



2ND FLOOR WALK-UP OFFICE SPACE FOR LEASE

5926 York Road Baltimore 21212



PROPERTY HIGHLIGHTS

- ✓ 2,500 SF OFFICE SPACE IN 2ND FLOOR WALK-UP
- ✓ 5 OFFICES AND A CONFERENCE ROOM WITH LARGE WINDOWS OVERLOOKING BELVEDERE SQUARE
- ✓ FULL KITCHEN AND 1.5 RESTROOMS
- ✓ LOCATED JUST OFF NORTHERN PARKWAY AND YORK ROAD

OFFICE SPACE FOR LEASE

5926 YORK ROAD

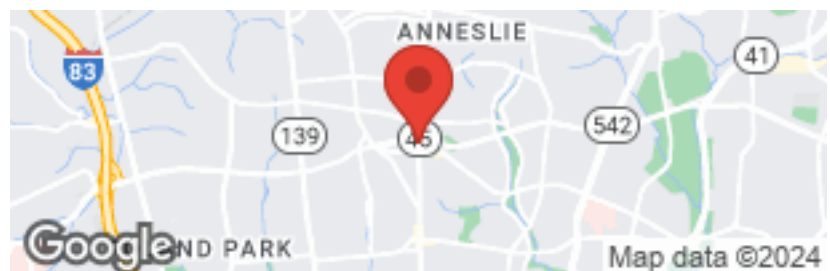


OFFERING SUMMARY

LEASE RATE:	\$2,900/month
SERVICE TYPE:	MG
LEASE TERM:	Negotiable
AVAILABLE SF:	2,500 SF
PARKING:	Unreserved
ZONING:	C2

PROPERTY OVERVIEW

- 2,500 SF office space on 2nd floor walk-up.
- Open floor plan with 5 offices and a conference room with large windows and common area.
- Full kitchen and 1.5 restrooms
- Buzzer system at main entrance.
- Ideally suited for a range of uses, the space can be configured as office space or a small, shared workspace.
- Parking and dumpster at the back of the building
- Tenant pays their own separately metered electric and prorated share of water and trash.
- Two miles to I-83, 3 miles to I-695, 1 minute walk to commuter bus routes.
- Two miles to Towson Town Center/Towson University. 2-minute walk to Belvedere Square and the iconic Senator Theater.
- Located just off Northern Parkway and York Road



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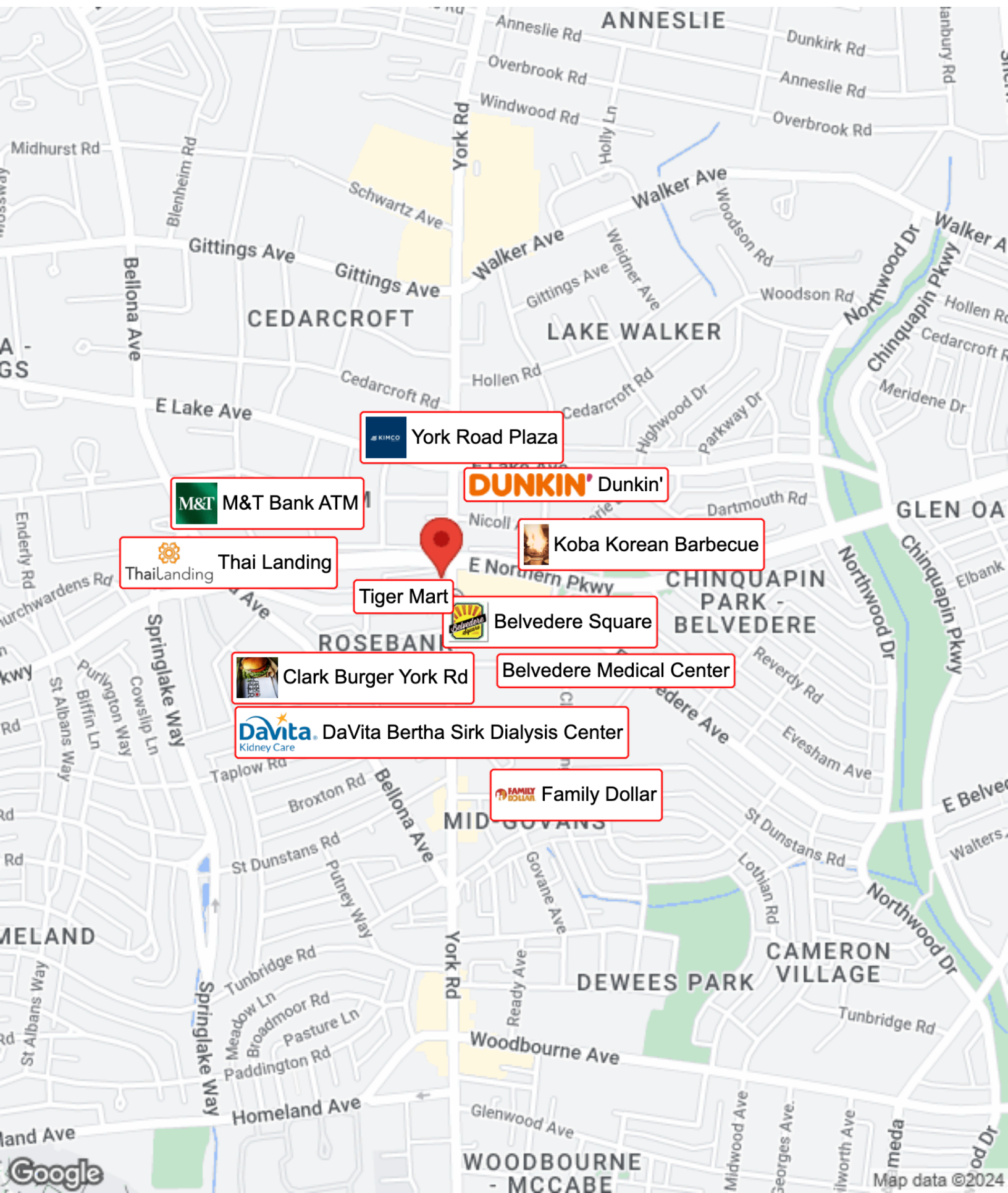
PROPERTY PHOTOS

5926 York Road Baltimore 21212

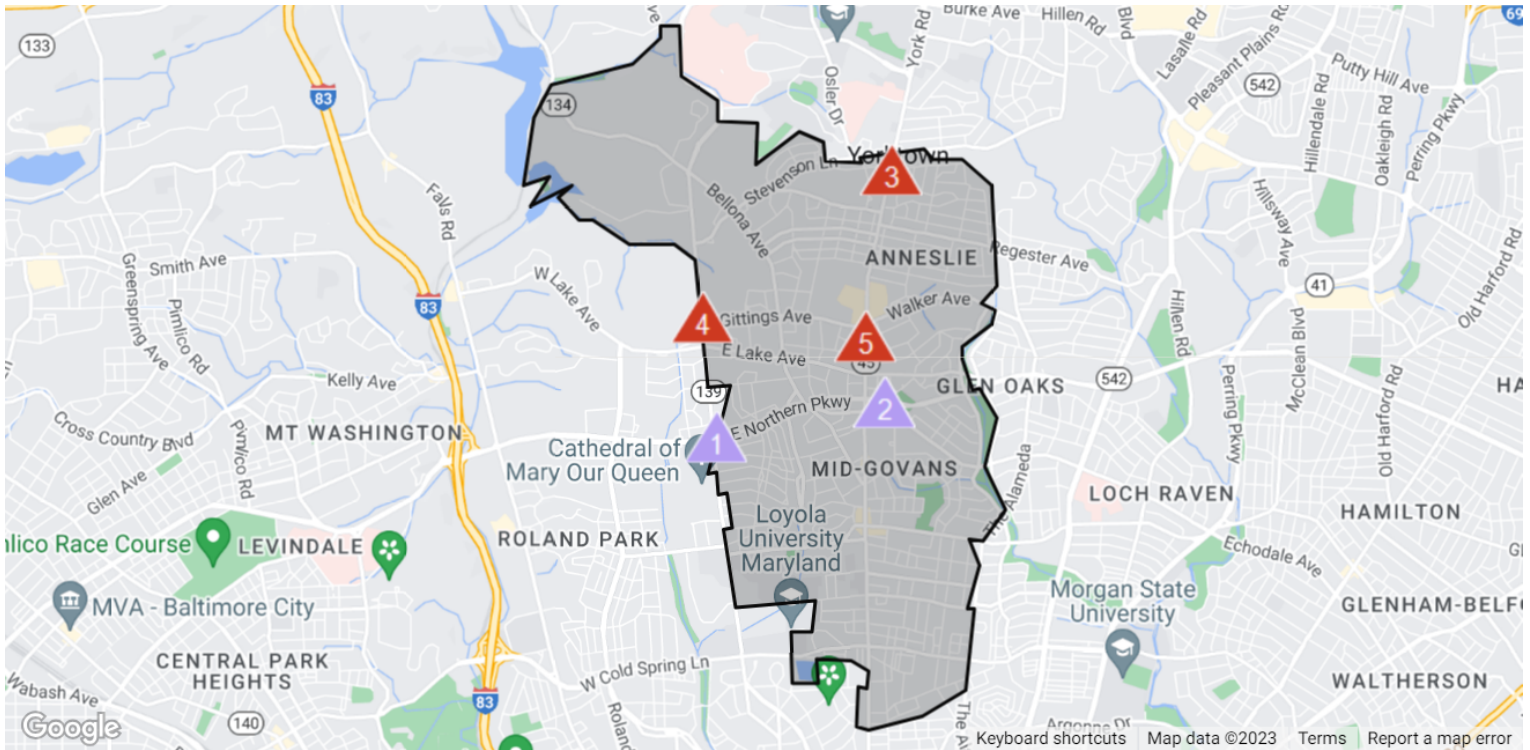


BUSINESS MAP

5926 YORK ROAD



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

47,883

2022 Est. daily traffic counts

Street: **E Northern Pkwy**
Cross: **N Charles St**
Cross Dir: **W**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2012	36,321	AADT
2010	62,211	AADT

2

36,116

2022 Est. daily traffic counts

Street: **E Northern Pkwy**
Cross: **Clearspring Rd**
Cross Dir: **E**
Dist: **0.04 miles**

Historical counts

Year	Count	Type
2012	36,321	AADT

3

23,823

2022 Est. daily traffic counts

Street: **York Road**
Cross: **Hatherleigh Rd**
Cross Dir: **N**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2017	23,891	AADT

4

23,741

2022 Est. daily traffic counts

Street: **N Charles St**
Cross: **Gittings Ave**
Cross Dir: **S**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2012	22,960	AADT
2005	25,475	AADT

5

23,589

2022 Est. daily traffic counts

Street: **York Rd**
Cross: **Walker Ave**
Cross Dir: **N**
Dist: **0.04 miles**

Historical counts

Year	Count	Type
2017	23,891	AADT
2012	22,662	AADT
2005	24,850	AADT
1995	30,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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