

# OFFICE FOR LEASE ORCHARD SQUARE PROFESSIONAL CENTER

1212 York Rd, Lutherville, MD 21093



## LISTING DATA

<b>AVAILABLE SF:</b>	3,242 SF
<b>B301:</b>	1,635 SF
<b>B302:</b>	1,611 SF

## ECONOMIC DATA

<b>LEASE RATE:</b>	Please call for more info
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## PROPERTY INFORMATION

<b>COUNTY:</b>	Baltimore
<b>MARKET:</b>	Baltimore
<b>SUBMARKET:</b>	Route 83 Corridor S

## BUILDING DATA

<b>TOTAL BUILDING SF:</b>	28,005 SF
<b>ZONING:</b>	RO

## PROPERTY OVERVIEW

Office space: 1,611 - 3,242 SF

## LOCATION OVERVIEW

- Located in Lutherville at a signalized intersection on York Road just off I-695 within close proximity to I-83, Towson, Medstar Health, Johns Hopkins, Greater Baltimore Medical Center, Mercy Medical Center, and the University of Maryland St. Joseph Medical Center.
- 38,392 cars per day.
- Numerous restaurants and retail amenities within close proximity.

## PROPERTY HIGHLIGHTS

- Third-floor office space
- Functional existing floor plan
- Potential for building signage on York Road
- Ample parking

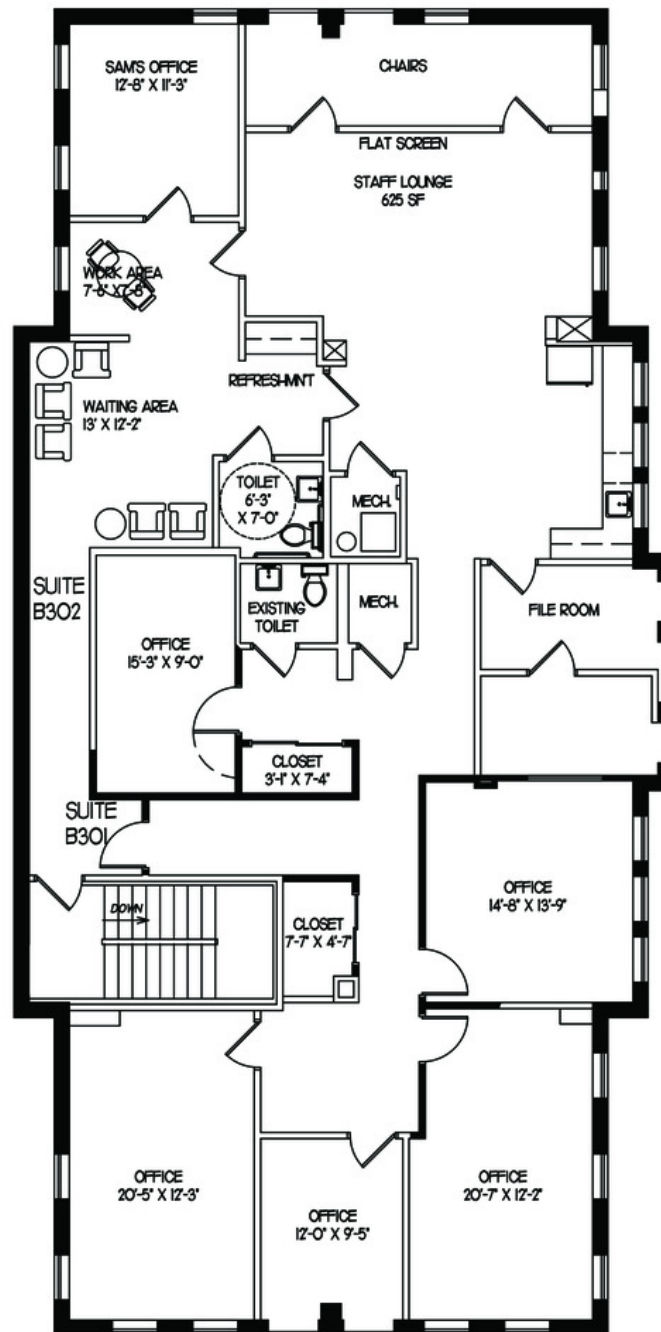
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**ORCHARD SQUARE PROFESSIONAL  
CENTER**

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B300 | 1,611-3,242 SF

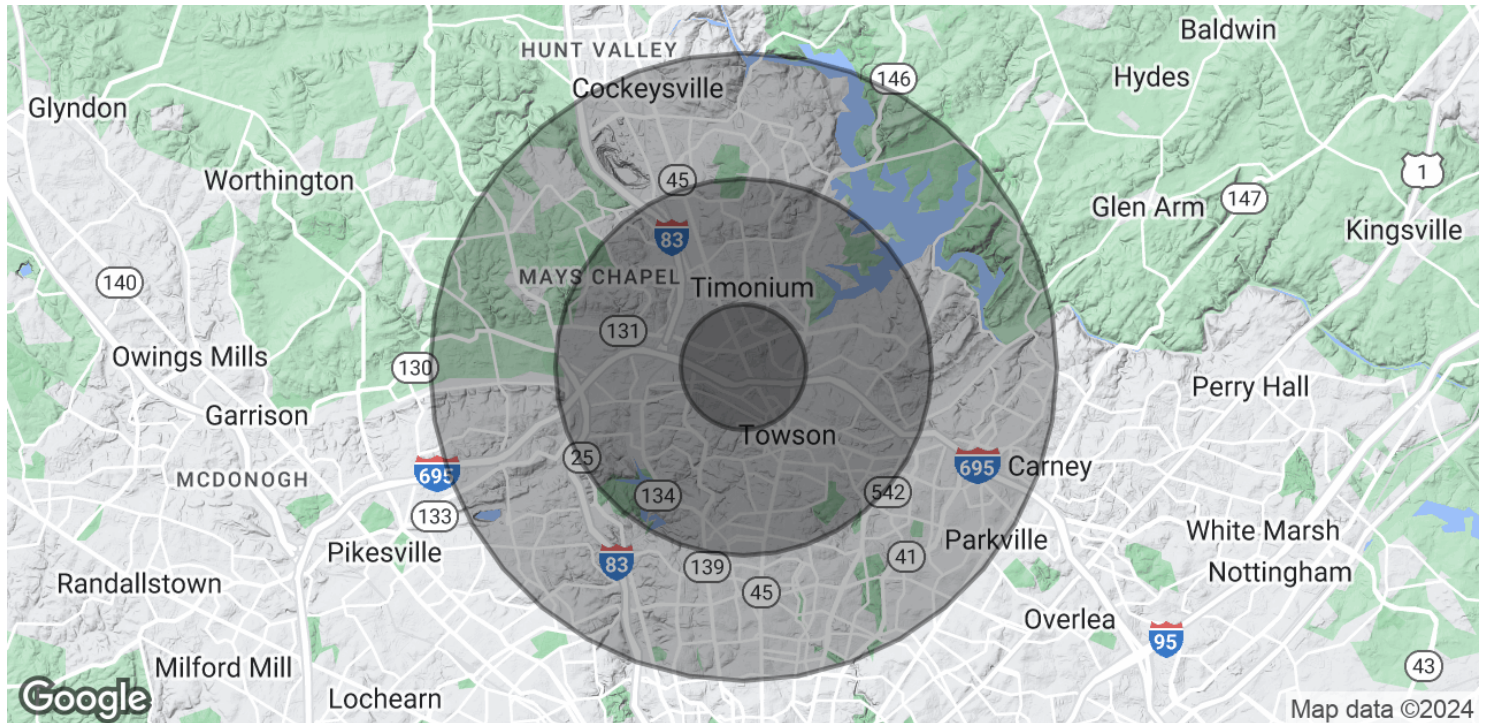
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,995	88,747	251,462
Average age	37.8	40.0	38.5
Average age (Male)	35.8	38.3	36.9
Average age (Female)	38.3	41.5	39.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,314	34,566	102,665
# of persons per HH	2.6	2.6	2.4
Average HH income	\$84,368	\$103,225	\$91,852
Average house value	\$379,933	\$398,294	\$364,292

\* Demographic data derived from 2020 ACS - US Census

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