



YORK GREEN

1300 YORK ROAD | LUTHERVILLE, MARYLAND 21093

FOR
LEASE

**BROKER
BONUS* \$1/SF**

** For any new lease signed by
2/28/2026*



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 2: 2,000 - 6,940 SF ±
FLOOR 3: 4,231 SF ±

BUILDING B
SUITE 250: 771 SF ±
SUITE 240: 1,500 SF ±
*COMBINES TO 2,271 SF

BUILDING D
SUITE 280: 942 SF

PARKING:

FREE SURFACE PARKING

ZONING:

RO (RESIDENTIAL OFFICE)

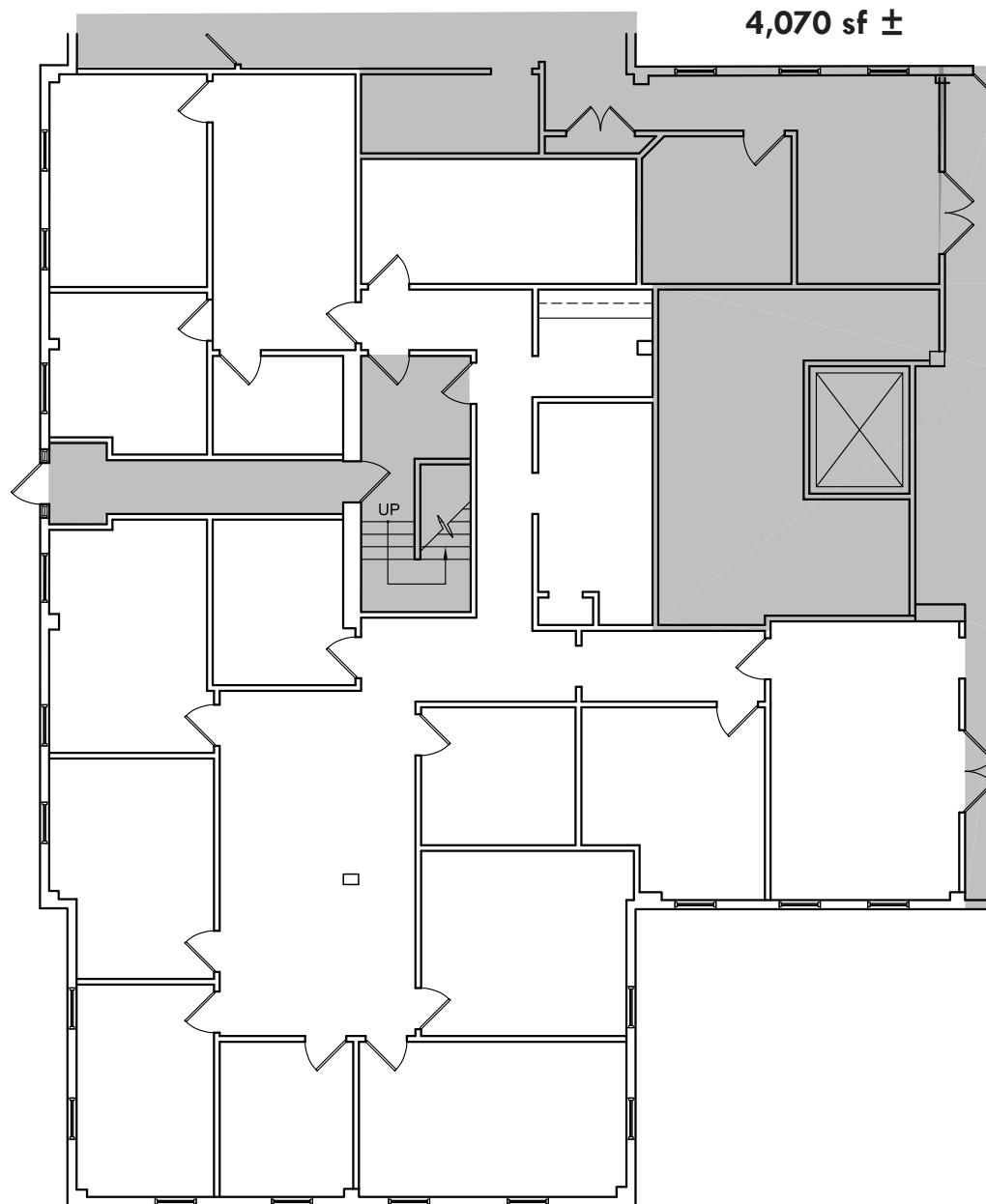
RENTAL RATE:

\$25.50/SF, FS
SUITE 240-B & 250-B: \$19.50/SF, MG



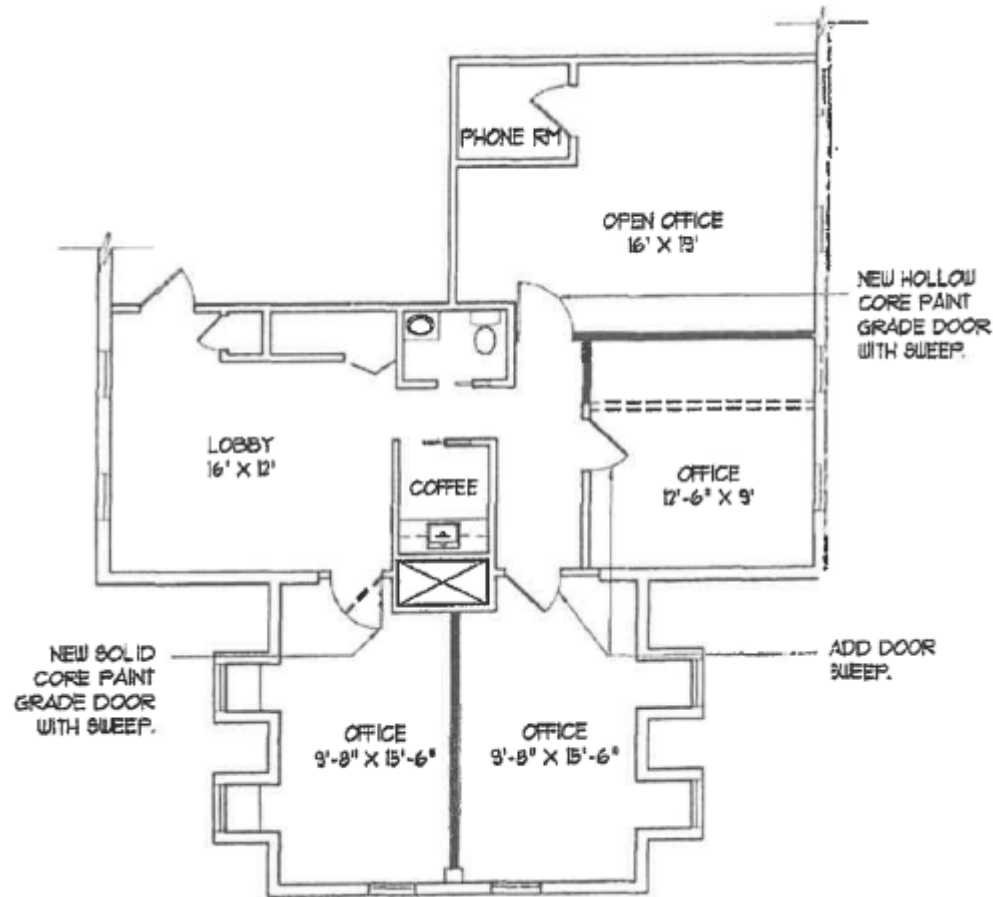
GOOGLE STREET VIEW

FLOOR PLAN - SUITE 110



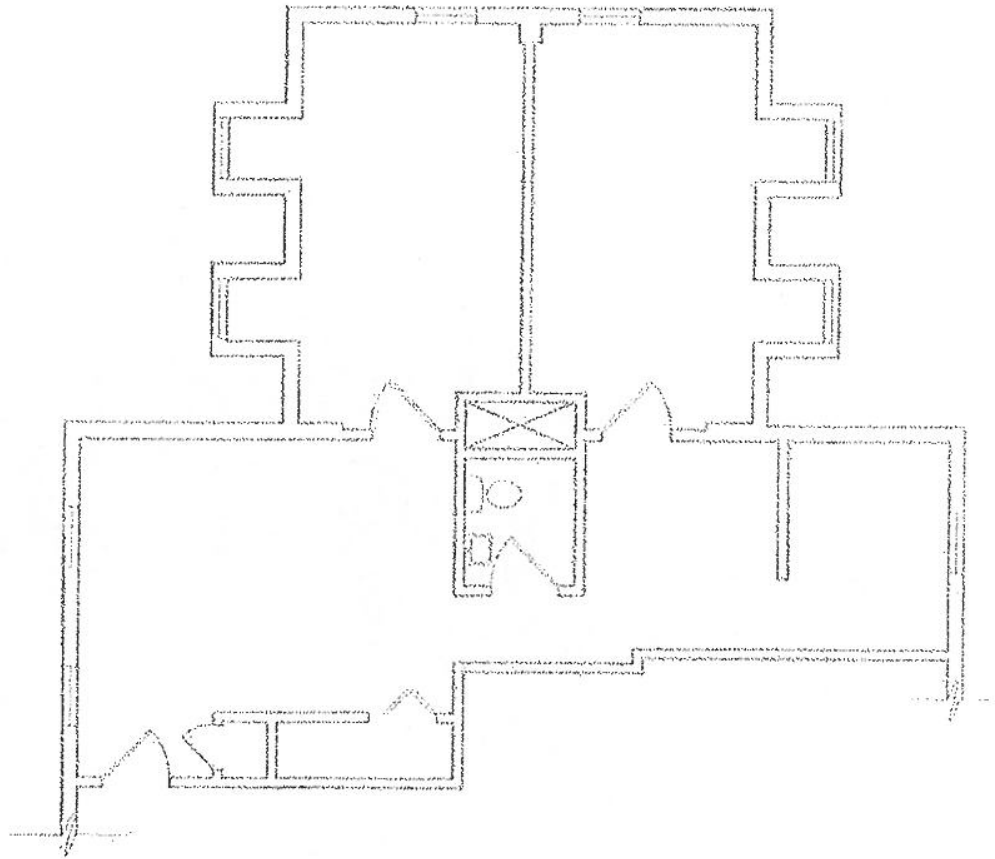
FLOOR PLAN - SUITE 240 B

Suite 240: 1,500 sf



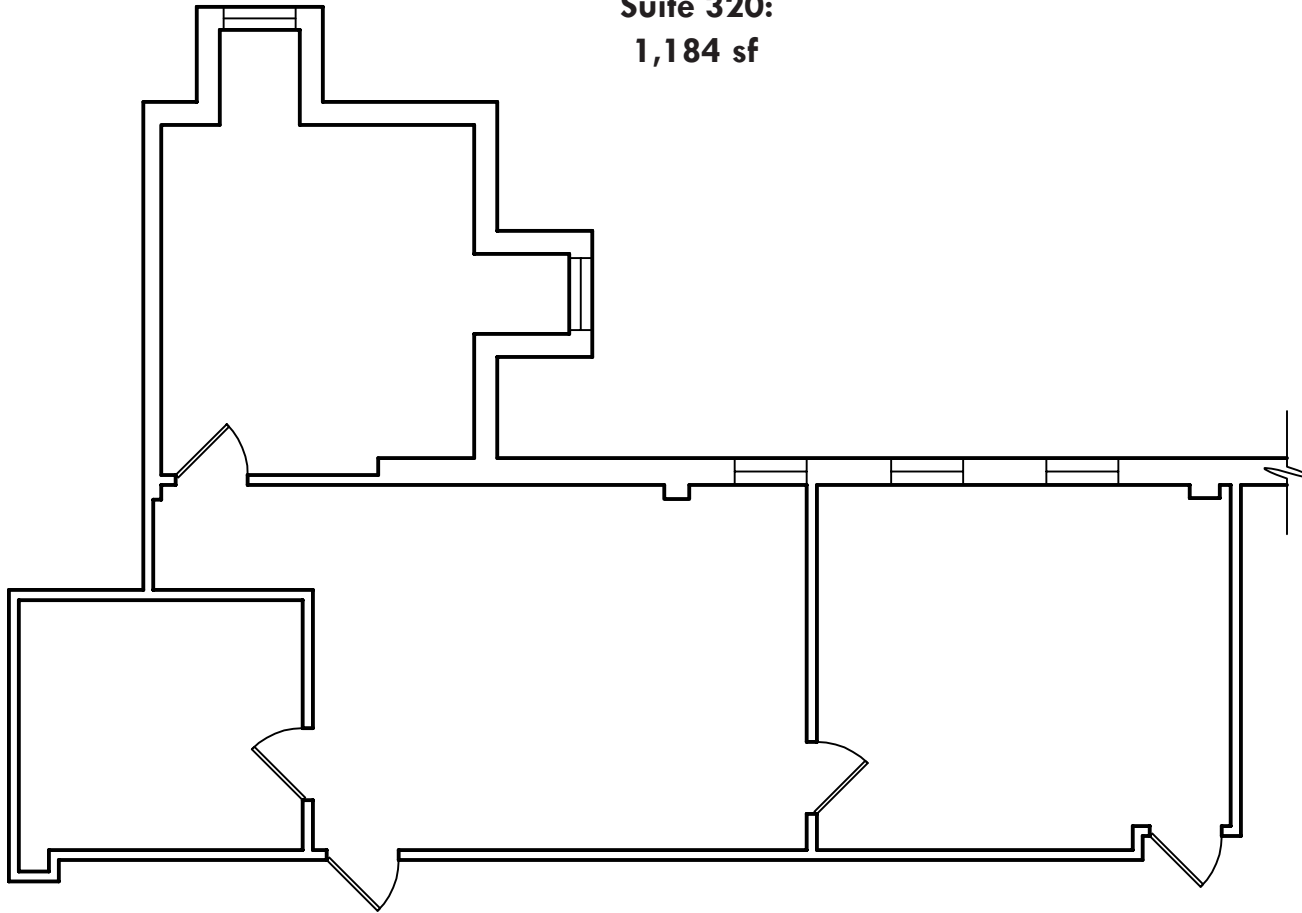
FLOOR PLAN - **SUITE 250 B**

Suite 250: 771 sf



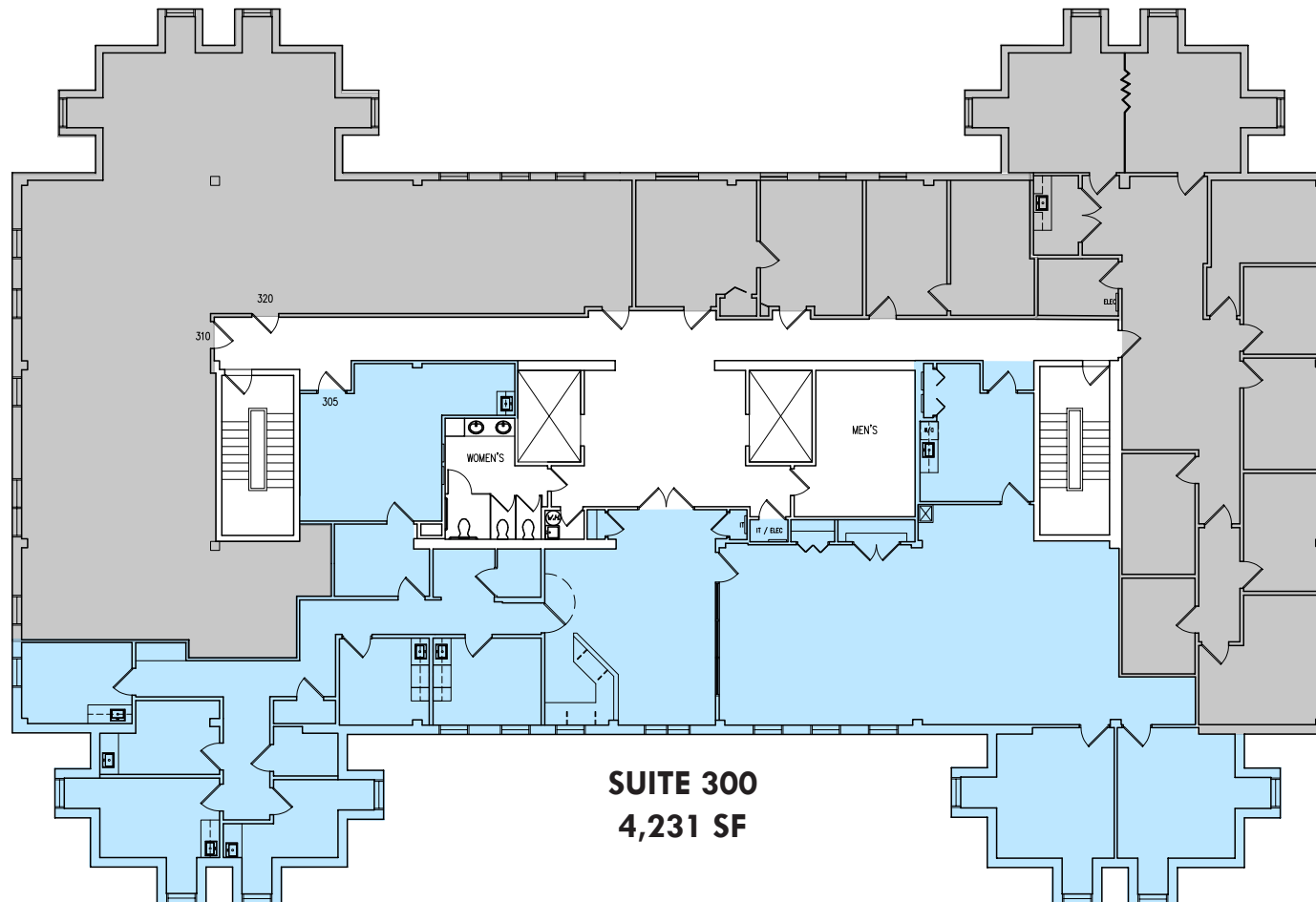
FLOOR PLAN - SUITE 320

Suite 320:
1,184 sf



[illegible]

FLOOR PLAN - **FLOOR 3**



LOCAL BIRDSEYE



PEPPERMILL
RESTAURANT & BAR

The Vitamin Shoppe
SINCE 1979

YORK ROAD - 13,993 AADT

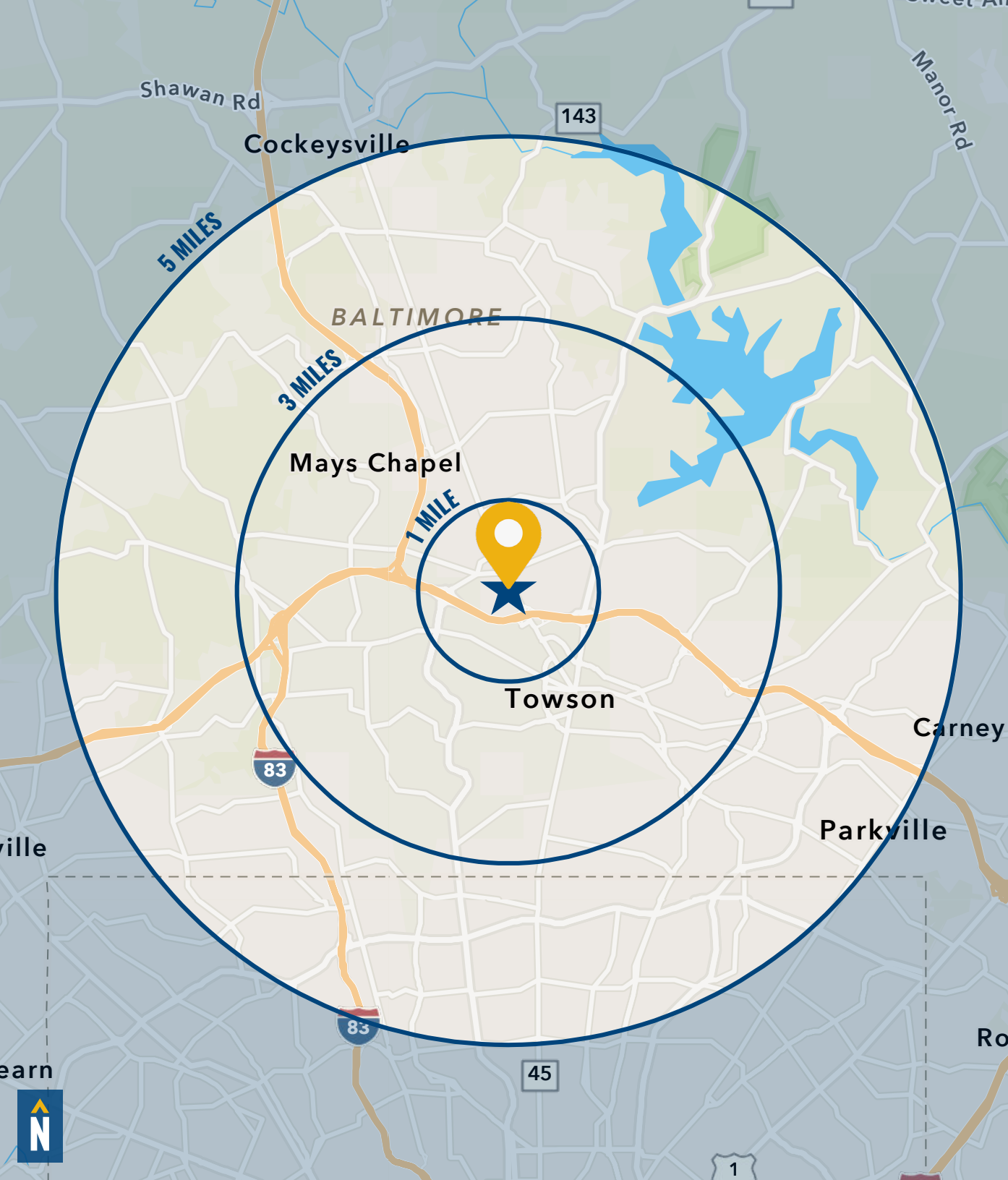
SAFeway

CVS
pharmacy

LEXUS OF TOWSON

INTERSTATE
695

DOWNTOWN
TOWSON



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

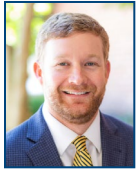
40.7

39.8

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



HENSON FORD

VICE PRESIDENT

410.494.6657

HFORD@mackenziecommercial.com



MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



JOE BRADLEY

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4892

JBRADLEY@mackenziecommercial.com



DYLAN BOZEL

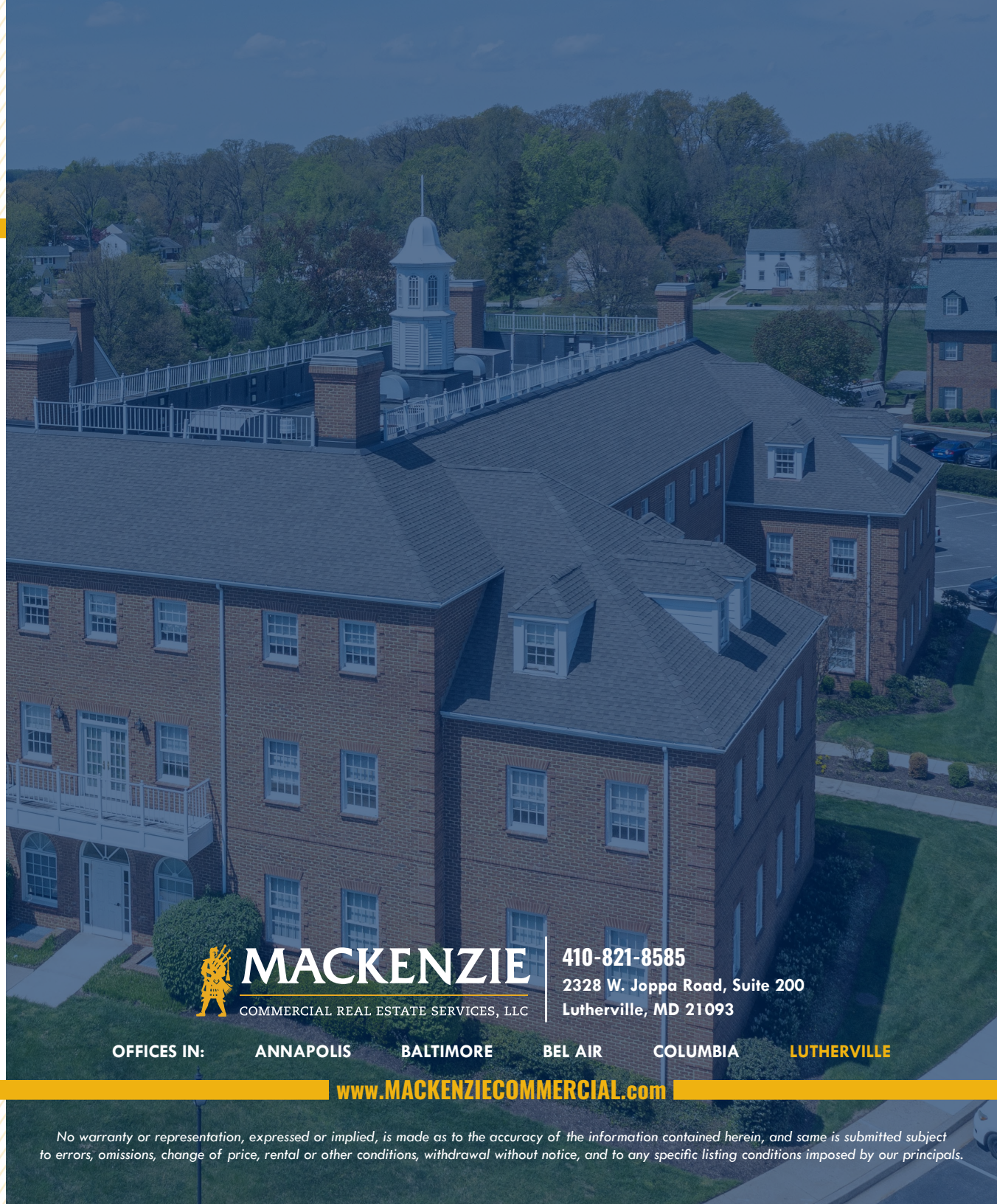
REAL ESTATE ADVISOR

410.494.4896

DBOZEL@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.