

Knott Realty Group

# Texas Station

One Texas Station Court  
Timonium, MD 21093

ACQUISITION  
DEVELOPMENT  
CONSTRUCTION  
PROPERTY MANAGEMENT  
BROKERAGE

# Texas Station

One Texas Station Court | Timonium, MD 21093

Total Square Footage: 44,038 SF



This 44,000 square foot, class A office building offers beautiful finishes of marble, cherry, and polished stainless steel to match timeless shades of green. Located in Timonium, Texas Station provides covered parking, sheltered access and is in a great location at the corner of Padonia Road and Beaver Dam Road, less than one mile off of I-83.



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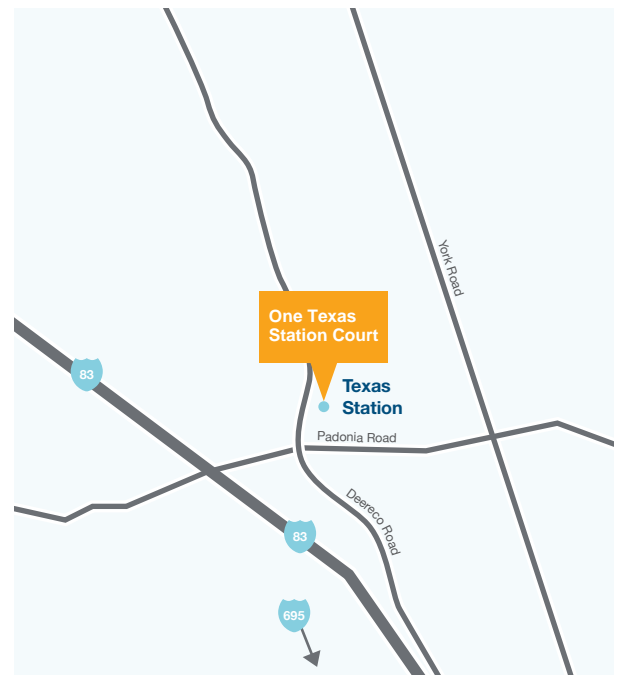


## Building Features

- Covered parking
- Keycard security system
- Close proximity to restaurants, shopping, and banking
- Landlord-occupied building
- 4 parking spaces per 1,000 square feet leased
- Recently updated lobby and common areas

## Location Features

- 3 miles to I-695
- 13 miles to I-95
- 15 miles to Baltimore City
- 27 miles to BWI



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