



**CUSHMAN &  
WAKEFIELD**

CONFIDENTIAL OFFERING MEMORANDUM

# 1212 YORK ROAD

ORCHARD SQUARE PROFESSIONAL CENTER

AVAILABLE FOR LEASE & SALE



28,005 SF CLASS A OFFICE BUILDING WITH  
MEDICAL TENANCY IN BALTIMORE COUNTY, MD

LUTHERVILLE, MARYLAND










# Executive Summary

Cushman & Wakefield Capital Markets has been retained to sell the fee simple interest in Orchard Square, **a three-story brick office building comprising 28,005 square feet at 1212 York Road in Lutherville, Baltimore County, Maryland. The building consists of a dynamic mix of long-term medical tenants and Class A office suites.** Orchard Square is strategically located north of the York Road interchange with the Baltimore Beltway (I-695), in the heart of Baltimore County, minutes from the Greater Baltimore Medical Center and University of Maryland St. Joseph's Medical Center, and within 5 miles of twelve assisted living facilities. The Property benefits from its proximity to these medical facilities and its superior access to amenities. From an office market perspective, Orchard Square is located in a high demographic residential and retail market with a landmark location in Baltimore County along York Road.

**Built in 1986, the property will be 67% leased and is ideal for an owner occupant who would like an income producing property in a top tier location.** Four of the tenants are medical, and the first two floors offer at-grade, direct-suite entry from the parking areas. The vacancy consists of ~ 9,174 square feet (with potential up to 12,574 SF) of Class A office space. With excellent visibility, ample parking, and positioning within a submarket that maintains excellent occupancy rates year in and year out, Orchard Square represents an especially compelling investment opportunity to acquire at a low-cost basis with considerable upside potential through lease up and an excellent tenant retention history.

## INVESTMENT HIGHLIGHTS

### THIS OPPORTUNITY IS A STRATEGIC ACQUISITION FOR MANY REASONS INCLUDING:

-  \$1,716,076 of contractual gross rental income through June 2032. Assumable loan in-place with favorable 4% interest rate - 2032 expiration.
-  Cumbrian Capital MSO (6,713 SF) - anchor tenancy through 10/31/43 providing ~ \$4.2M of rent payments
-  Near term vacancy is built for Class A office space - following the trend for a "flight to quality" as tenants return to the 3-5 day in office work week.
-  Close proximity to Greater Baltimore Medical Center (GBMC) and St. Joseph's Hospital, two major regional medical facilities, and surrounded by several assisted living facilities.
-  With a location one block off of York Road's interchange with the Baltimore Beltway and the newly constructed dedicated turn lane into the property, its access is superior.
-  Many of the existing tenants, being medical users, have made significant investment in their suites, which increases the likelihood of tenant retention in the future.
-  Potential for office condo conversion.
-  Direct suite access, each separately metered.
-  Excellent access to Interstates 83 and 695 putting the property within easy driving distance to all points in metropolitan Baltimore.

# Property Overview

Orchard Square is a three-story brick Class A office / medical building in Lutherville, Baltimore County, Maryland that was constructed by JHP Construction in 1986. The building is divided into three distinct sections, separated by two stair cases connecting a lower parking area to an upper parking area, as the building is built into a hillside. The first two levels, being at parking lot grade have direct suite entry off of the parking areas. The third floor is accessed by three stair towers, with one at each end and another in the center.



TOWSON, MD

1212  
YORK ROAD

OTHORIDGE ROAD

SIGNALIZED INTERSECTION  
INTO THE PROPERTY

# Property Overview

## ZONING

The zoning is RO (Residential Office).

## PROPERTY SIZE

<b>1st Floor</b>	9,573 SF
<b>2nd Floor</b>	9,170 SF
<b>3rd Floor</b>	9,262 SF
<b>TOTAL</b>	<b>28,005 SF</b>

## SITE AREA / DESCRIPTION

The site contains a total of 1.7247 acres and is irregular in shape.

## FRONTAGE / ACCESS

The Property fronts on York Road at a **signalized intersection** and is accessed at the traffic lighted Greenridge Road intersection. The State has widened the road and added a dedicated turn lane at this intersection. The property benefits from superior local access to transportation routes and amenities and excellent visibility.

## PARKING

The surface parking lot containing 94 regular spaces and 4 ADA spaces for a total of 98 spaces. 3.5 per 1,000 SF parking ratio.

## TAX PARCEL INFORMATION

Baltimore County Land Records

Map: 61  
Grid: 19  
Parcel: 230  
Group: 81



# Nearby Amenities



1212  
YORK ROAD

**TOWSON COMMONS**

LA FITNESS. C&R PER. PURE RAW JUICE. CHIPOTLE MEXICAN GRILL.

**DULANEY PLAZA**

ATHLETA LOFT

SMOOTHIE KING. STARBUCKS.

**TOWSON STATION**

MISSION BBQ. MOD. the Habit BURGER GRILL. tropical CAFE. CHASE.

**GOUCHER COLLEGE**

GOUCHER  
—college—

**BALTIMORE COUNTY  
COURTHOUSE**

**TOWNSON TOWN CENTER**

macy's. J.CREW. COACH. Apple. Chick-fil-A. SEPHORA.

**GBMC-GREATER BALTIMORE  
MEDICAL CENTER**

GBMC

**TOWNSON SQUARE**

CINEMARK. sweetgreen. SHAKE SHACK.

**ST. JOSEPH'S  
MEDICAL CENTER**

UNIVERSITY of MARYLAND  
ST. JOSEPH MEDICAL CENTER

**TOWSON UNIVERSITY**

TU TOWSON  
UNIVERSITY

**TOWSON ROW**

Cane's. WHOLE FOODS. HOME 2 SUITES BY HILTON. Hampton by Hilton.

# 1212 YORK ROAD



## CONTACTS

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