

FOR LEASE

1134 YORK RD | BELTWAY PROFESSIONAL BUILDING



Owned &
managed by



RETAIL/ OFFICE / MEDICAL | 1134 YORK ROAD, LUTHERVILLE/TIMONIUM, MD

 **GARDNER**
commercial realty
GardnerCR.com | 443 732 3200

For additional information, or to schedule a tour:
Tim Gardner, Owner, Broker
(o) 443-585-3888 (m) 443-827-1321
Tim@GardnerCR.com



PROPERTY HIGHLIGHTS

BELTWAY PROFESSIONAL BUILDING

1134 York Road, Lutherville/Timonium, Maryland 21093

The Beltway Professional Building is a three story, approximately 17,000 square foot, Office/ Medical/ Retail building at the intersection of 695 and York Road. Premier location with excellent signage opportunity for Tenants.

AVAILABLE

- Suite 201 ~560 SF
- Suite 308 ~1,354 SF
- Suite 309 ~842 SF
- Suite 308 + 309 = ~2,196 SF

HIGHLIGHTS

- Highly visible & strategic location w/ convenient access to 695 & I-83
- Elevator served
- Fully built-out, direct access suites
- Zoning BL – allows for a multitude of uses
- Free and unreserved Parking

SIGNAGE OPPORTUNITY

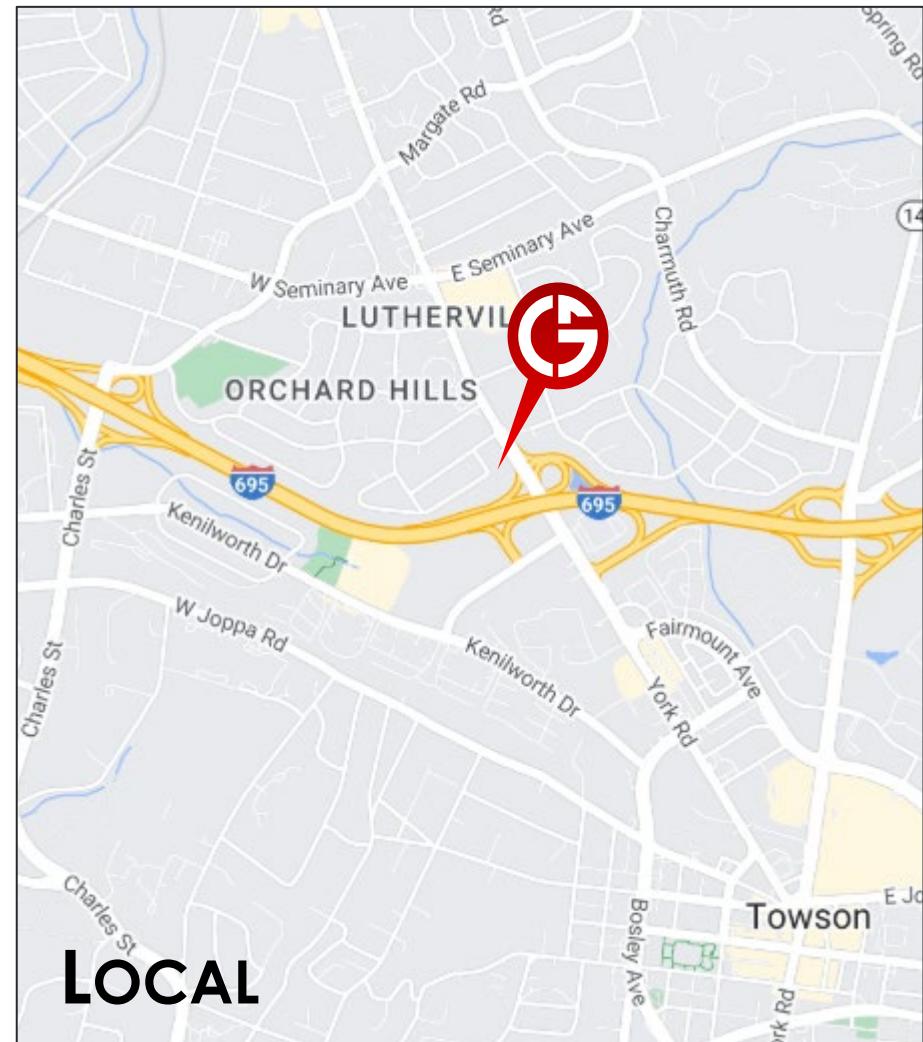
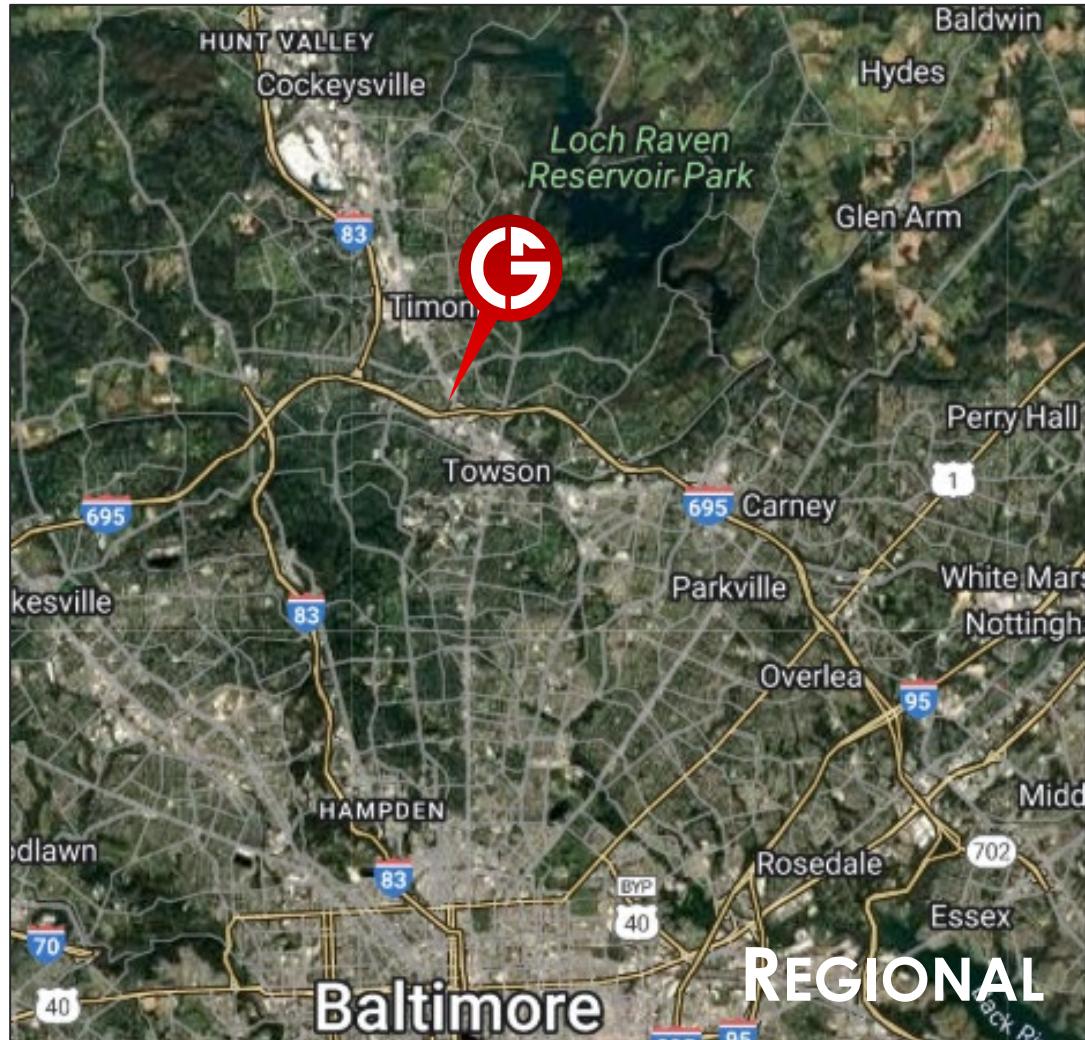
- York Road Frontage
- Building tower and LED pylon screen

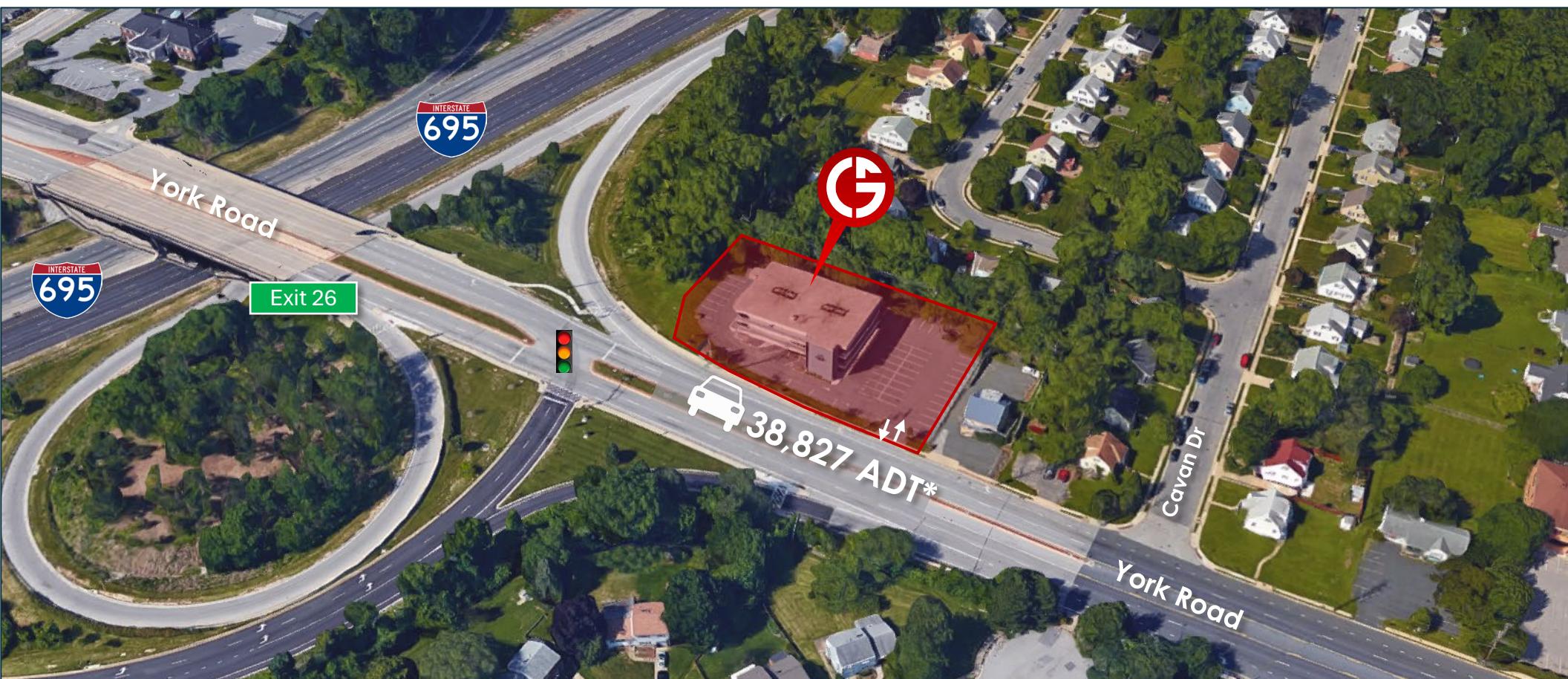


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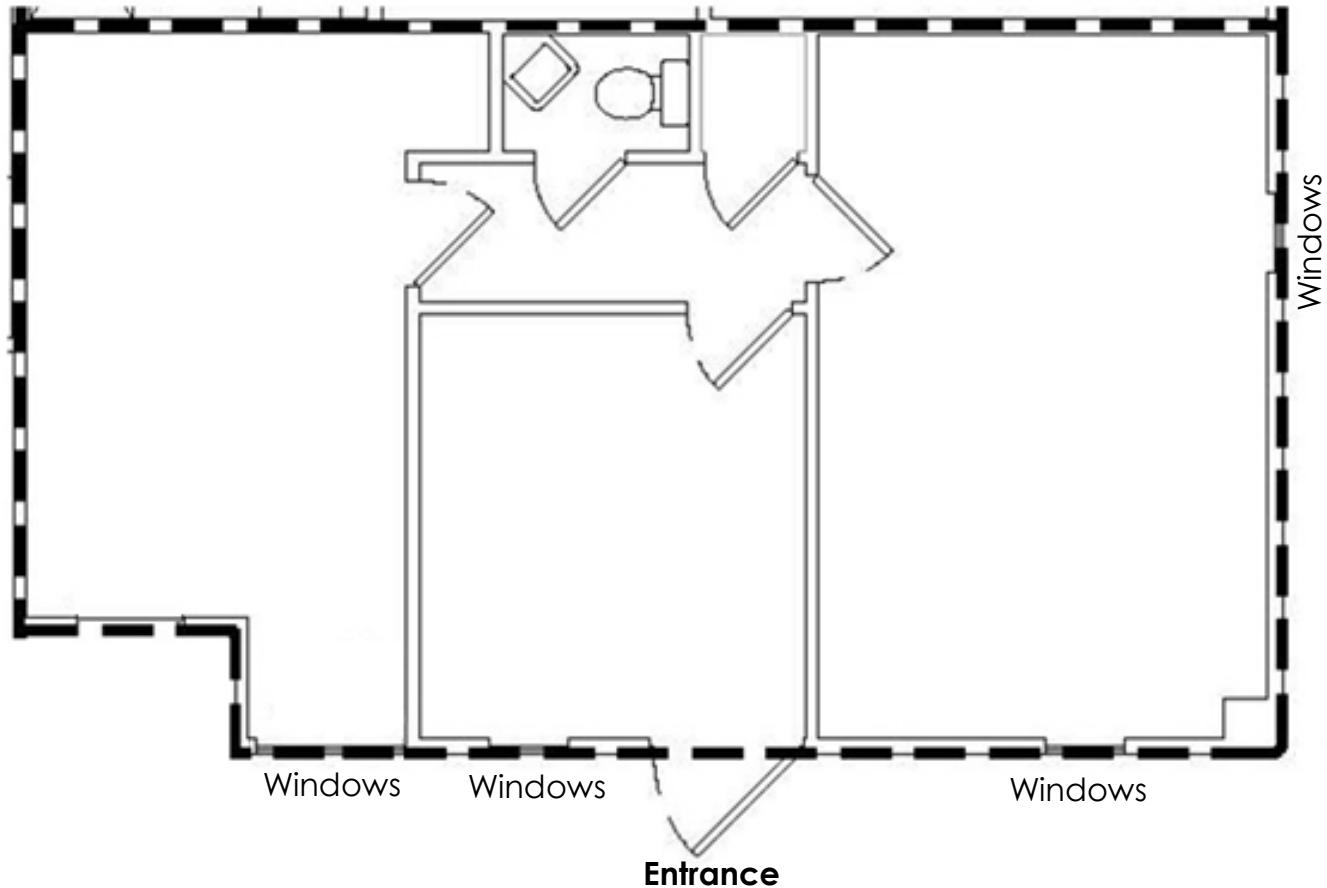
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*Source: Costar Group

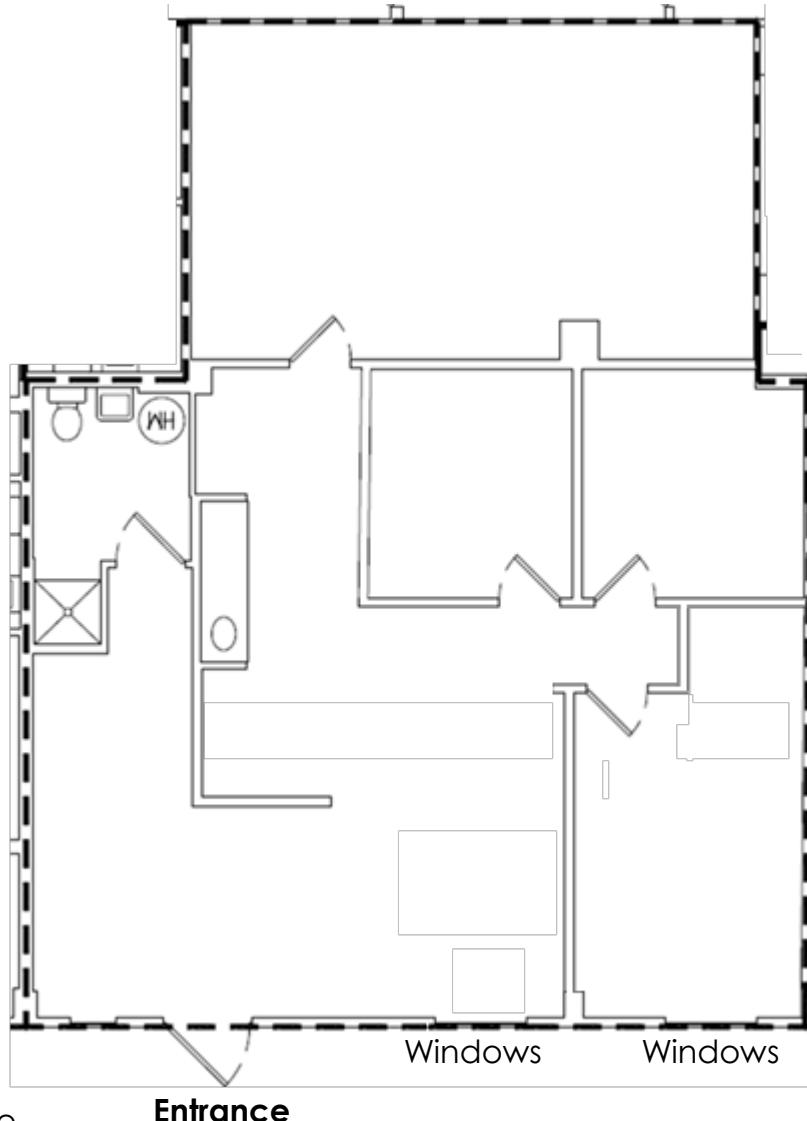
FLOOR PLAN SUITE 201 ~560 SF



Note: Floor Plan not to scale.

FLOOR PLAN

SUITE 308 ~1,354 - 2,196 SF*



*SUITE 308 ~1,354
+ SUITE 309 ~842 SF
= ~2,196 SF

Note: Floor Plan not to scale.



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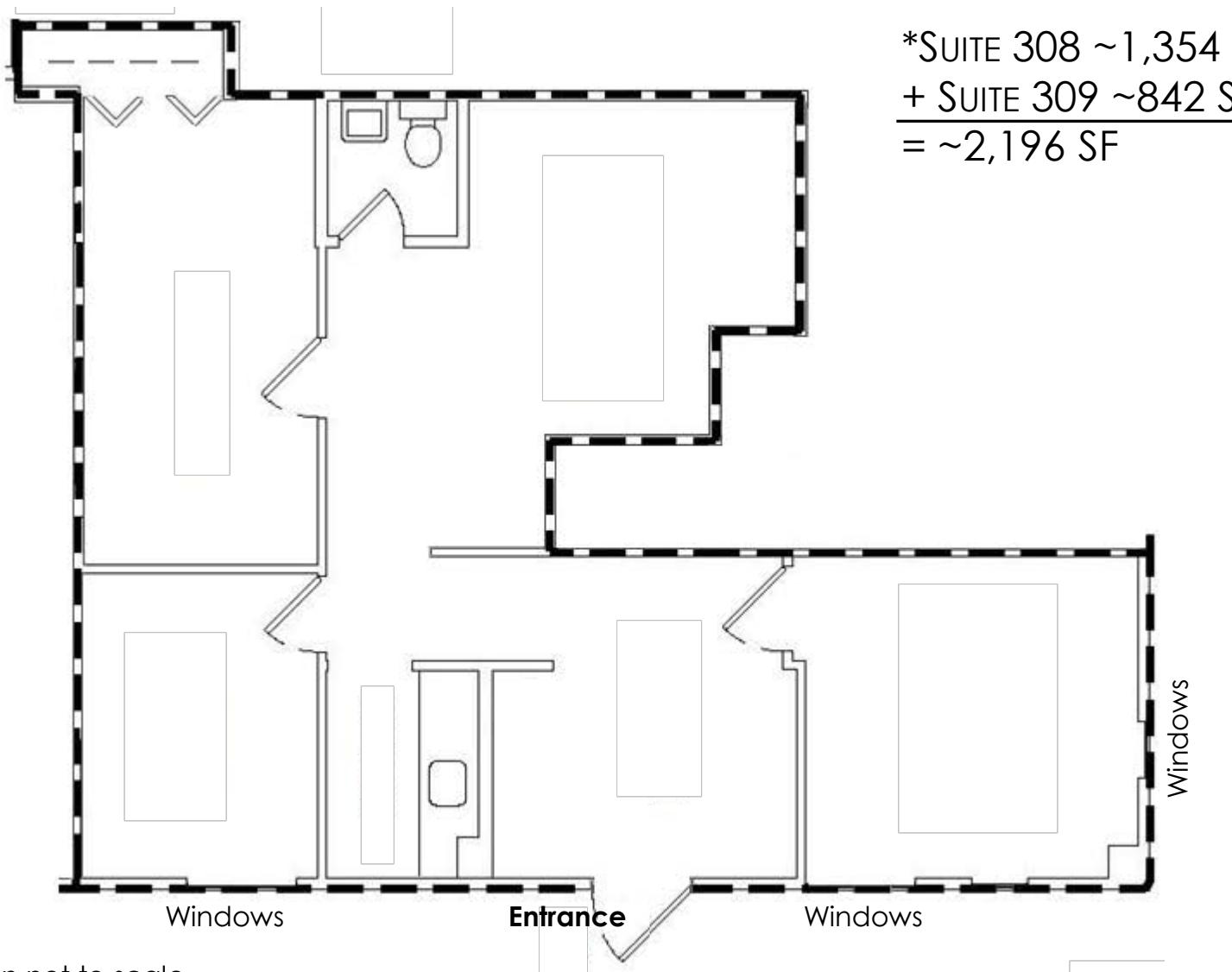
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FLOOR PLAN

SUITE 309 ~842 SF - 2,196 SF*



*SUITE 308 ~1,354
+ SUITE 309 ~842 SF
= ~2,196 SF

Note: Floor Plan not to scale.



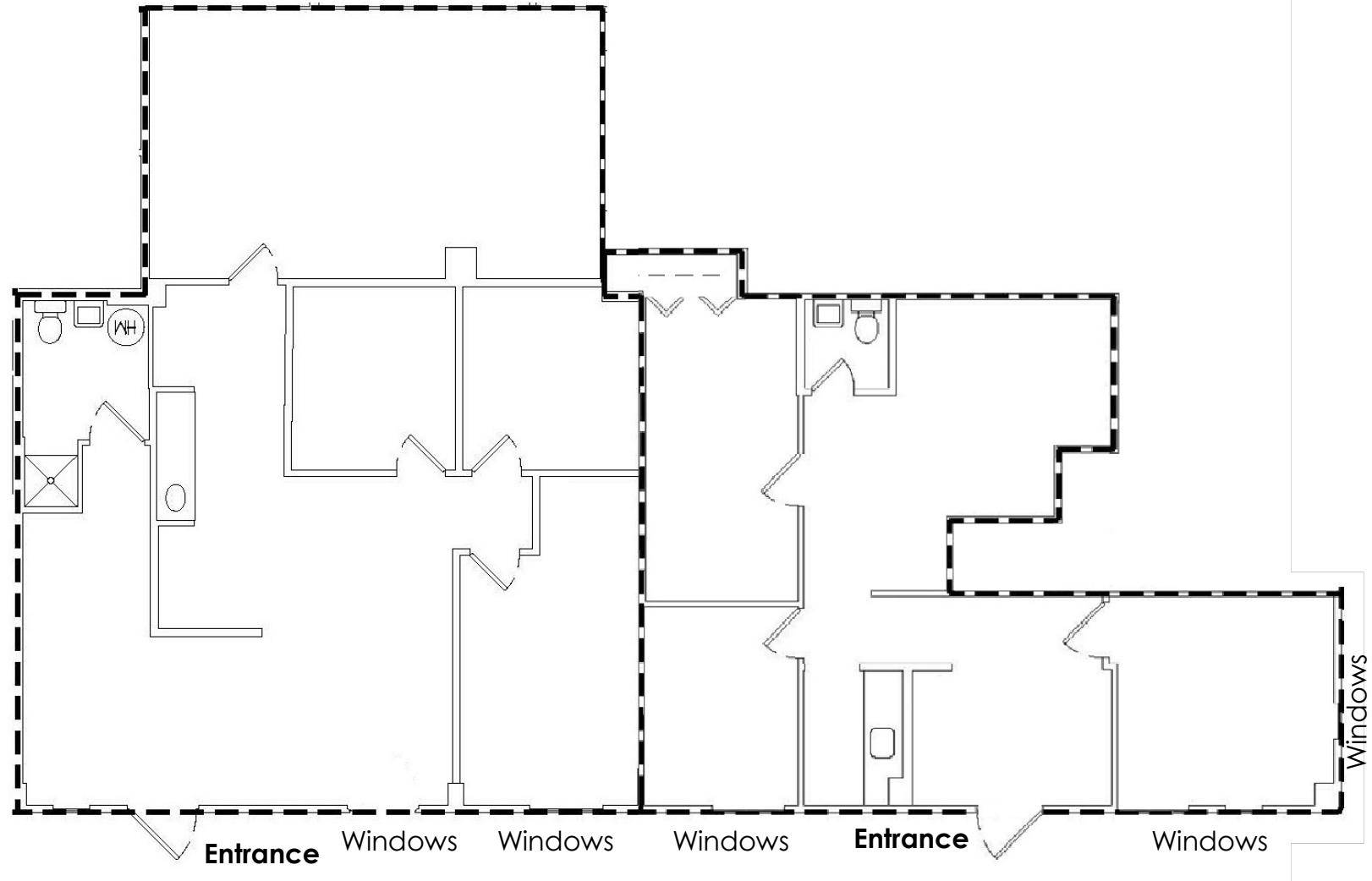
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FLOOR PLAN SUITE 308 & 309 ~2,196 SF*



Note: Floor Plan not to scale.

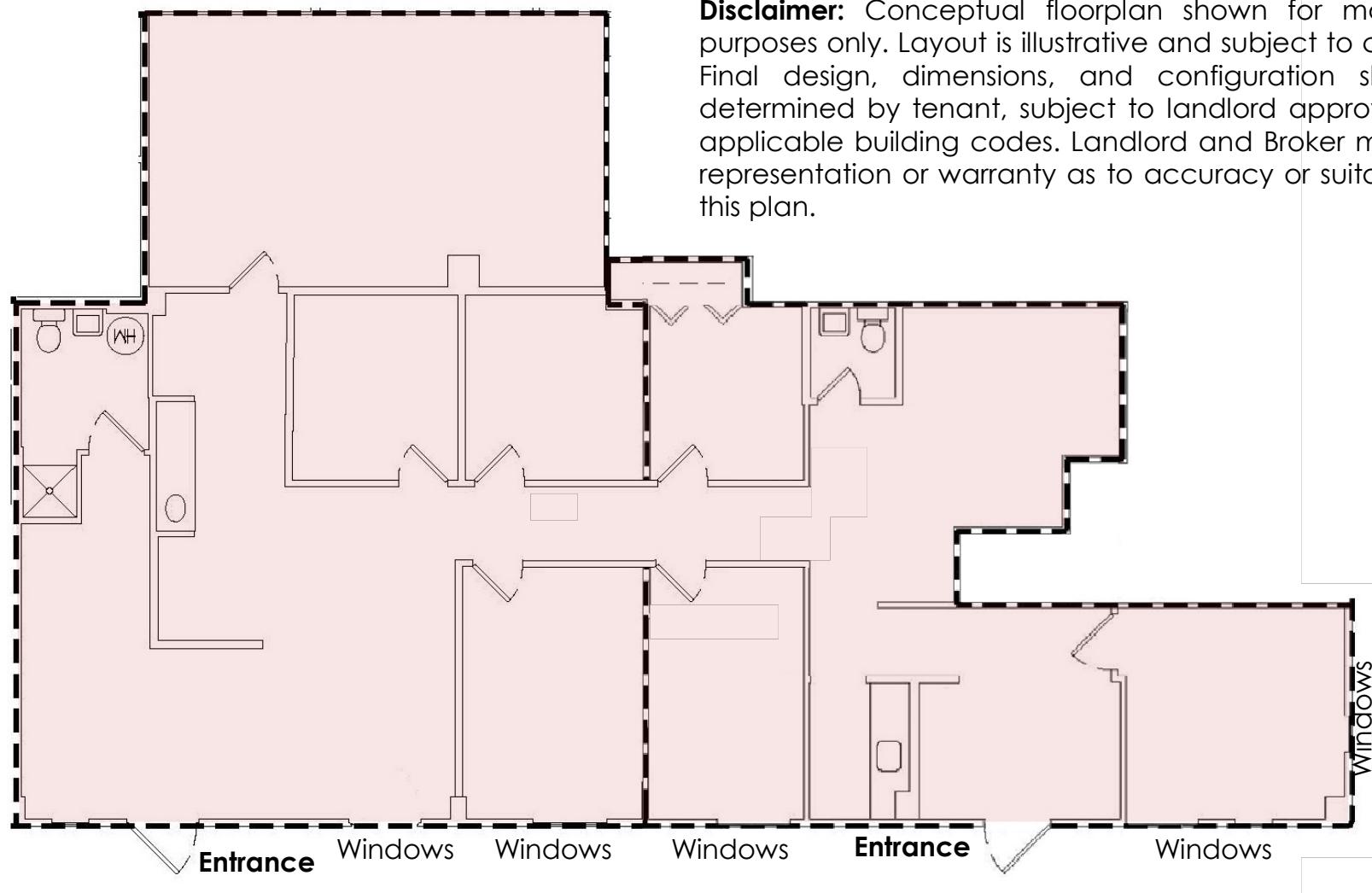


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CONCEPTUAL PLAN SUITE 308 & 309 ~2,196 SF*



Disclaimer: Conceptual floorplan shown for marketing purposes only. Layout is illustrative and subject to change. Final design, dimensions, and configuration shall be determined by tenant, subject to landlord approval and applicable building codes. Landlord and Broker make no representation or warranty as to accuracy or suitability of this plan.

Note: Floor Plan not to scale.



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Gardner Commercial Realty is the Exclusive Listing Broker and represents the Landlord of 1134 York Road, Lutherville/Timonium, Maryland.
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