



# YORK GREEN

1300 YORK ROAD | LUTHERVILLE, MARYLAND 21093

FOR  
LEASE

**BROKER  
BONUS\* \$1/SF**

*\* For any new lease signed by  
5/31/2026*



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Conveniently located 1/4 mile north from I-695 at a lighted intersection
- Retail amenities nearby including the locally famous Peppermill restaurant and the Galleria shopping mall
- Ample free surface parking & handicap accessible
- On public transportation line
- Tenant Improvement Allowance available
- Recently replaced elevators and windows, and refurbished lobby in building A
- Pylon signage available



### AVAILABILITY:

BUILDING A  
SUITE 110: 4,070 SF ±  
FLOOR 2: 2,000 - 6,940 SF ±  
FLOOR 3: 4,231 SF ±  
BUILDING B  
SUITE 240: 1,500 SF ±  
BUILDING D  
SUITE 280: 942 SF

### PARKING:

FREE SURFACE PARKING

### ZONING:

RO (RESIDENTIAL OFFICE)

### RENTAL RATE:

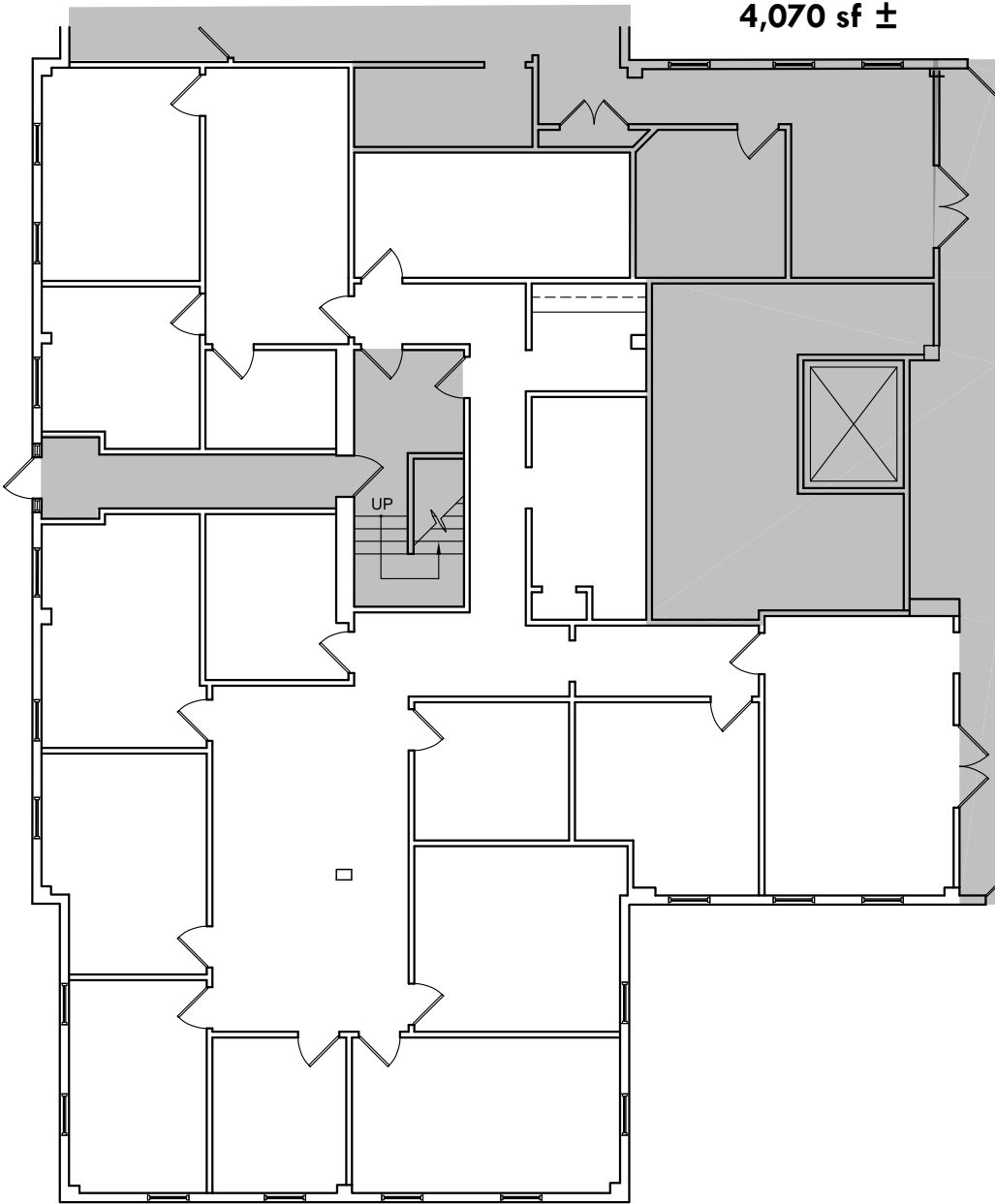
\$25.50/SF, FS  
SUITE 240-B: \$19.50/SF, MG



GOOGLE STREET VIEW

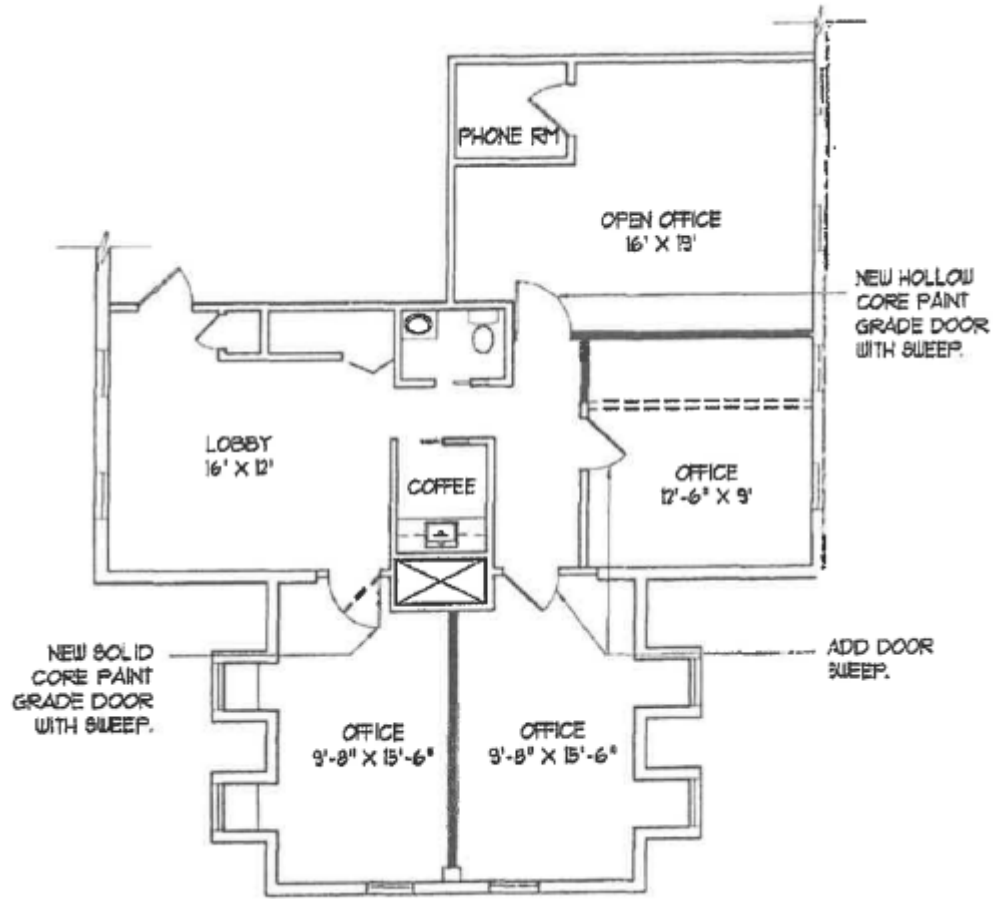


# FLOOR PLAN - SUITE 110



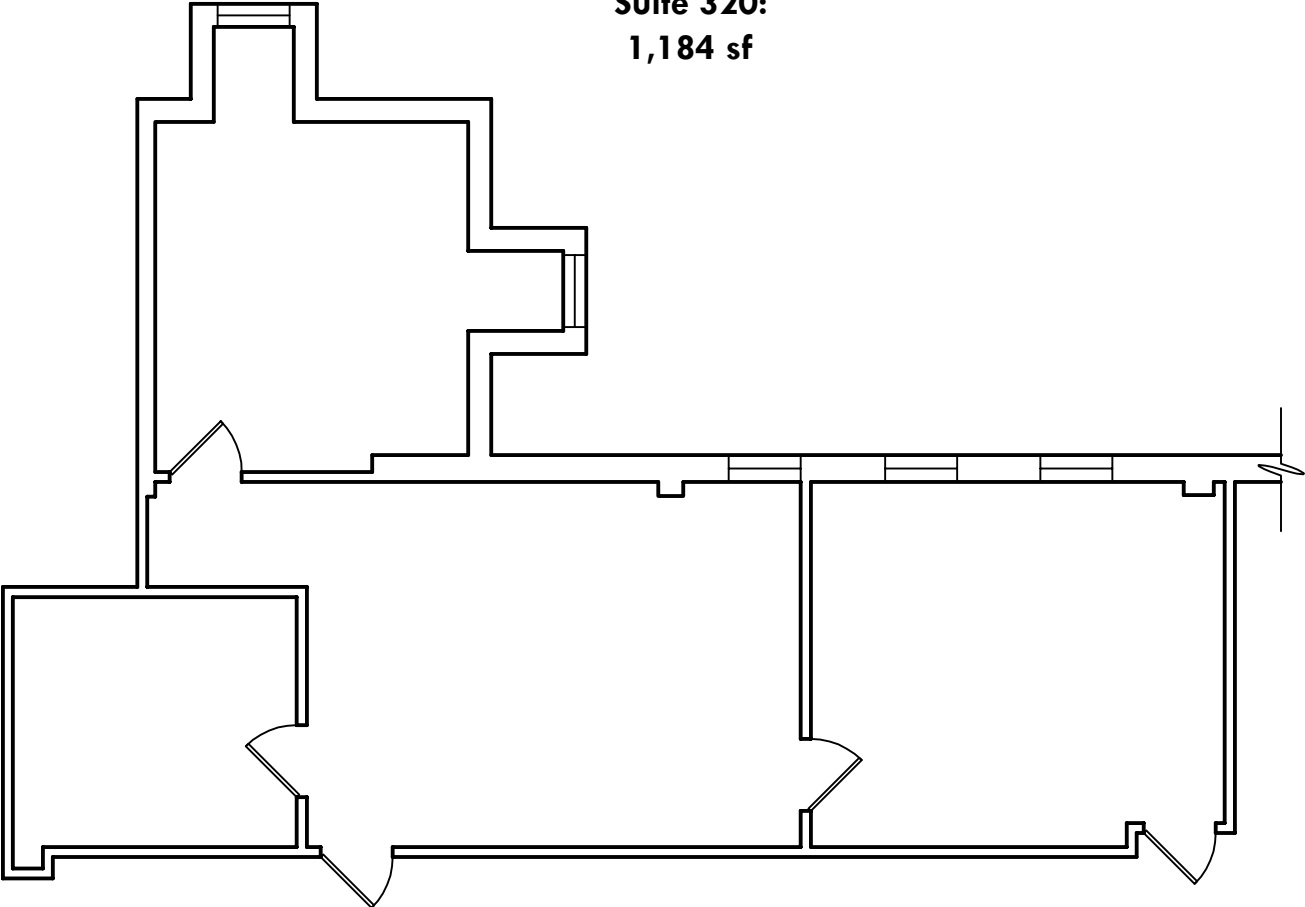
# FLOOR PLAN - SUITE 240 B

Suite 240: 1,500 sf

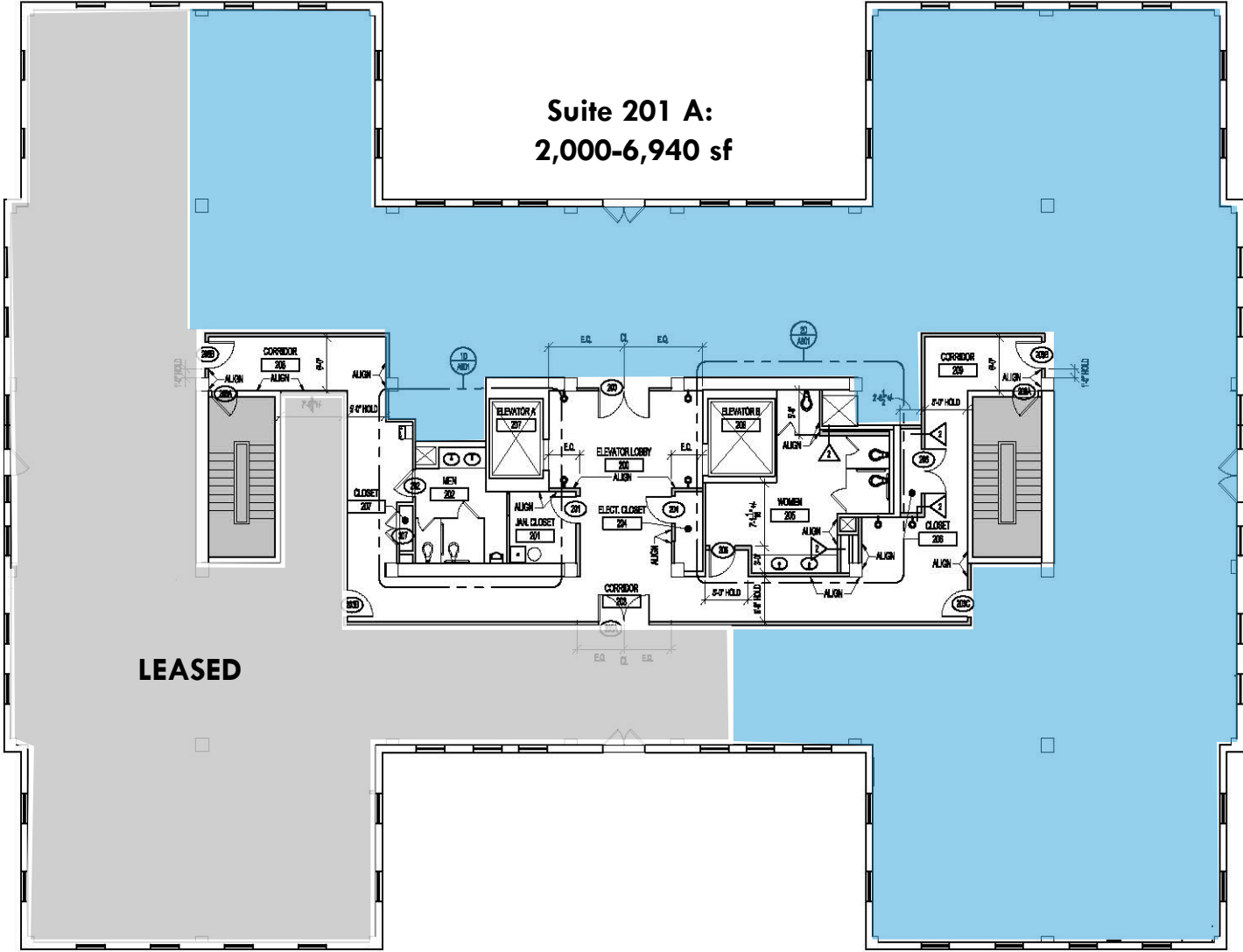


# FLOOR PLAN - SUITE 320

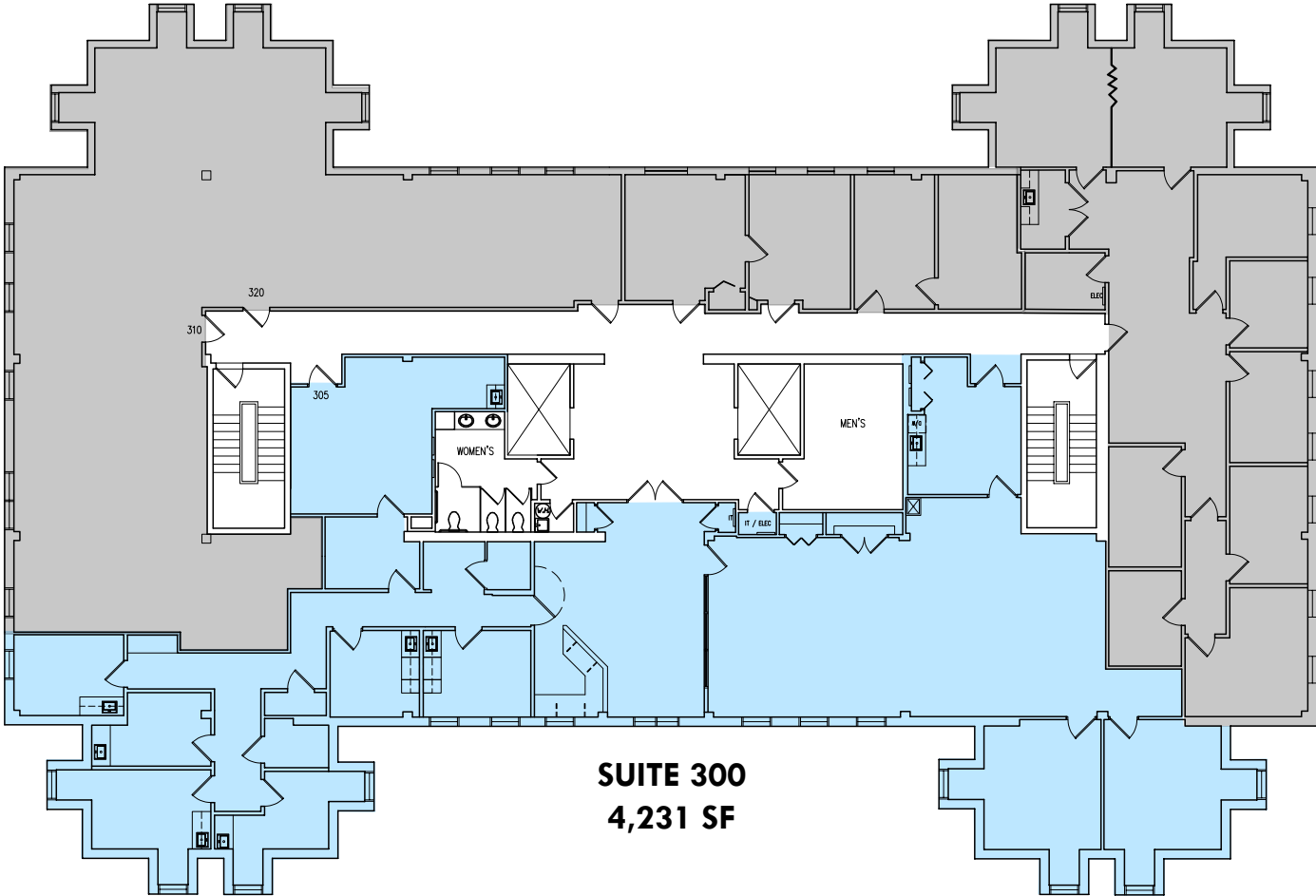
Suite 320:  
1,184 sf



# FLOOR PLAN - FLOOR 2



# FLOOR PLAN - FLOOR 3



# LOCAL BIRDSEYE



DOWNTOWN  
TOWSON

SAFeway

CVS  
pharmacy

LEXUS OF TOWSON

INTERSTATE  
695

PEPPERMILL  
RESTAURANT & BAR

Vitamin  
Shophe

YORK ROAD - 13,993 AADT

# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



6,879

41,611

116,904

## DAYTIME POPULATION



18,807

112,514

246,939

## AVERAGE HOUSEHOLD INCOME



\$127,676

\$158,363

\$134,599

## NUMBER OF HOUSEHOLDS



6,512

32,492

97,667

## MEDIAN AGE

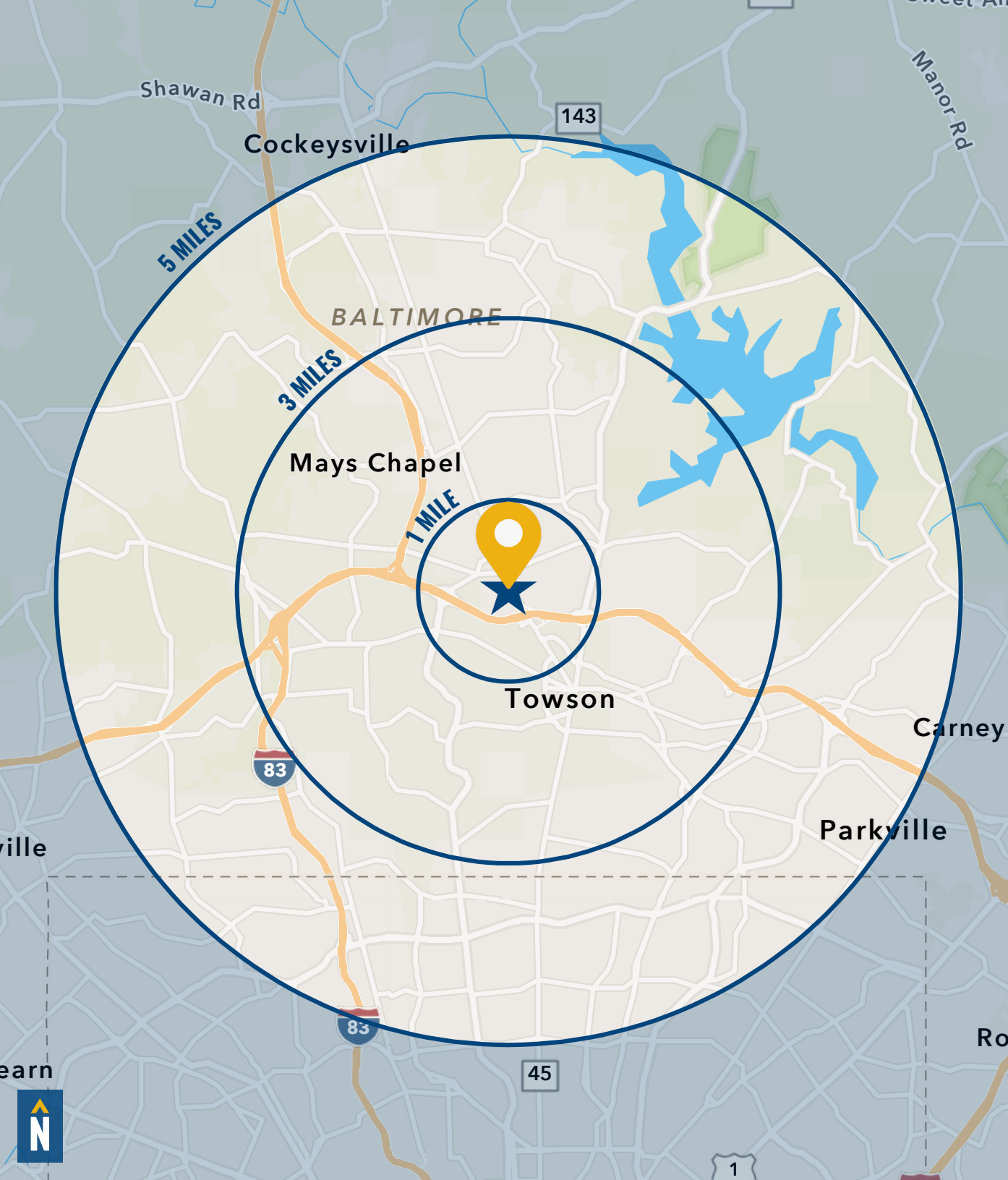


40.3

40.7

39.8

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



## **HENSON FORD**

*VICE PRESIDENT*

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**HFORD@mackenziecommercial.com**



## **MATT MUELLER**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.6658**

**MMUELLER@mackenziecommercial.com**

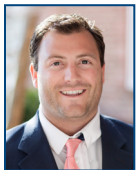


## **JOE BRADLEY**

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## **DYLAN BOZEL**

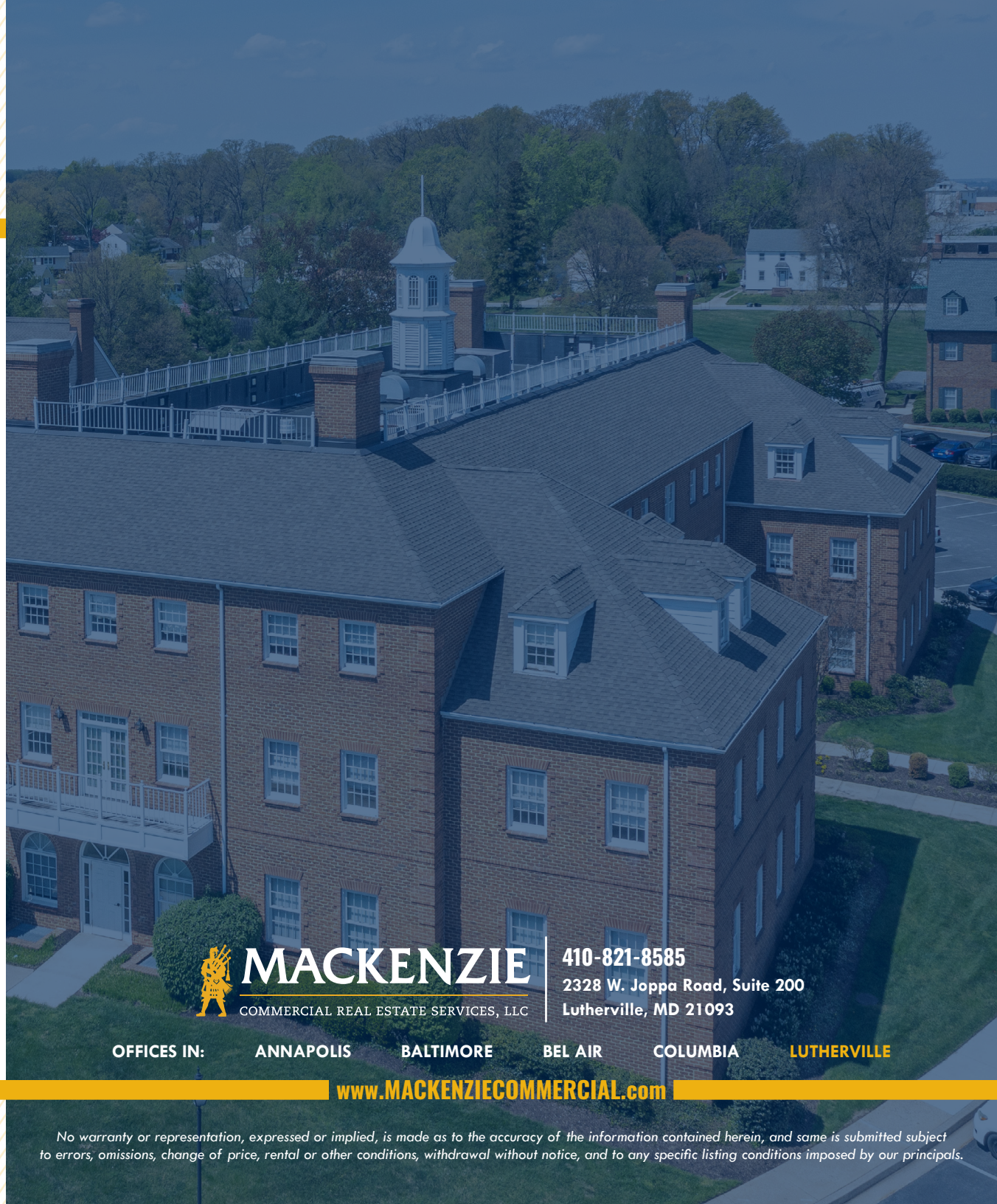
*REAL ESTATE ADVISOR*

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

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OFFICES IN:

**ANNAPOLIS**

**BALTIMORE**

**BEL AIR**

**COLUMBIA**

**LUTHERVILLE**

**www.MACKENZIECOMMERCIAL.com**

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