



YORK GREEN

1300 YORK ROAD | LUTHERVILLE, MARYLAND 21093

FOR
LEASE

BROKER

BONUS* \$1/SF

** For any new lease signed by
12/31/2026*



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Conveniently located 1/4 mile north from I-695 at a lighted intersection
- Retail amenities nearby including the locally famous Peppermill restaurant and the Galleria shopping mall
- Ample free surface parking & handicap accessible
- On public transportation line
- Tenant Improvement Allowance available
- Recently replaced elevators and windows, and refurbished lobby in building A
- Pylon signage available

AVAILABILITY:

BUILDING A
SUITE 110: 4,070 SF ±
FLOOR 3: 4,231 SF ±

BUILDING B
SUITE 240: 1,500 SF ±

BUILDING D
SUITE 280: 942 SF
STORAGE AVAILABLE: 84 - 377 SF

PARKING:

FREE SURFACE PARKING

ZONING:

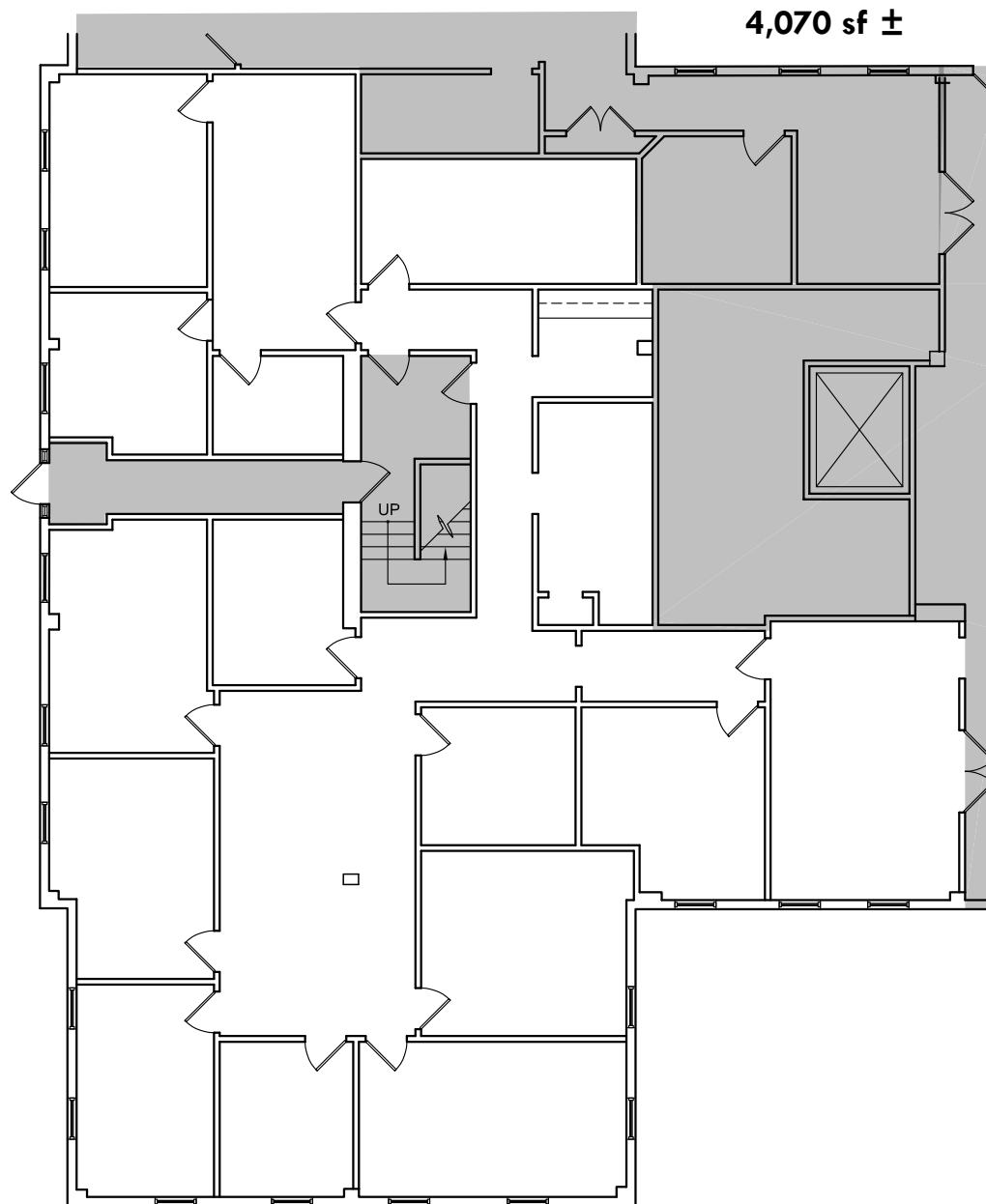
RO (RESIDENTIAL OFFICE)

RENTAL RATE:

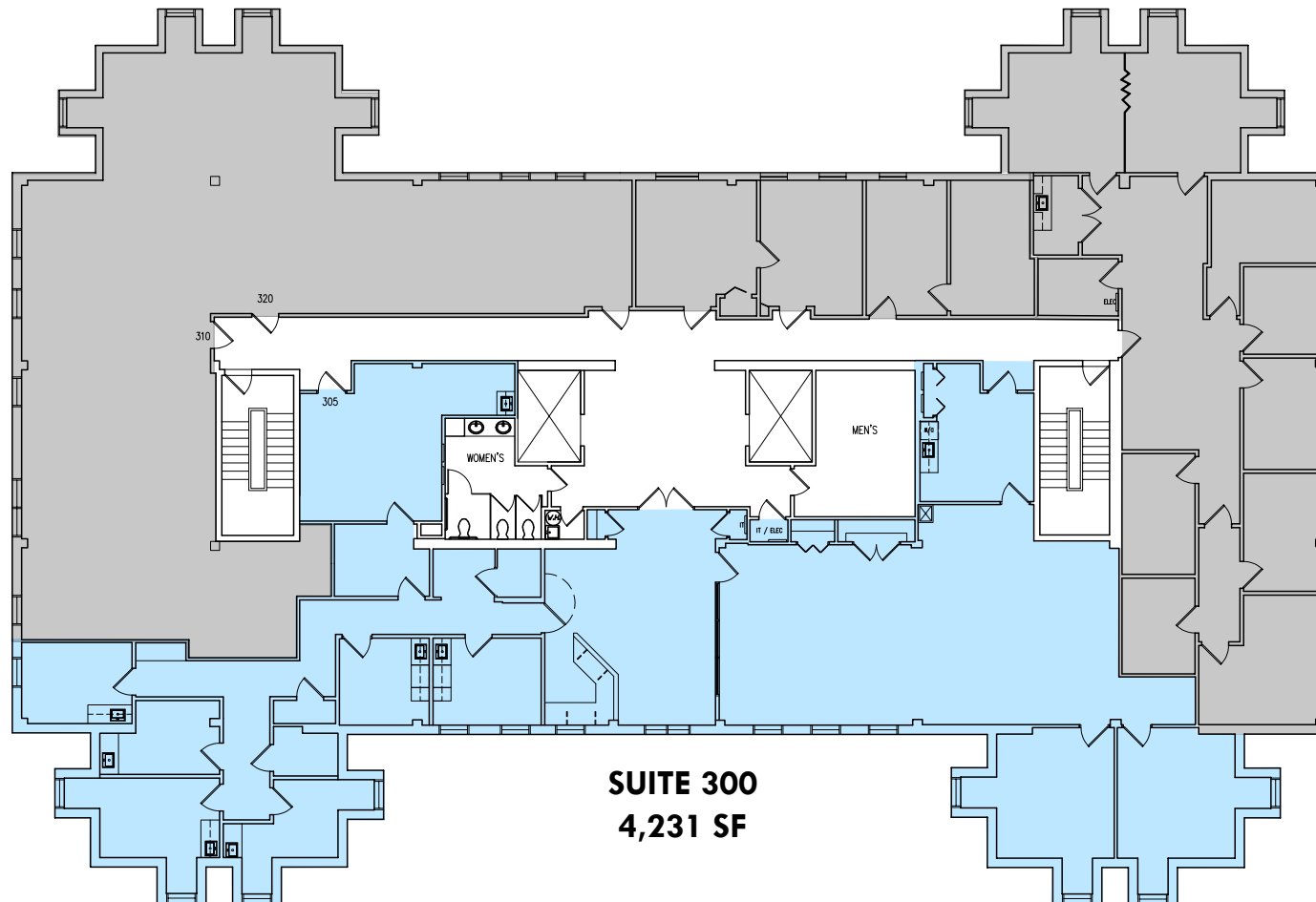
NEGOTIABLE



FLOOR PLAN - SUITE 110

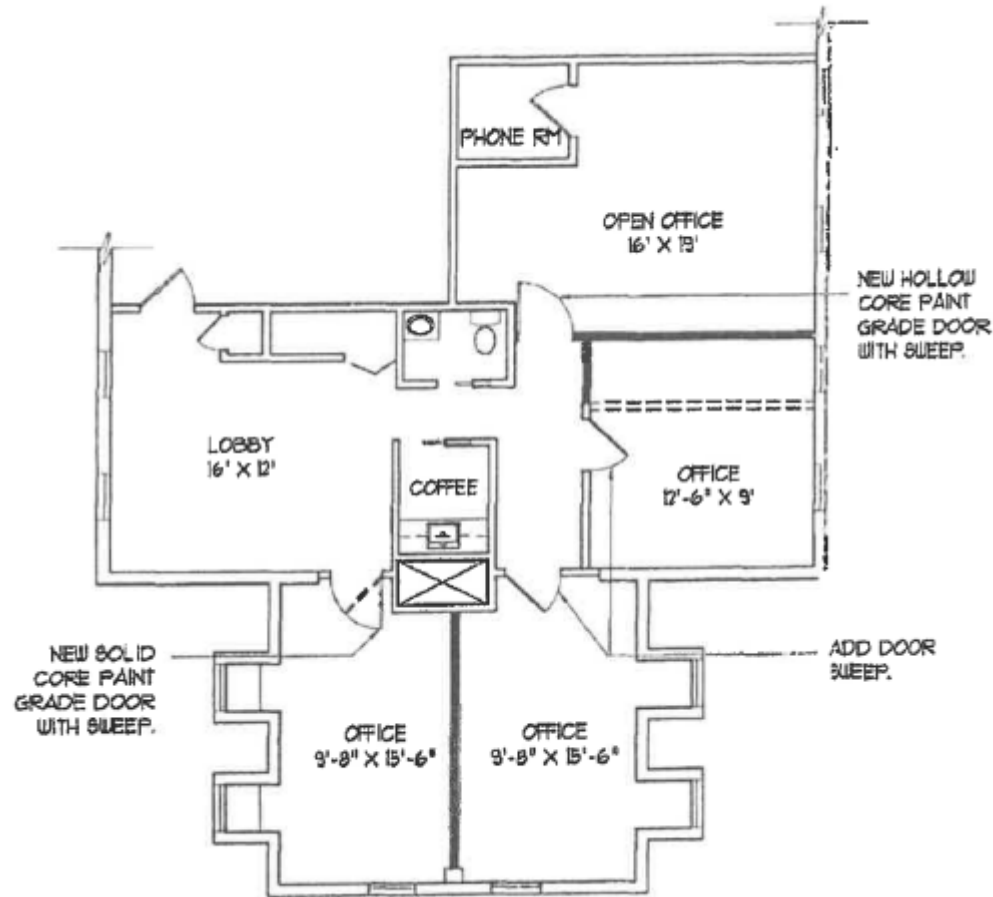


FLOOR PLAN - FLOOR 3



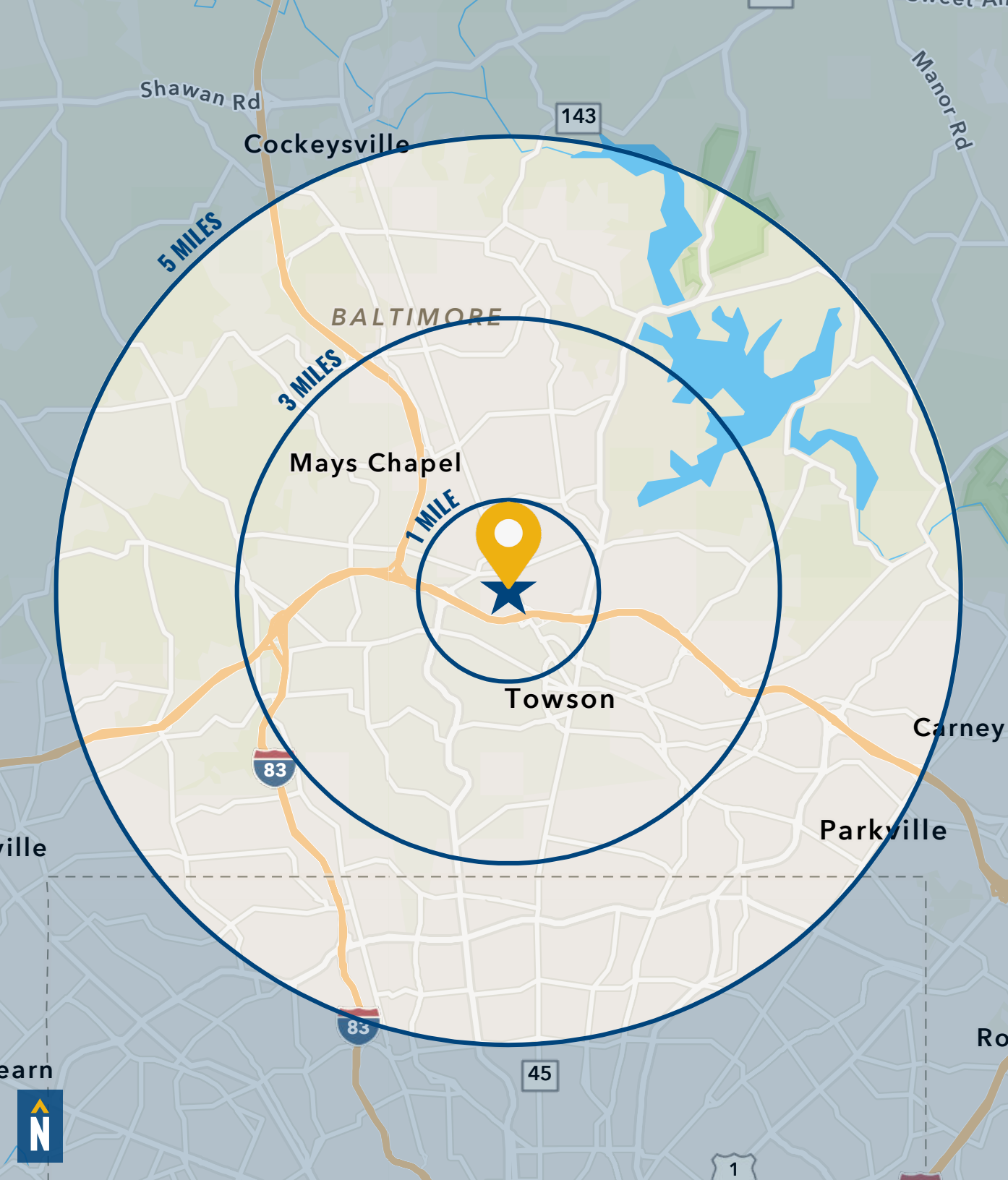
FLOOR PLAN - SUITE 240 B

Suite 240: 1,500 sf



LOCAL BIRDSEYE





DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,879

41,611

116,904

DAYTIME POPULATION



18,807

112,514

246,939

AVERAGE HOUSEHOLD INCOME



\$127,676

\$158,363

\$134,599

NUMBER OF HOUSEHOLDS



6,512

32,492

97,667

MEDIAN AGE



40.3

40.7

39.8

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



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DYLAN BOZEL

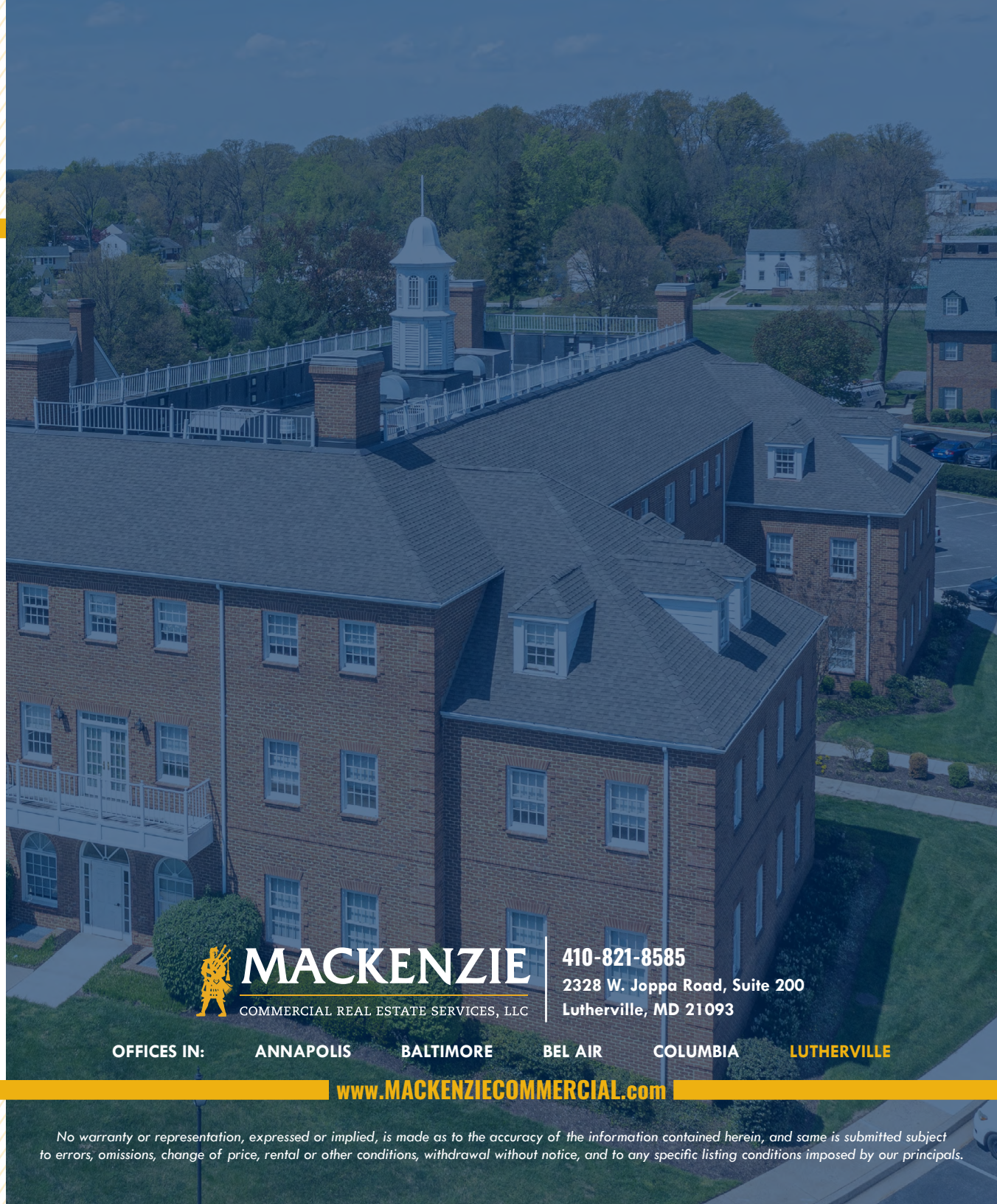
REAL ESTATE ADVISOR

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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