



HARVEST OFFICE BUILDING

2345 YORK ROAD | TIMONIUM, MD 21093

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Free unreserved parking
- Small Suites available
- Great Location off of York Road access to a number of amenities
- Great Access to I-83 and I-695
- Short term leasing options available

AVAILABLE:

SUITE B11: 891 SF $\pm$
SUITE 302: 3,388 SF $\pm$

BUILDING SIZE:

29,500 SF $\pm$

TRAFFIC COUNT:

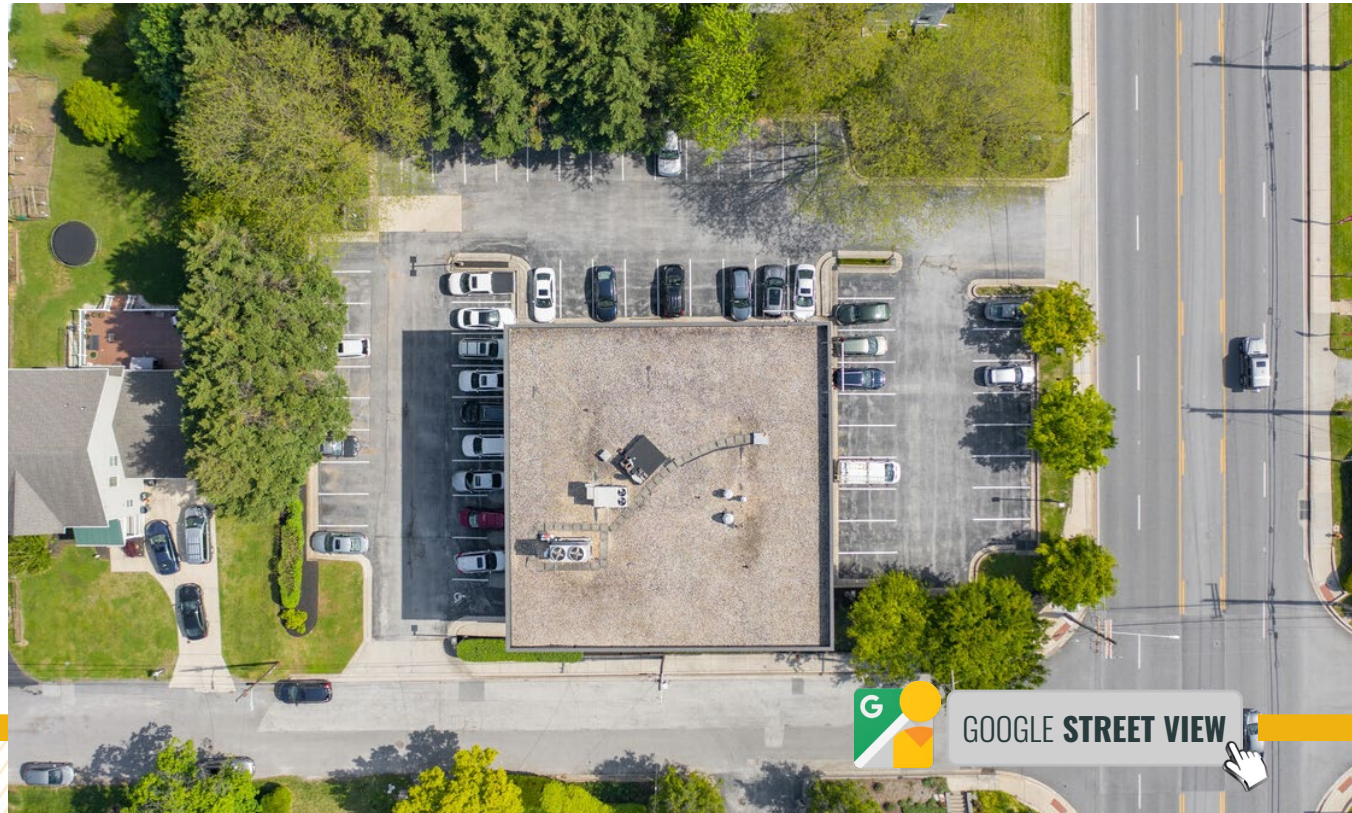
30,131 AADT (YORK RD/RT. 45)

ZONING:

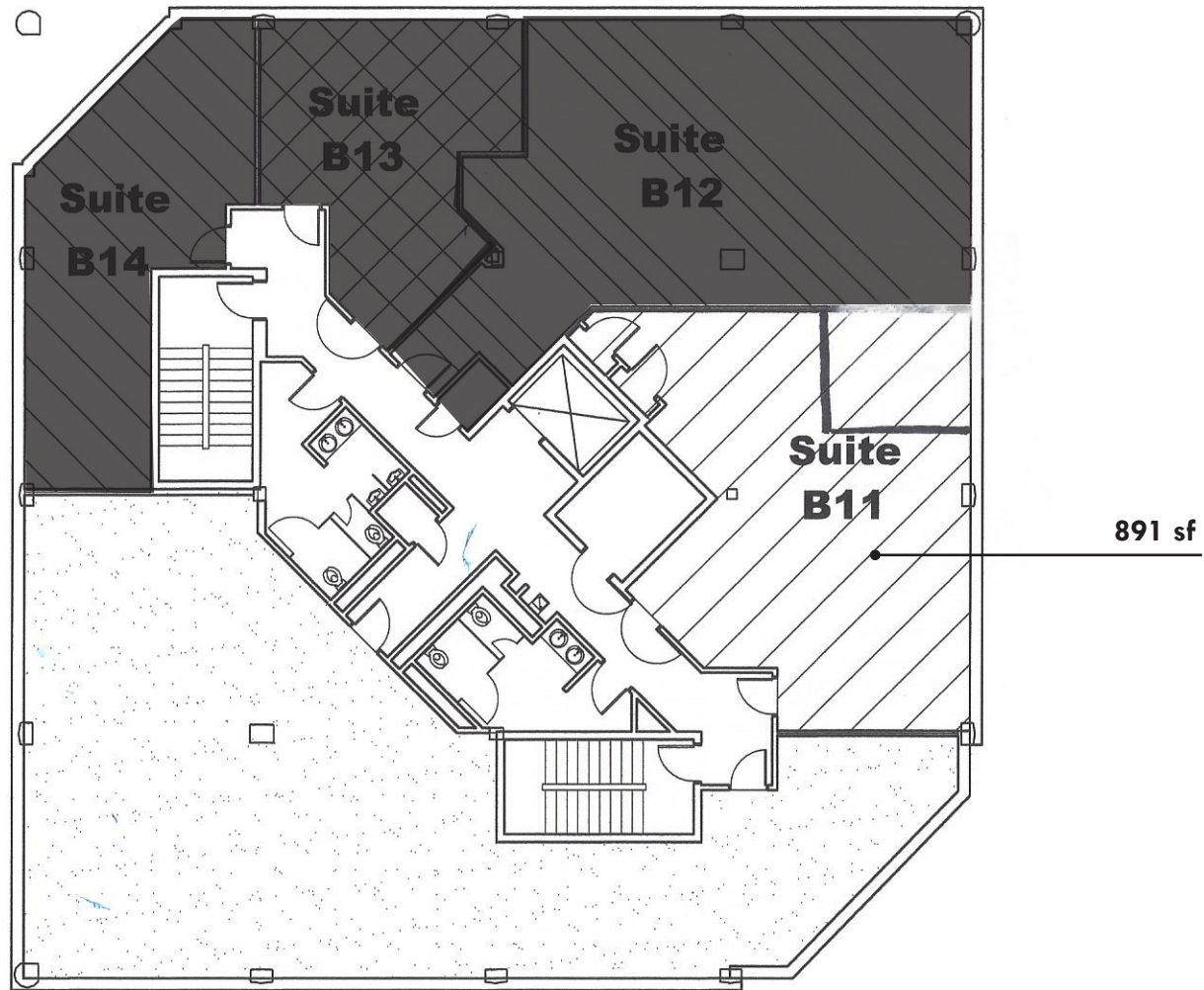
OR-2

RENTAL RATE:

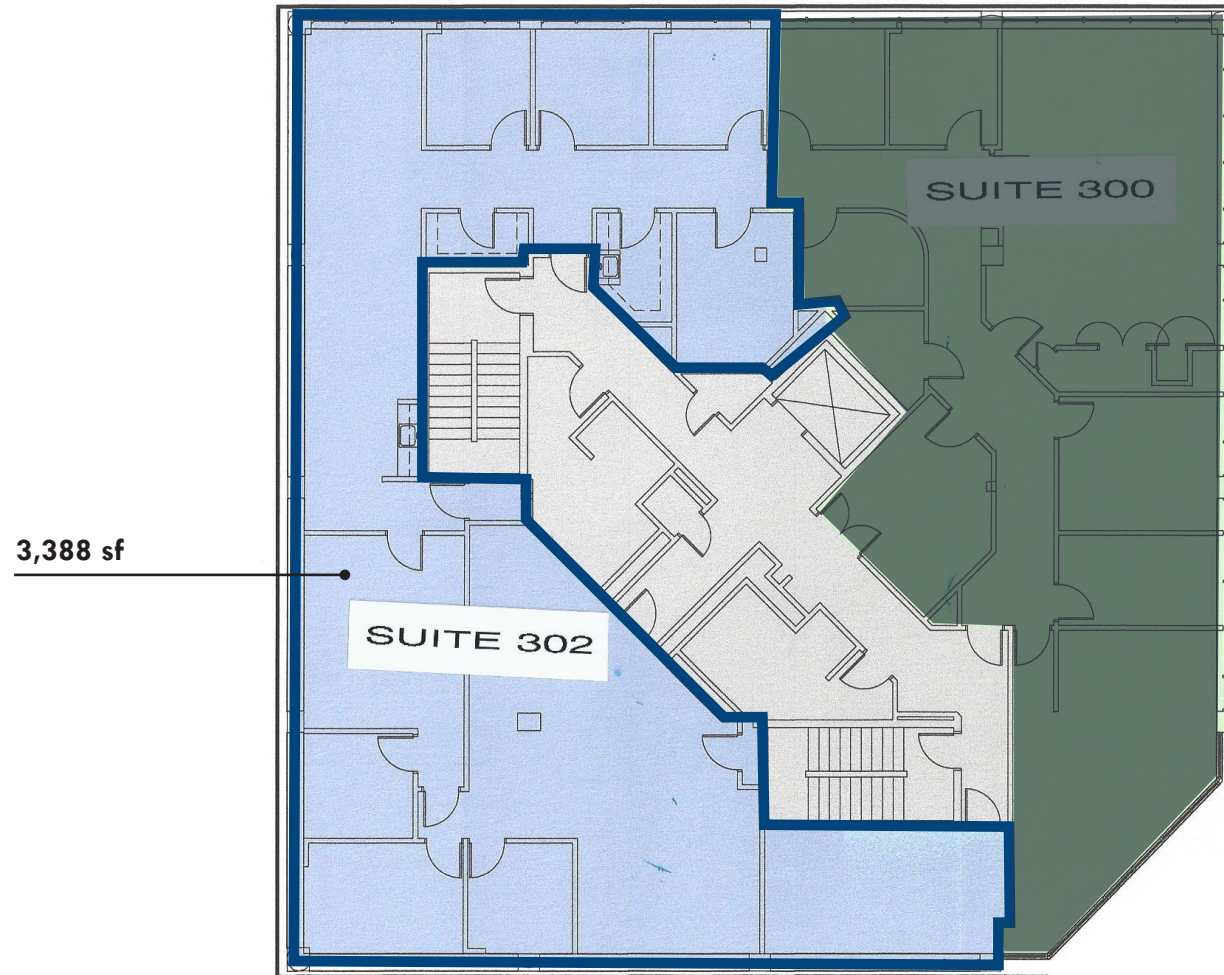
SUITE B11: \$15.00 PSF FS
SUITE 302: \$19.00 PSF FS



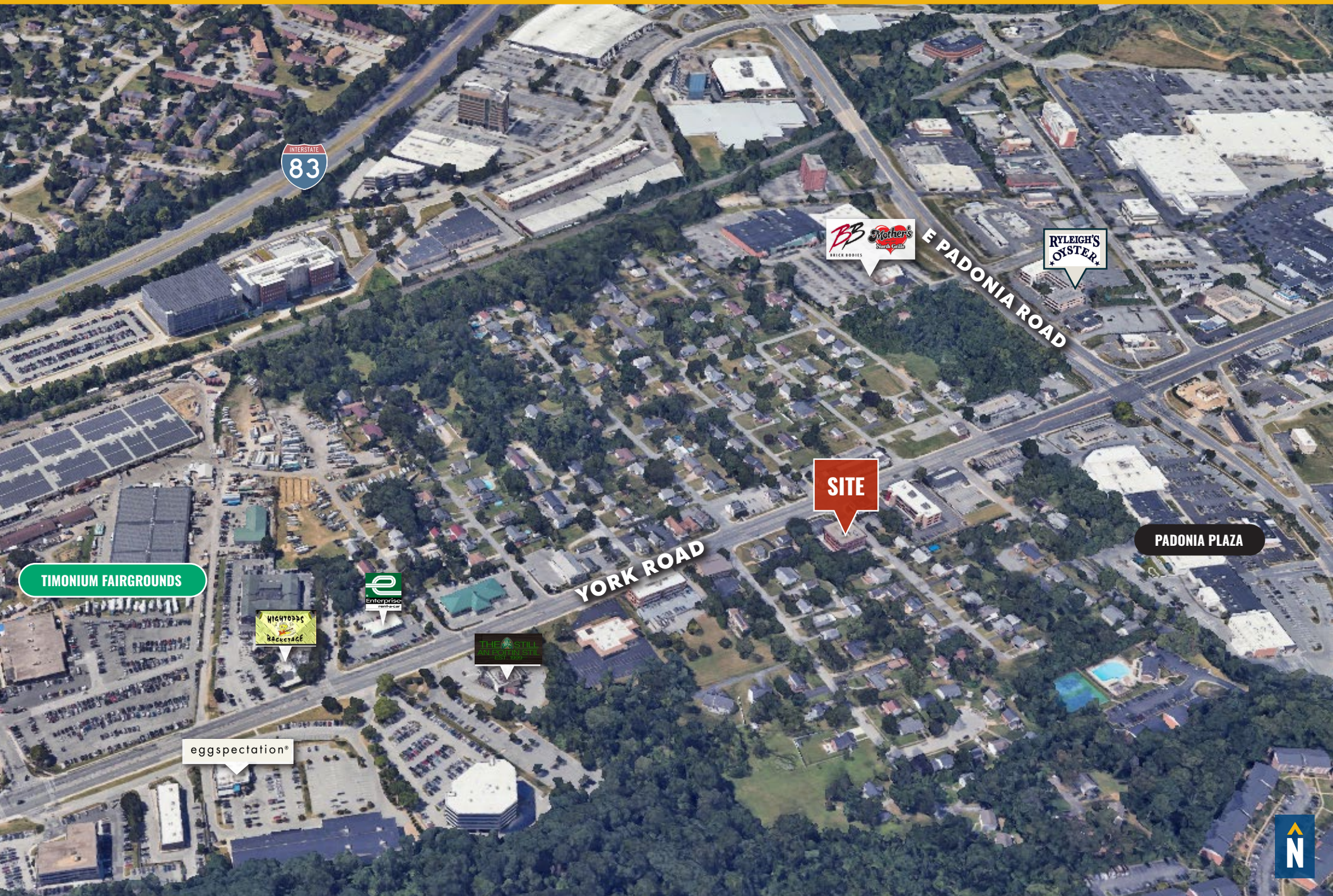
FLOOR PLAN: LOWER LEVEL



FLOOR PLAN: 3RD FLOOR



LOCAL BIRDSEYE



INTERSTATE
83

BB's
Mother's

RYLEIGH'S
OYSTER

E PADONIA ROAD

SITE

YORK ROAD

PADONIA PLAZA

TIMONIUM FAIRGROUNDS

HIGHTOPPS
RACE TRACK

Enterprise

THE GREEN HOUSE

eggspectation®



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN: ANnapolis, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA