

PROPERTY OVERVIEW

# TIMONIUM ONE

1966 GREENSPRING DRIVE, TIMONIUM, MD 21093



## Building Information

- One of Baltimore County's premier office buildings
- 162,173 SF Class A office building
- Easy access to I-83 and York Road with close proximity to the light rail system
- Impressive two-story marble lobby
- Efficient floor plans (up to 29,000 SF) accommodating up to 18 corner offices per floor
- 9' clear ceiling height with premium parabolic light fixtures
- Card access security system
- Computer controlled HVAC system with variable air volume supply
- Four high-speed gear/traction elevators
- Ample parking ratio of 4.5/1000 SF
- On-site owner management provided by our partner Bavar Properties Group, LLC
- FiOS service available
- Full-service deli
- Full access to fitness center located in Timonium Two



## Surrounding Amenities

- Dunkin'
- Basta Pasta
- Burger King
- Towson Hot Bagels
- Sonic Drive-In
- McDonald's
- Chipotle
- Walgreens
- Aldi
- Office Depot
- Bank of America
- MOM's Organic Market
- Kohl's
- Old Navy

# Site Plan

Timonium One

1966 Greenspring Drive

8 - Story Office

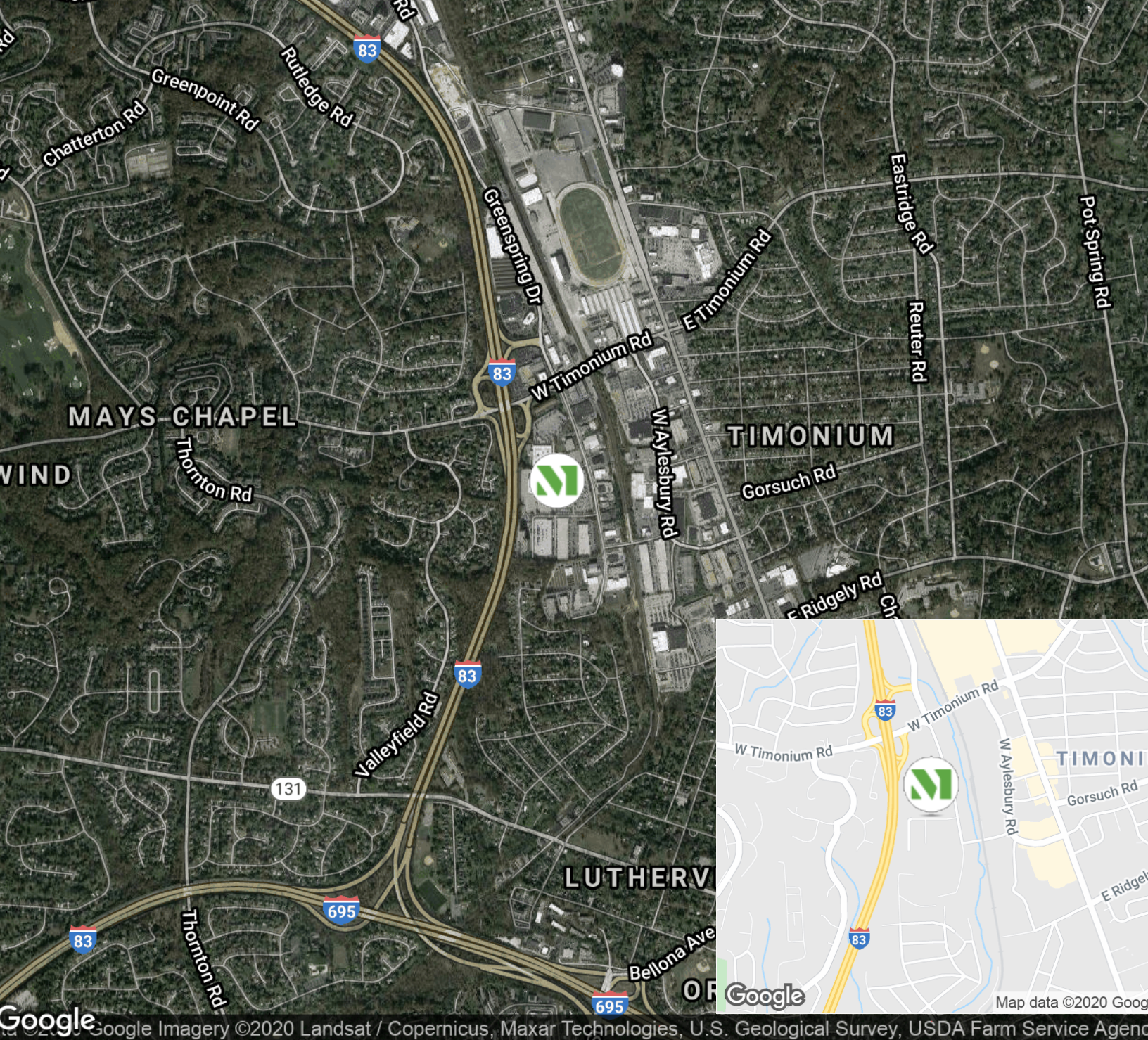
166,725 SF



*“We were able to have a very integrated approach with Merritt, with the build-out, the construction team, and the designer to help us build a space that is as beautiful as this is.”*

**DARREN MCCUE**  
PRESIDENT  
DUNBAR SECURITY SOLUTIONS





### CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with over 17 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in Maryland, Virginia and North Carolina. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:

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