

1920 York Road
Timonium, MD 21093



Retail Space for Lease
www.obrechtriehl.com



Highlights

- ❖ Prime retail location in heart of Timonium with York Rd frontage
- ❖ Close proximity to I-83 & I-695
- ❖ Over 33,000 cars per day

Demographics

	1 Mile	3 Mile	5 Mile
Population	8,998	78,772	170,232
Average HH Income	\$154,262	\$123,788	\$126,308
# of Employees	11,113	67,996	133,453

Jack Riehl (443) 281-8400 jack@obrechtriehl.com
Susan Riehl (443) 662-0811 susan@obrechtriehl.com

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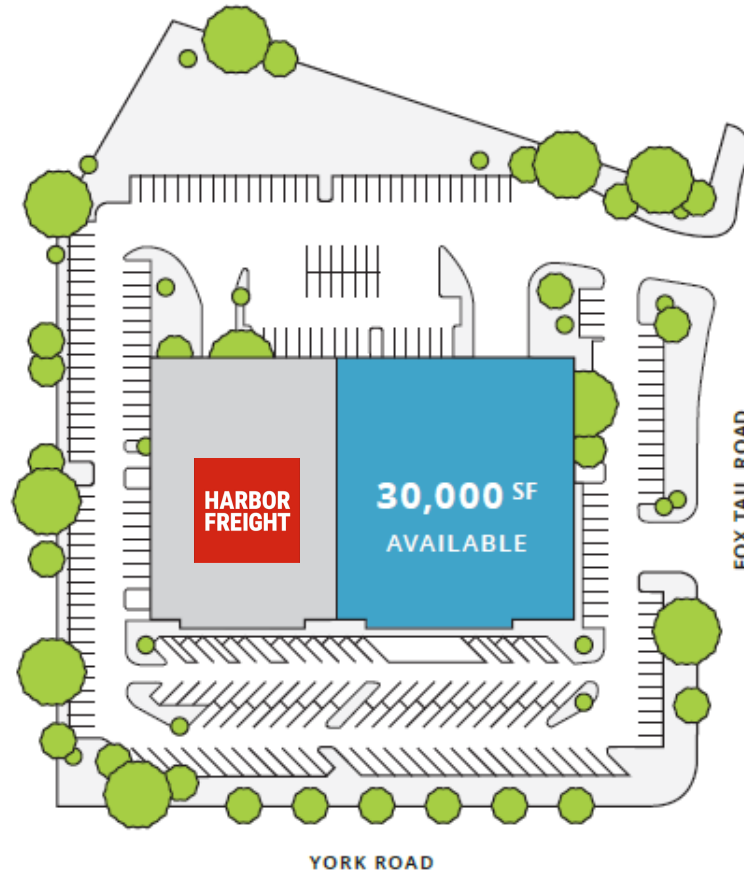


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FOR LEASE

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**30,000 SF
Available**

Call Jack Riehl or
Susan Obrecht Riehl

410.769.8300

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Property Information

Landlord:	P. Frederick Obrecht Properties, LLC
Address:	1920 York Road, Timonium, MD 21093
Available:	TBD
Total Building Square Footage:	56,000 SF
Available Square Footage:	30,000 SF
Zoning:	BM
Rent:	\$17.00 PSF NNN
Site Plan/Floor Plan:	Upon request
CAM, Taxes and Insurance:	Current year estimates @ \$2.84 PSF
Ceiling Heights:	19.5' to the joist
Electrical:	550 amps 3 phase 4 wire
Sprinkler System:	Wet
Roof:	Firestone rubber EPDM installed in 1999 (non-ballasted)
Parking:	5 spaces per 1,000 SF
HVAC:	8 units (6 15-ton units, 2 5-ton units)
Broker:	Obrecht-Riehl Properties

Please contact Jack Riehl or Susan Riehl at (410) 769-8300 for additional information.



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein, and same is submitted subject to errors and omissions, change of price, rental rate, or other conditions, withdrawal without notice and to any specific listing conditions imposed by the owner or its representative.

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