1301 YORK ROAD

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

FOR **LEASE**

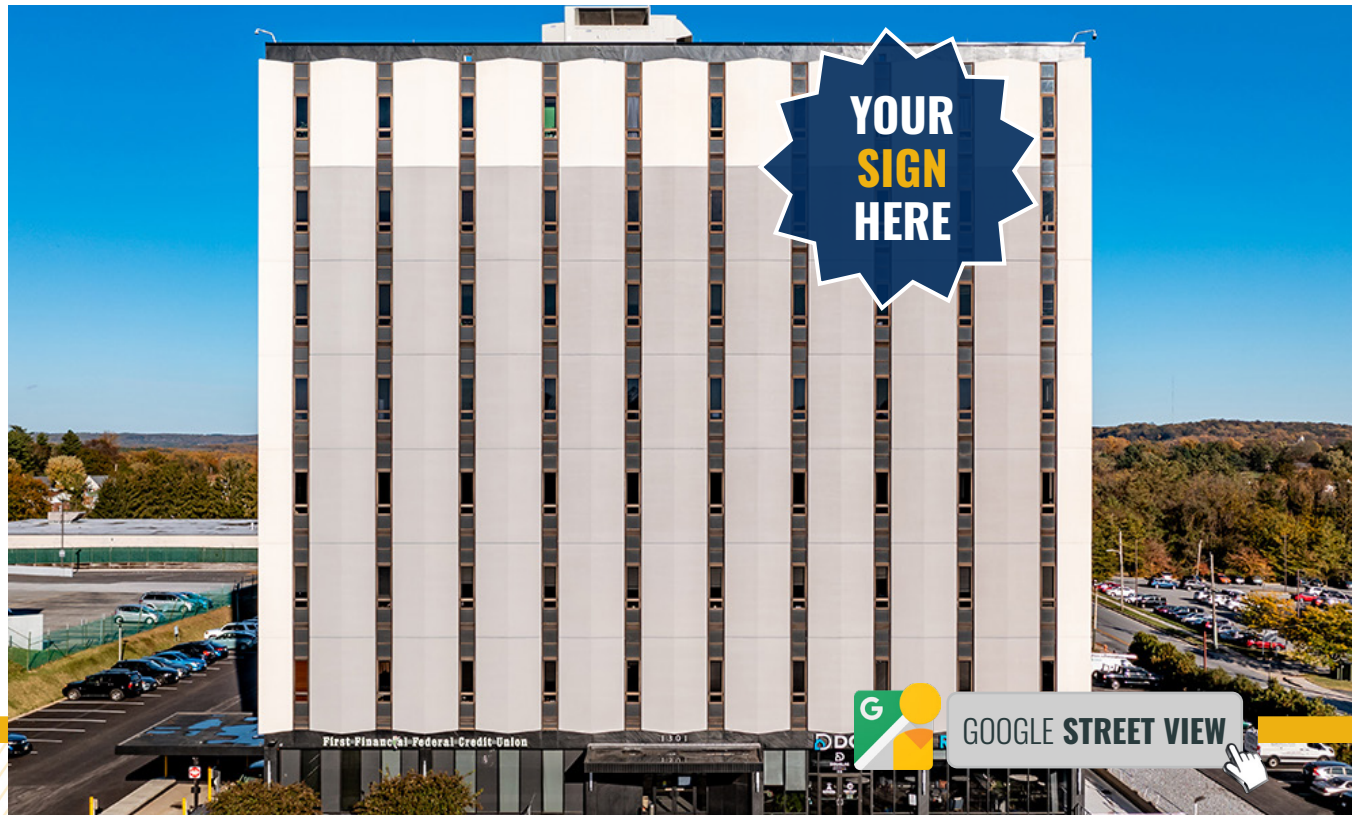
MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- NEW Elevators, HVAC, Patio Feature, Exterior Lobby Entrances, Landscaping, Branding & Signage, Lobby Directory & Roof
- All lobbies and restrooms are fully renovated
- Signalized intersection
- Easy access to I-695 and I-83
- Sought-after Lutherville-Timonium location near the heart of Towson, MD (Towson Town Center, Towson Square)
- Two new pylon signs to provide tenants with optimal signage
- 1st floor Retail/Office space with Building Signage available

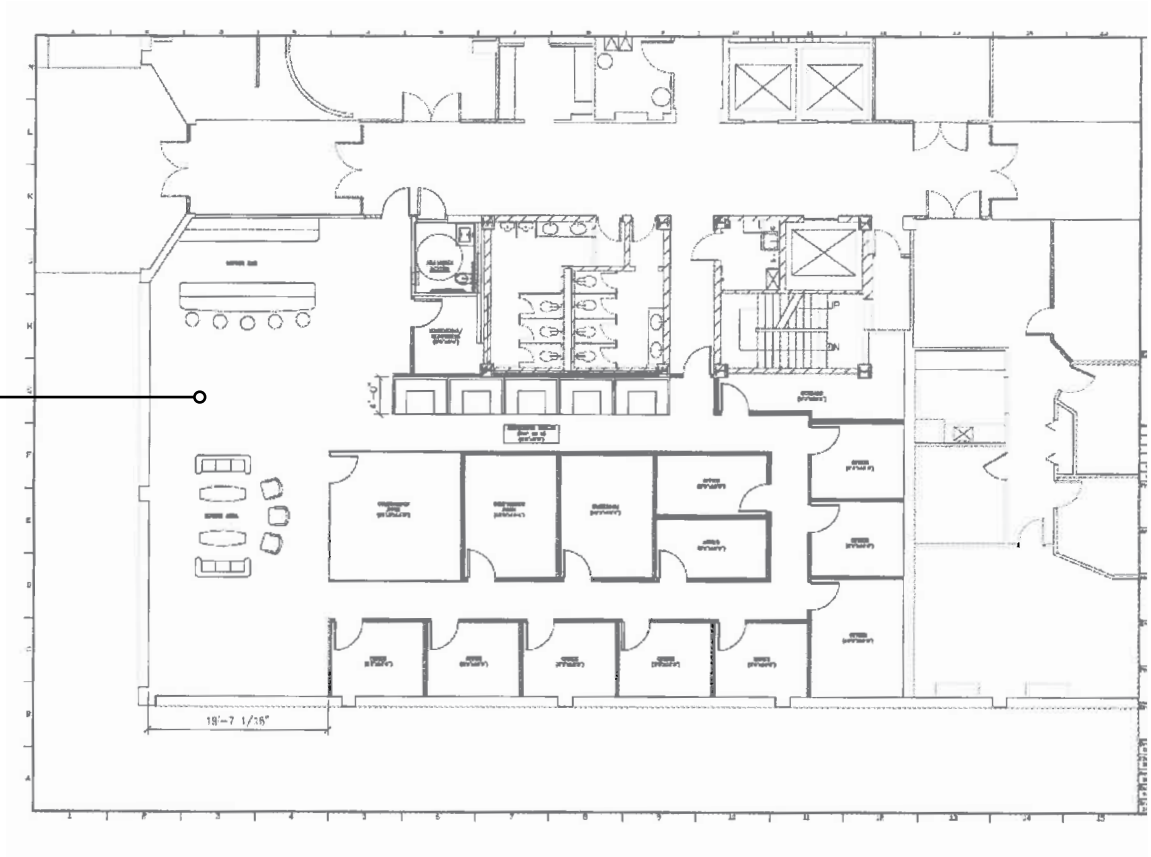
AVAILABLE:	MULTIPLE SUITES AVAILABLE
PARKING:	4/1,000 SF
TRAFFIC COUNT:	38,420 AADT (YORK RD/RT. 45)
ZONING:	BL (BUSINESS LOCAL)



FLOOR PLAN: **1ST FLOOR**

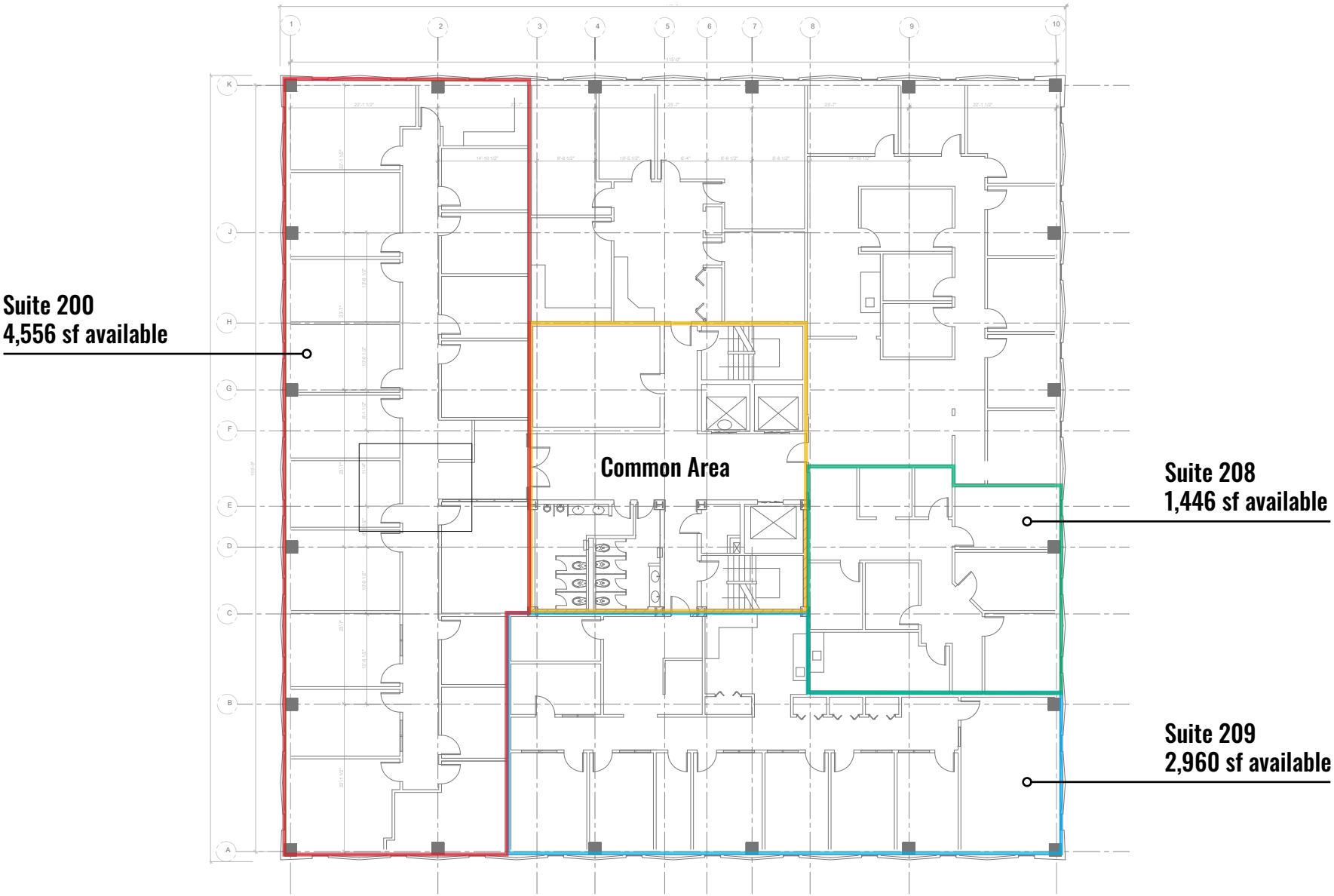
1st Floor Retail/Office Space with Building Signage

3,902 sf available



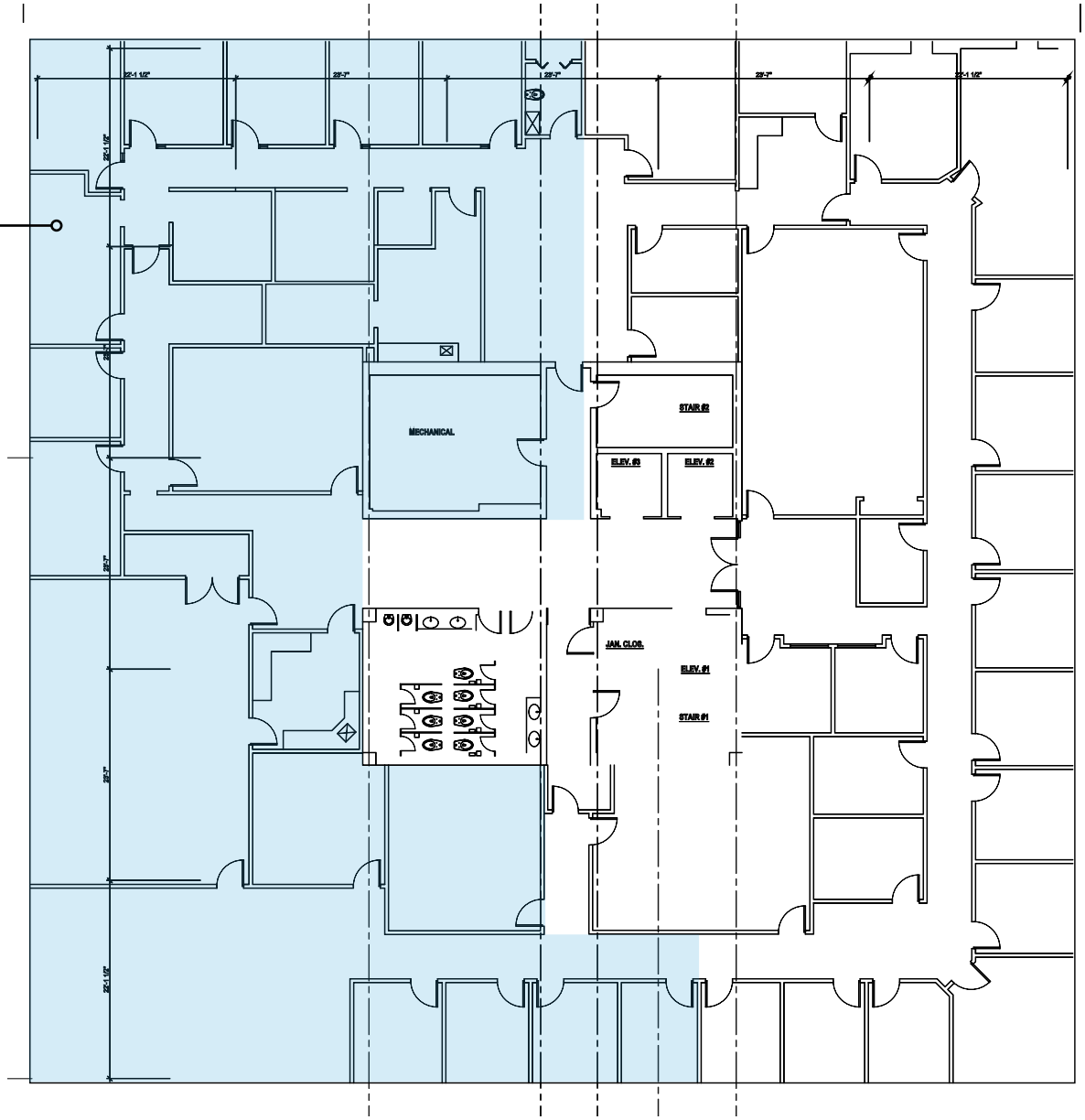
FLOOR PLAN: **2ND FLOOR**

200, 208, and 209 - Contiguous up to 8,962



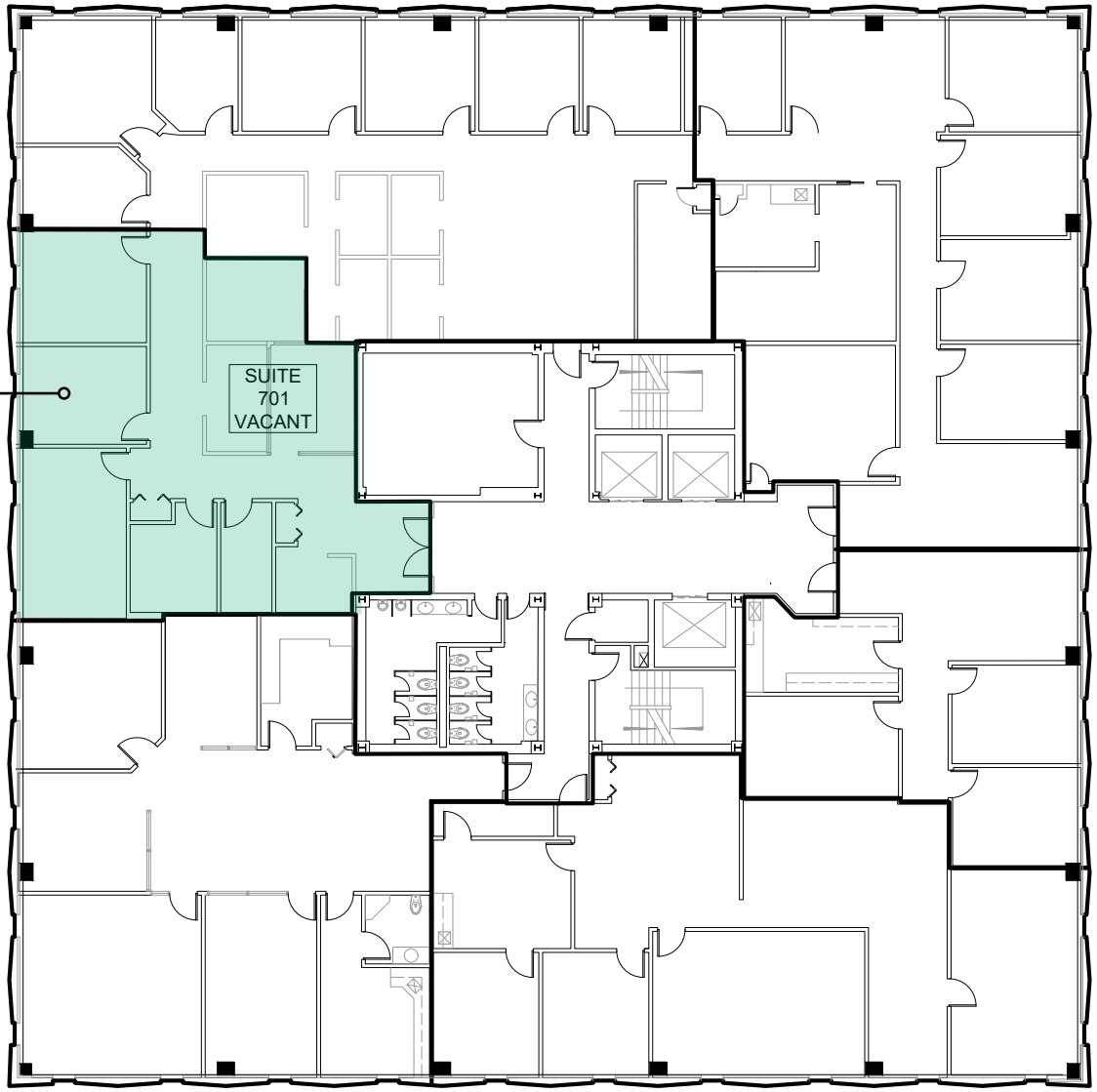
FLOOR PLAN: **5TH FLOOR**

7,885 sf available



FLOOR PLAN: **7TH FLOOR**

Suite 701
1,788 sf available



LOCAL **BIRDSEYE**

FOR MORE INFO
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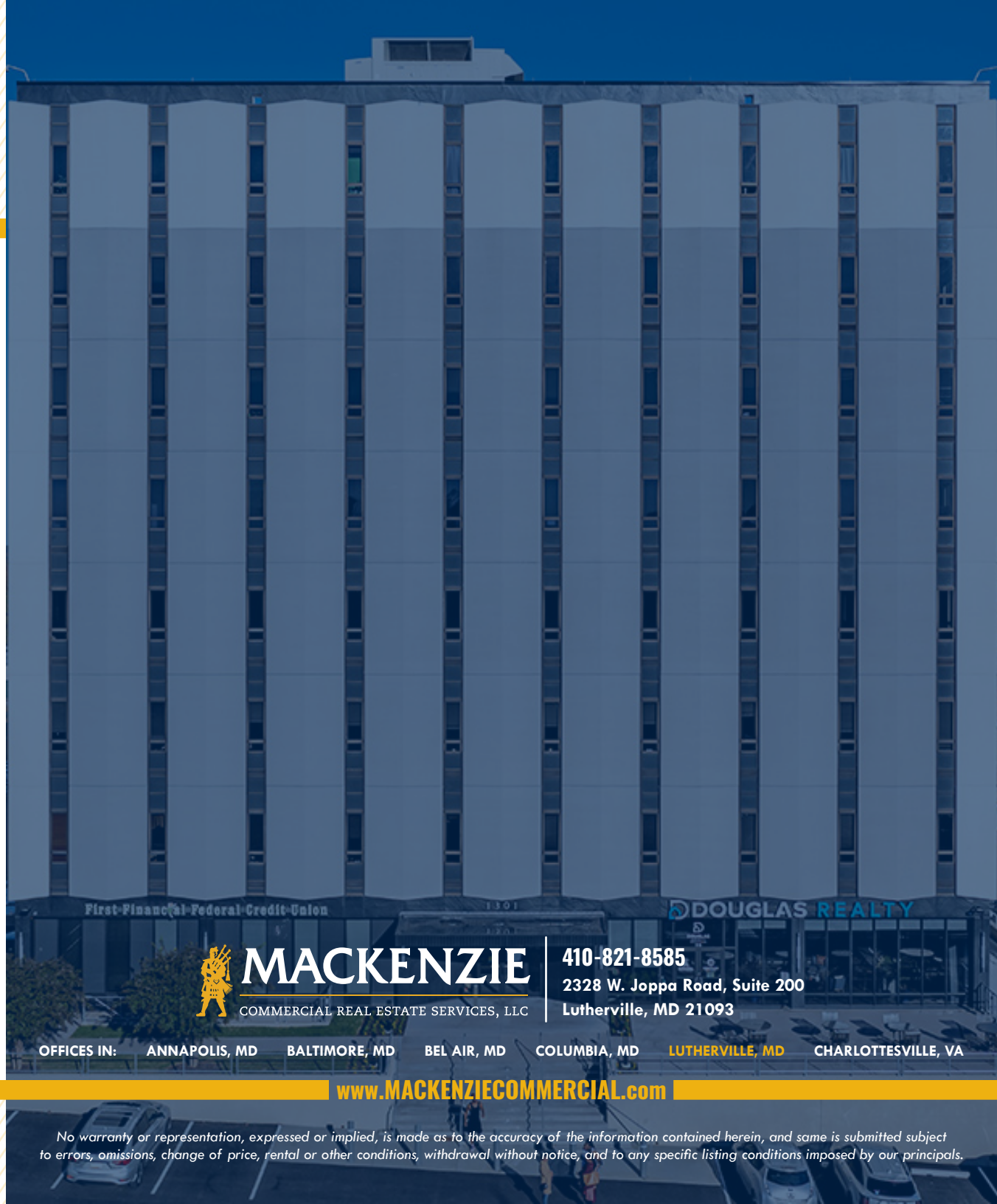
VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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