
2020 Census	10,085	60,922	116,056
Growth 2024 - 2029	-1.70%	-1.31%	-0.87%
Growth 2020 - 2024	-3.43%	-1.44%	0.80%
2024 Population by Hispanic Origin	1,331	4,302	6,609
2024 Population	9,739	60,045	116,985
White	5,546 56.95%	41,059 68.38%	82,463 70.49%
Black	1,217 12.50%	6,637 11.05%	14,431 12.34%
Am. Indian & Alaskan	29 0.30%	129 0.21%	200 0.17%
Asian	1,396 14.33%	6,104 10.17%	9,621 8.22%
Hawaiian & Pacific Island	8 0.08%	49 0.08%	80 0.07%
Other	1,544 15.85%	6,067 10.10%	10,191 8.71%
U.S. Armed Forces	25	63	110
Households			
2029 Projection	3,831	24,382	46,841
2024 Estimate	3,902	24,718	47,217
2020 Census	4,056	25,120	46,586
Growth 2024 - 2029	-1.82%	-1.36%	-0.80%
Growth 2020 - 2024	-3.80%	-1.60%	1.35%
Owner Occupied	1,830 46.90%	15,612 63.16%	28,769 60.93%
Renter Occupied	2,072 53.10%	9,106 36.84%	18,448 39.07%
2024 Households by HH Income	3,901	24,719	47,216
Income: <\$25,000	396 10.15%	2,160 8.74%	6,011 12.73%
Income: \$25,000 - \$50,000	664 17.02%	3,843 15.55%	6,284 13.31%
Income: \$50,000 - \$75,000	540 13.84%	3,777 15.28%	6,511 13.79%
Income: \$75,000 - \$100,000	533 13.66%	2,657 10.75%	5,113 10.83%
Income: \$100,000 - \$125,000	383 9.82%	2,508 10.15%	4,289 9.08%
Income: \$125,000 - \$150,000	302 7.74%	1,788 7.23%	3,526 7.47%
Income: \$150,000 - \$200,000	438 11.23%	2,974 12.03%	5,219 11.05%
Income: \$200,000+	645 16.53%	5,012 20.28%	10,263 21.74%
2024 Avg Household Income	\$120,842	\$131,358	\$131,865
2024 Med Household Income	\$91,439	\$99,270	\$98,478

1 1/2 STY.
FNAME
OVERLAND

5' BOARD OR BOARD PRIVACY FENCE

248 3.5

PROPOSED EVERGREEN
TREES SUBJECT TO
APPROVAL BY BALTO.
CO. LANDSCAPE ARCHITECT-

PADDONIA PLACE LTD. PARTSH
C/O CHARLES J. FRANK INC.
2405 YORK ROAD
7083/093; 20-00-011010
EX. LAND USE: COMMERCIAL

EXISTING
PARKING

TYPICAL
LANDSCAPE
BUFFER —

(FF 952)
2. STORY OFFICE
BUILDING
HEIGHT _____

EXISTING TREES
TO REMAIN (3)

(MD STATE RTE. NO. 45)

ULTIMATE
80' NW

NO
SE

Site Description



Site Location

The subject property is located on the northeast corner of York Road (MD Route 45) and Main Boulevard in the Lutherville/Timonium area of Baltimore County. The property can further be identified on Baltimore County Tax Map 51, Grid 23, Parcels 7 and 8.

Size and Shape

The subject site consists of two (2) tax parcels totaling 0.393 acres or 17,119 square feet. The site is generally rectangular in shape. The land to building ratio is 2.92 to one. The floor area ratio (FAR) is 0.34.

[illegible]

FLOOR PLAN

The floor plan shows a rectangular building layout with the following areas and features:

- Offices:** Three offices are located on the left side of the plan, each labeled "Office". They are separated by walls and have doors opening into a central hallway.
- Open Area:** A large "OPEN AREA" is located in the upper right portion of the plan.
- File/Kitchen:** A "File/Kitchen" area is located in the lower right portion of the plan.
- Room:** A "Room" is located in the lower left portion of the plan, adjacent to the File/Kitchen area.
- Dimensions:** Various dimensions are noted throughout the plan, including room sizes (e.g., 11'0" x 11'0", 11'0" x 11'0", 11'0" x 11'0") and overall building dimensions (e.g., 31'0" x 31'0").
- Doors:** Numerous doors are indicated with arcs and labels, showing access points between rooms and the exterior.
- North Arrow:** A north arrow is located in the upper right corner of the plan.
- Other Labels:** Other labels include "STAIRS", "ELEVATOR", "TRANSITION OVER", "WALL ONLY", "2 BAYED", "DOOR WALL", "DOOR", "TYPE", "SHADE", and "ROOF ACCESS".

THIS MAIL,
11/2/2 DAY
EXTENDED,
WLM 305
SUBTYPE,
EACH SIDE

