



# MEDICAL/PROFESSIONAL OFFICE SPACE

2219 YORK RD. | LUTHERVILLE-TIMONIUM, MD 21093

# FOR LEASE



## RENTAL RATE

\$23.50-RSF

\$21.50 RSF

## AVAILABLE SPACES

Suite 300: 2,789 RSF

Suite 301: 1,402 RSF

Suite 303: 1,145 RSF

Suite 304: 1,751 RSF

Suite 305: 1,570 RSF

Suite 400: 3,400 - 8,010 RSF

Suite 405: 671 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

Adam Meissner  
 DBM Real Estate Group LLC.  
 (o) 410-580-2811  
 (c) 410-688-6216  
 adam@dbmreality.com

### DBM REAL ESTATE GROUP LLC.

40 York Rd. Suite 300  
 Towson, Maryland 21204  
 410-580-2811

Adam Meissner  
 Principal  
 adam@dbmreality.com  
 c. 410-688-6216

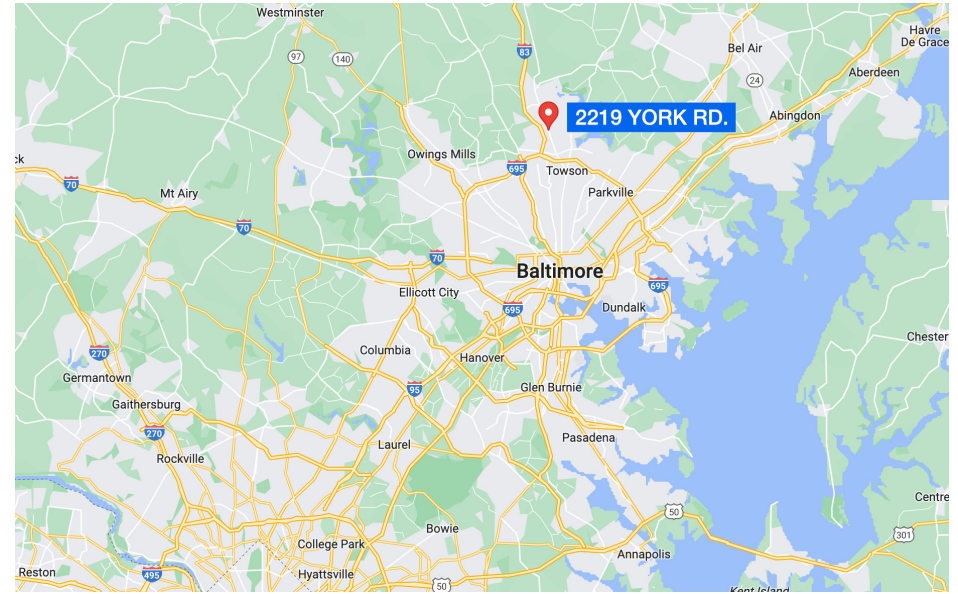
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# OVERVIEW

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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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# INTERIOR PHOTOS

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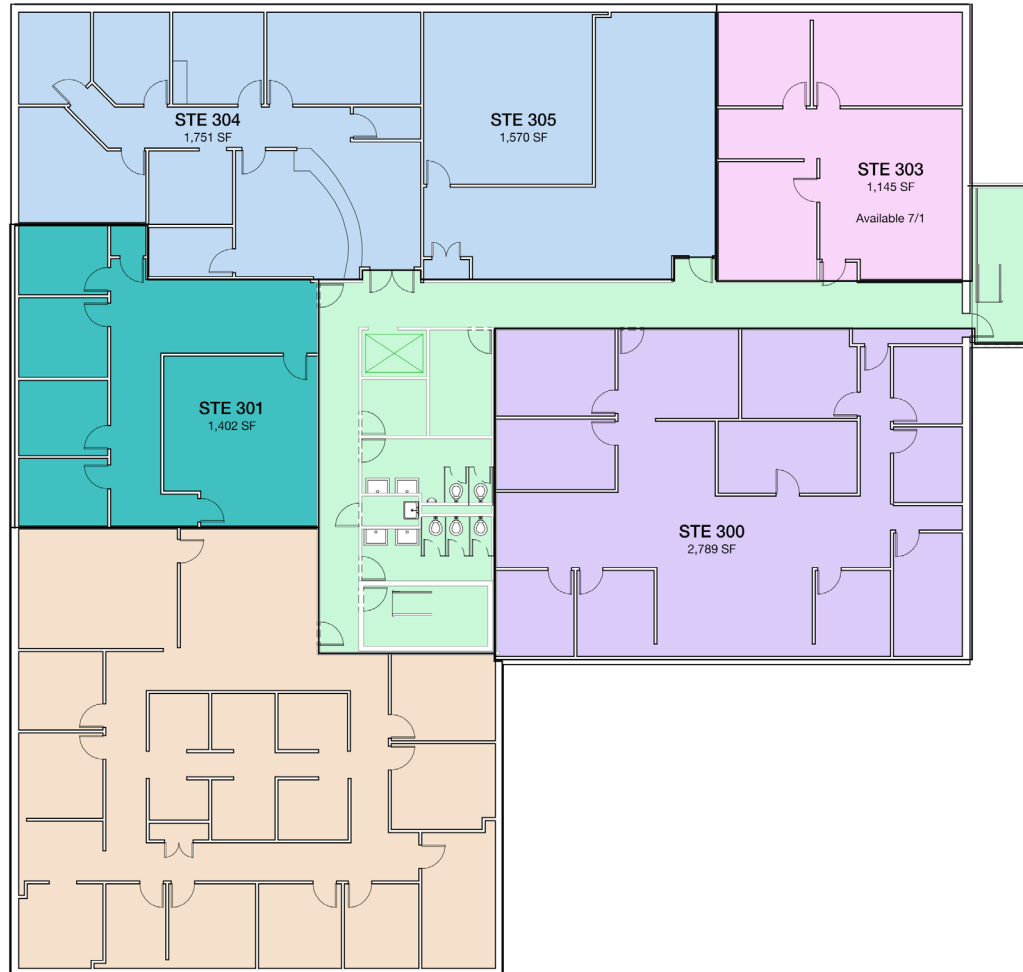




# FLOOR PLANS

2219 YORK RD. | LUTHERVILLE-TIMONIUM, MD 21093

## THIRD FLOOR "AS-BUILTS"





# FLOOR PLANS

2219 YORK RD. | LUTHERVILLE-TIMONIUM, MD 21093

## FOURTH FLOOR "AS-BUILTS"

