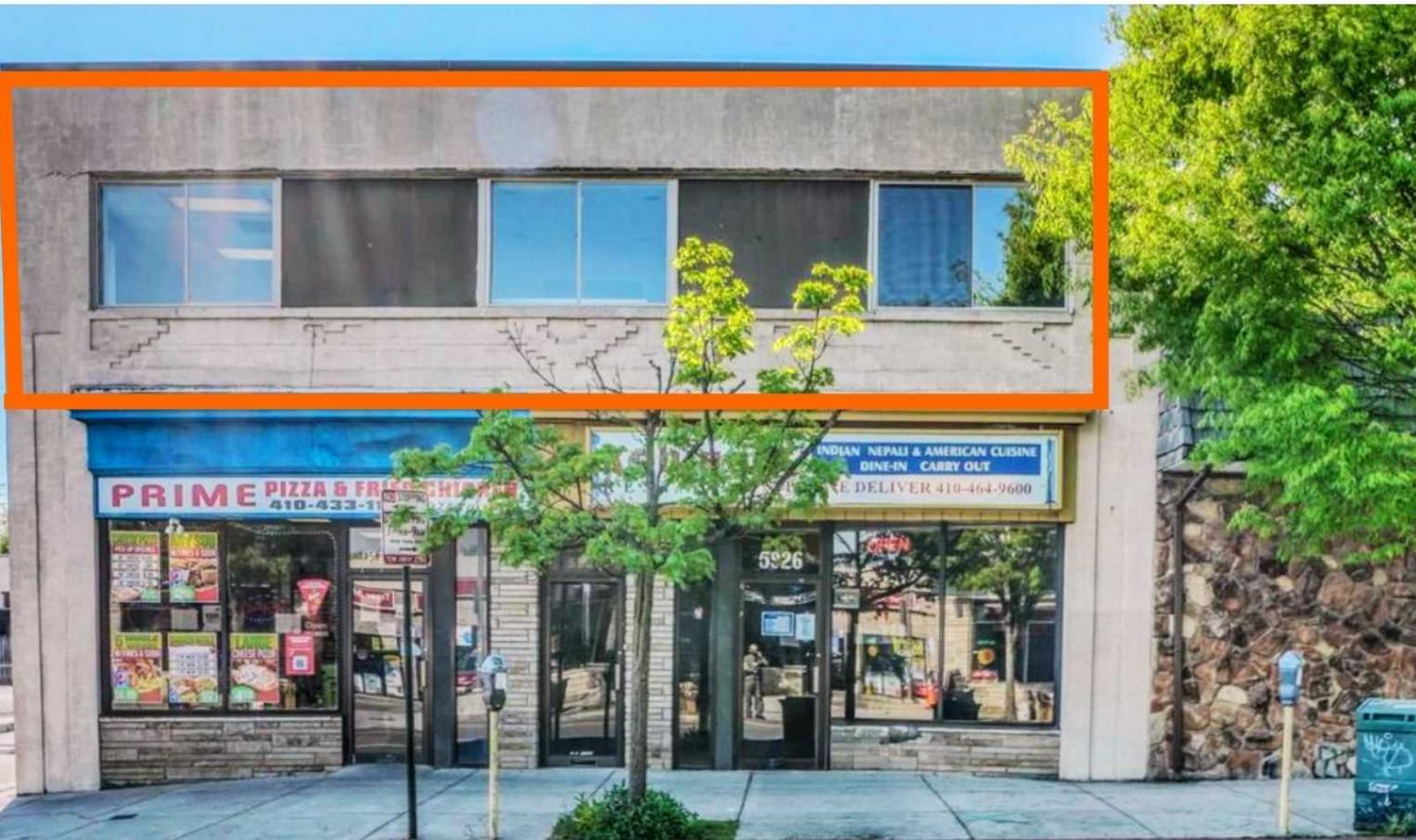




2ND FLOOR WALK-UP OFFICE SPACE FOR LEASE

5926 York Road Baltimore 21212

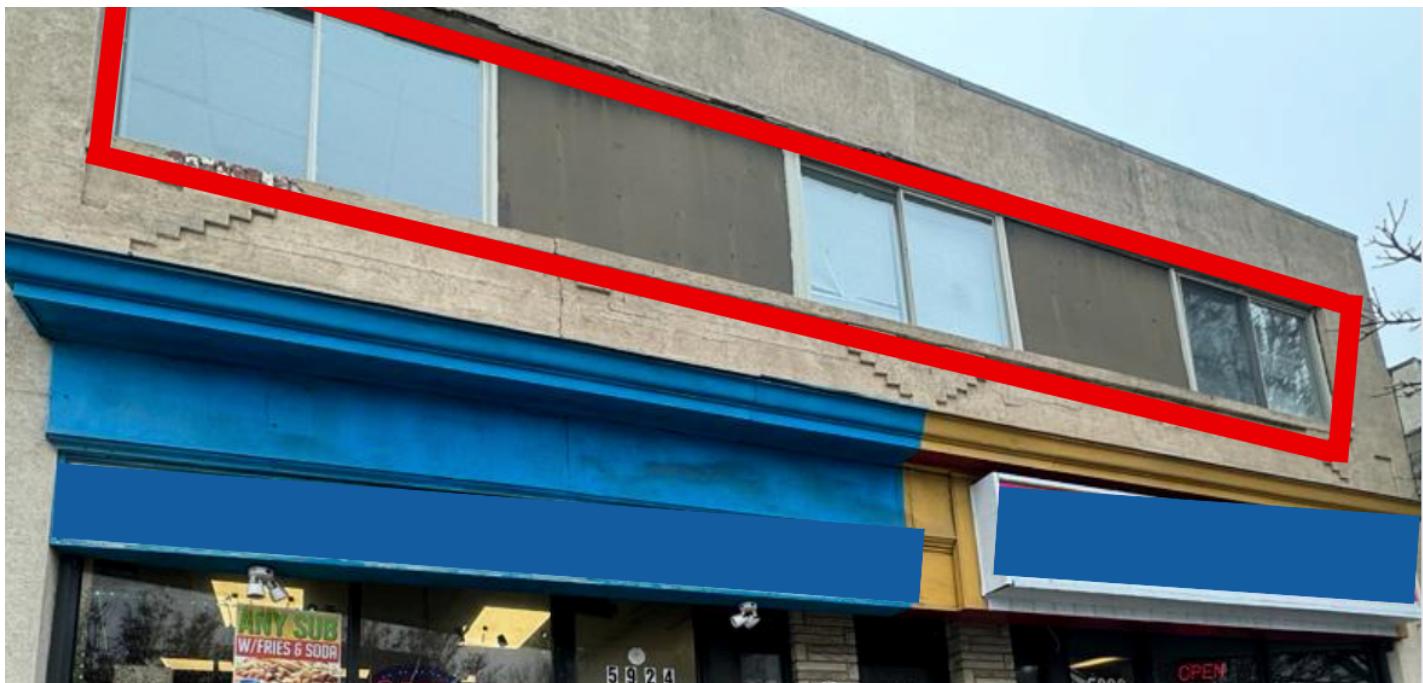


PROPERTY HIGHLIGHTS

- ✓ 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

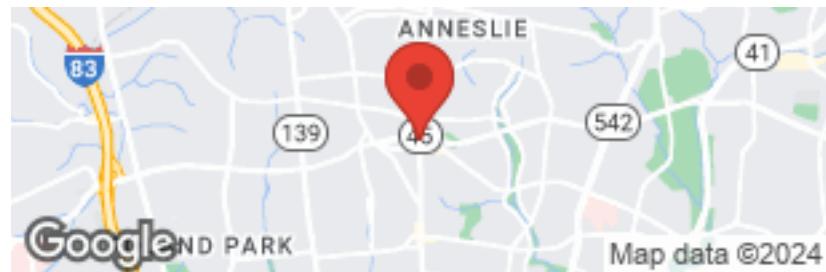


OFFERING SUMMARY

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



HELEN DELLHEIM

O: (410) 258-4136
C: (410) 258-4136
helen@wincommercial.com



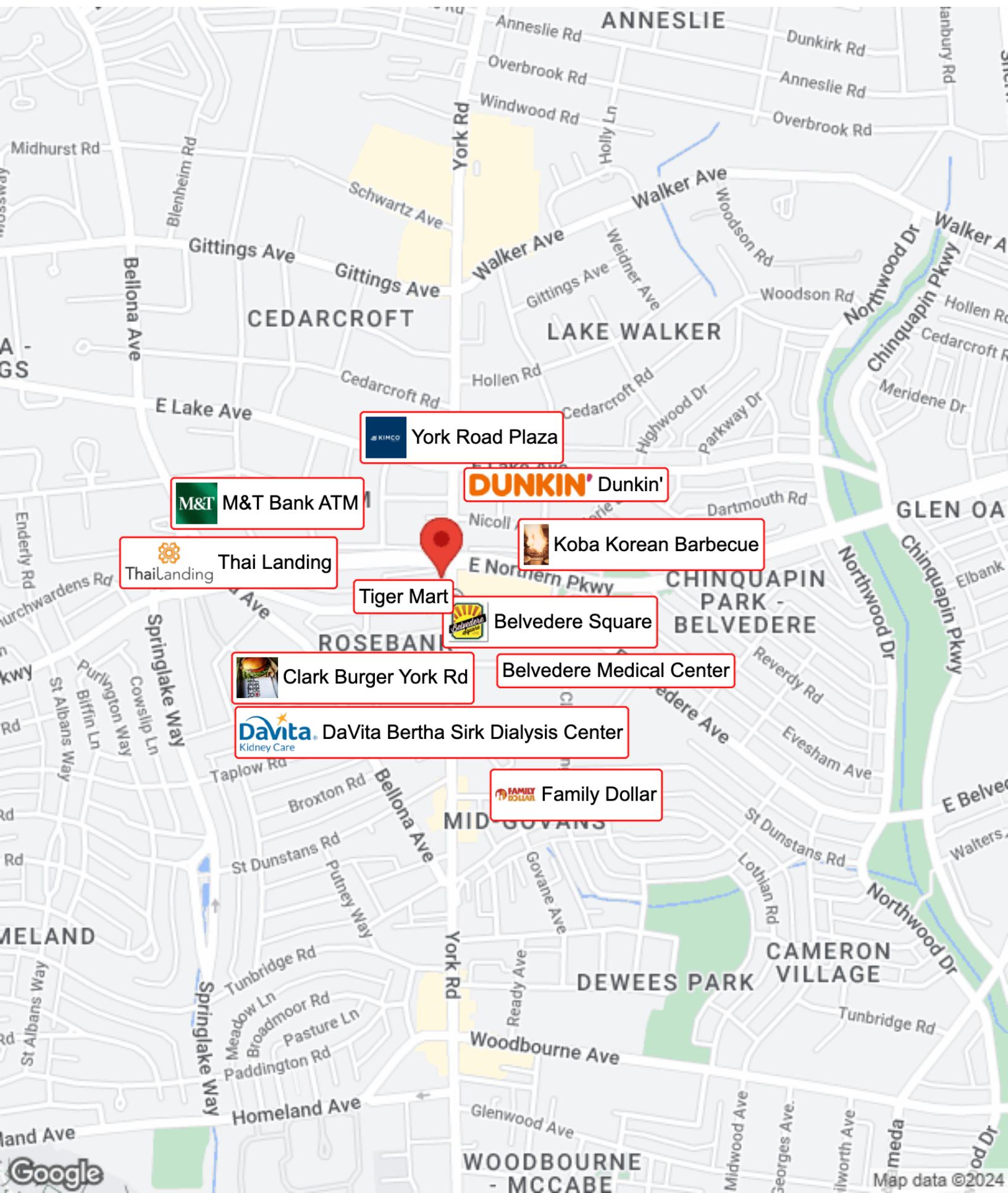
PROPERTY PHOTOS

5926 York Road Baltimore 21212

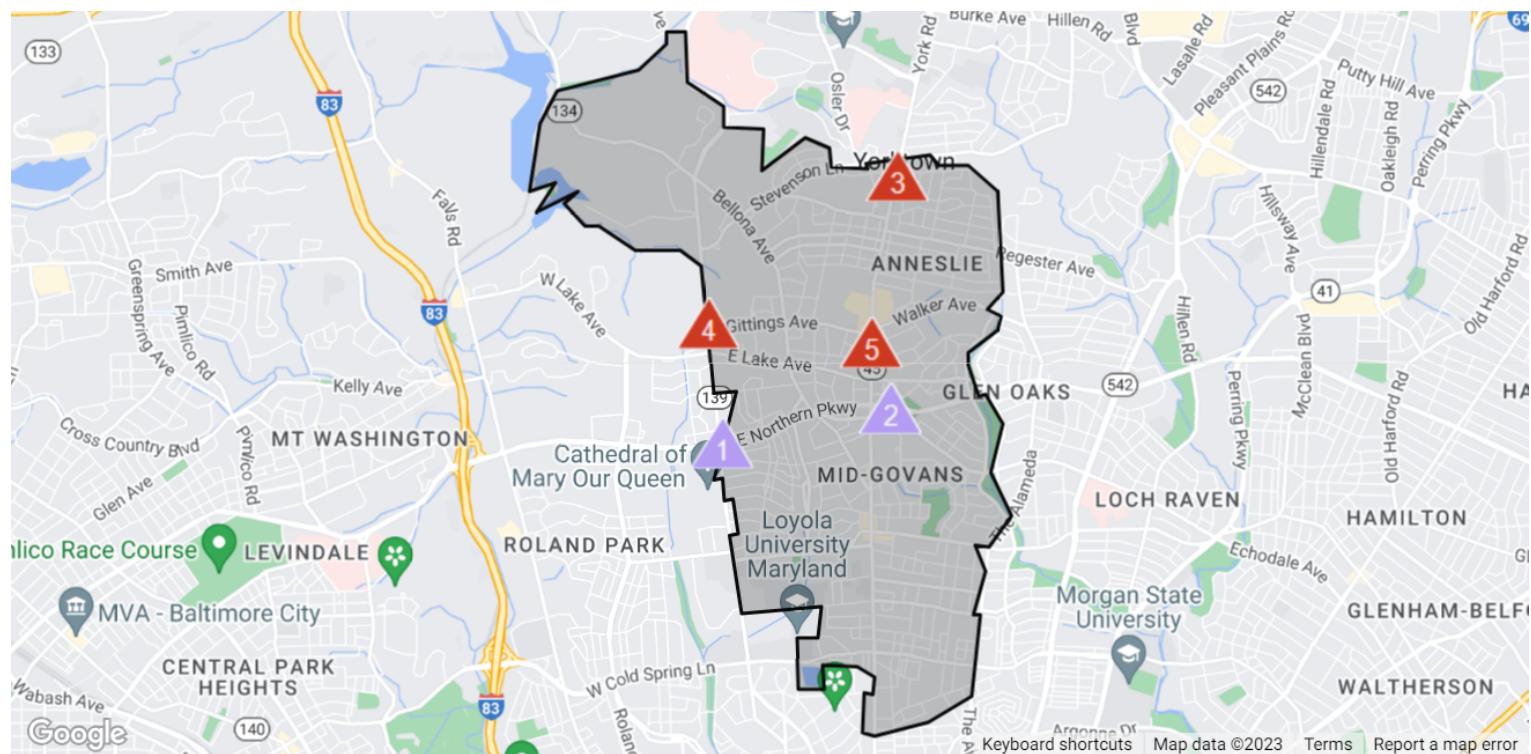


BUSINESS MAP

5926 YORK ROAD



Traffic Counts



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 (*)

HELEN DELLHEIM

MANAGING DIRECTOR

CONTACT

410-258-4136 (direct)
410-312-0000 (office)

EMAIL

helen@wincommercial.com

OFFICE

Keller Williams Realty Centre
8825 Stanford Blvd, Suite 300 Columbia, MD 21045

