



# 1301 YORK ROAD

1301 YORK ROAD | LUTHERVILLE-TIMONIUM, MARYLAND 21093

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- New ownership: NEW Elevators, HVAC, Patio Feature, Exterior Lobby Entrances, Landscaping, Branding & Signage, Lobby Directory & Roof
- All lobbies and restrooms are fully renovated
- Signalized intersection
- Easy access to I-695 and I-83
- Sought-after Lutherville-Timonium location near the heart of Towson, MD (Towson Town Center, Towson Square)
- Two new pylon signs to provide tenants with optimal signage

AVAILABLE:

MULTIPLE SUITES AVAILABLE

PARKING:

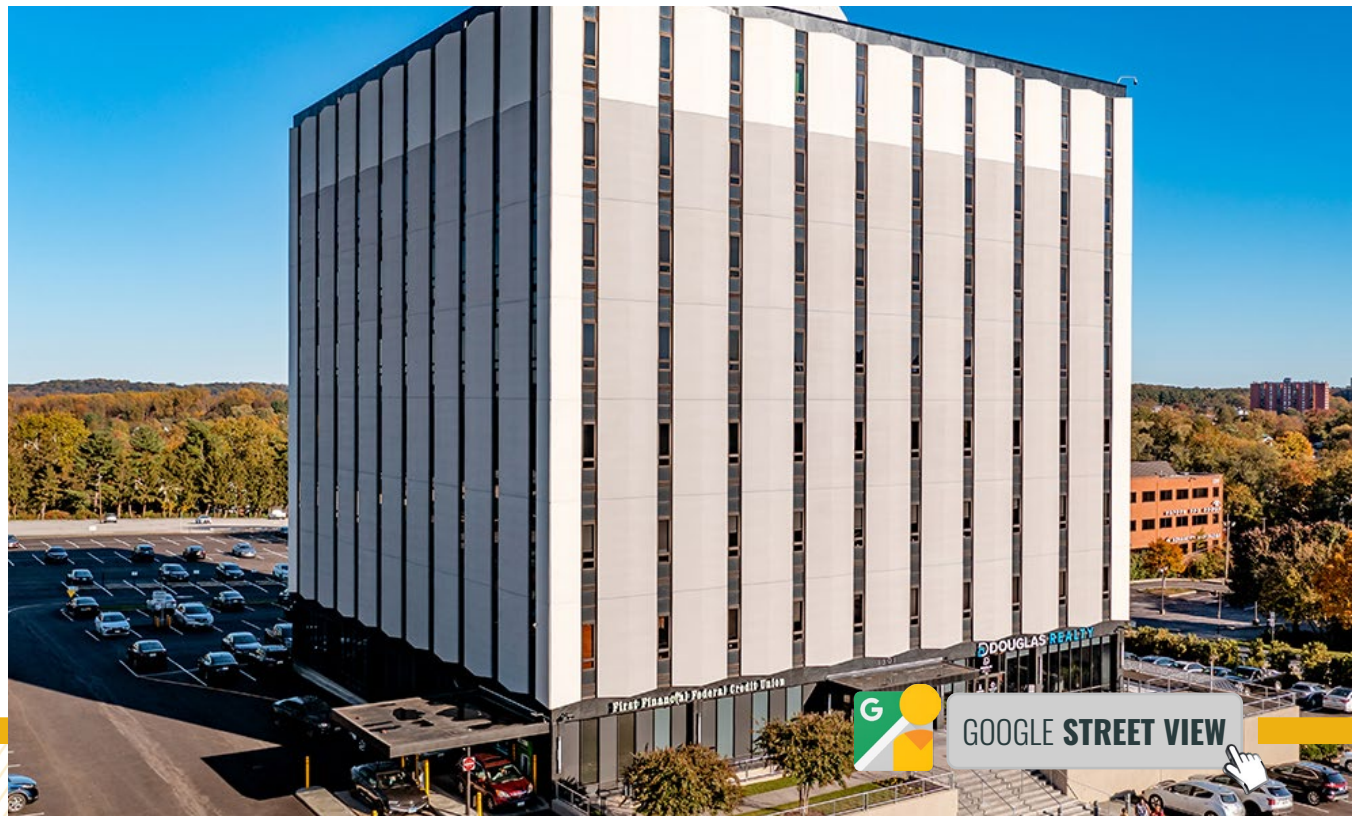
4/1,000 SF

TRAFFIC COUNT:

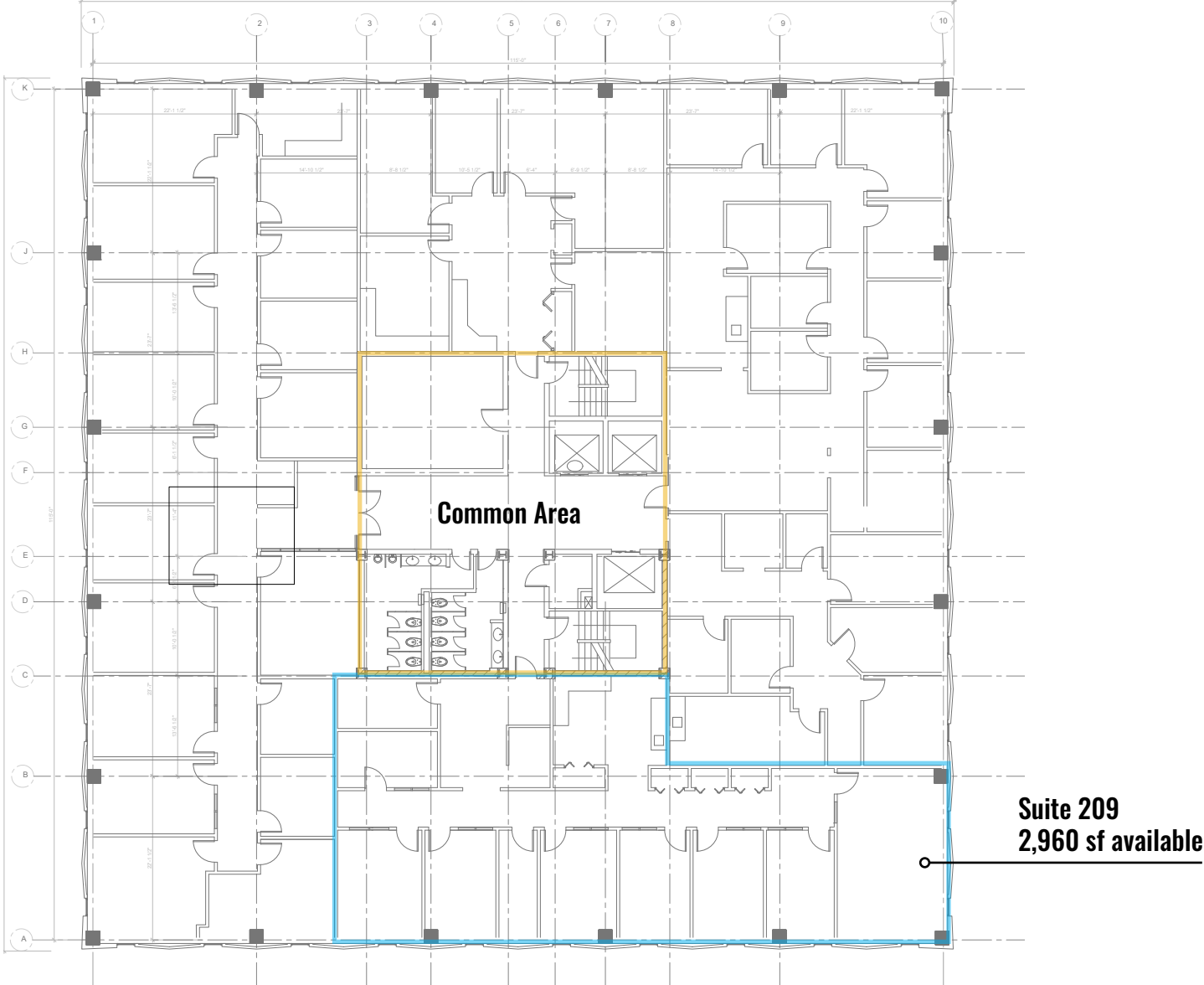
38,420 AADT (YORK RD/RT. 45)

ZONING:

BL (BUSINESS LOCAL)

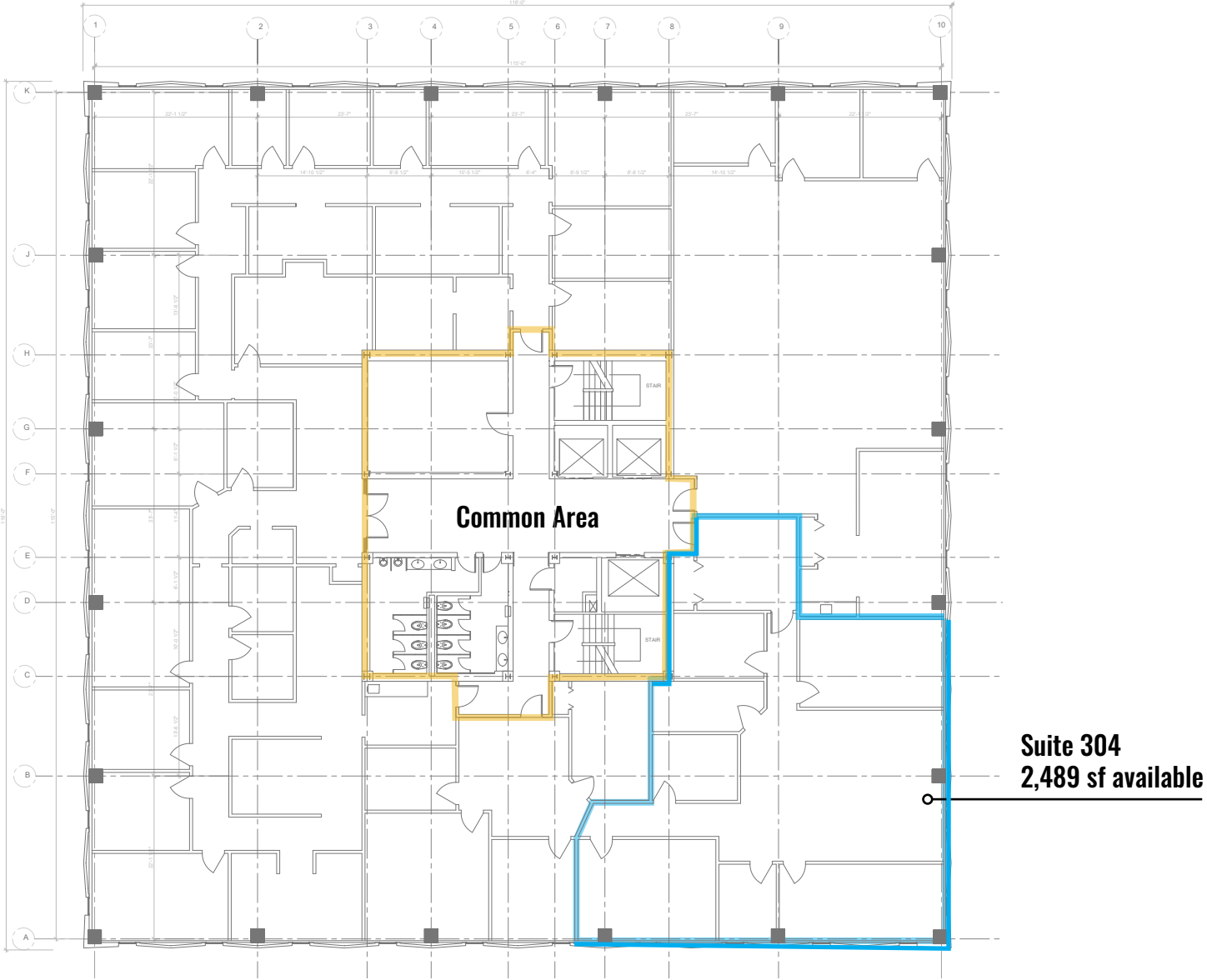


# FLOOR PLAN: 2ND FLOOR

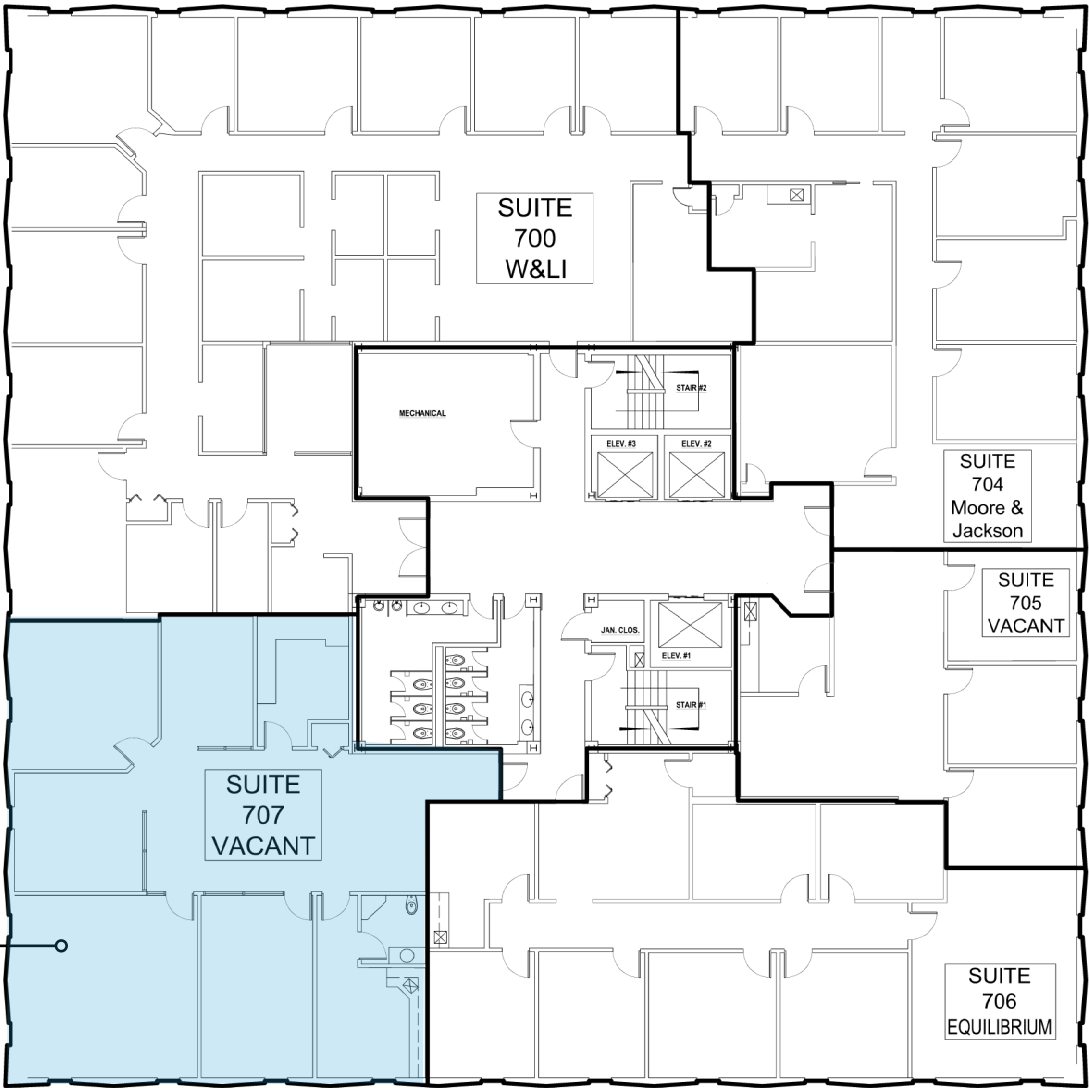




# FLOOR PLAN: 3RD FLOOR



# FLOOR PLAN: 7TH FLOOR



**Suite 707**  
2,564 sf available



# LOCAL BIRDSEYE



45



petco



EXXON

Hughes' Oceanic Gas & Service



E SEMINARY AVE

Galleria Shopping Center

SUBWAY Kung Fu 12 功夫十二

Rita's PLATOS CLOSET

KAISER PERMANENTE

SITE

ACCESS

ACCESS

YORK RD

38,420 AADT

45

GREENRIDGE RD

The Peppermill





# FOR MORE INFO **CONTACT:**



## **JOE BRADLEY**

SENIOR VICE PRESIDENT & PRINCIPAL

**410.494.4892**

**JBRADLEY@mackenziecommercial.com**



## **DYLAN BOZEL**

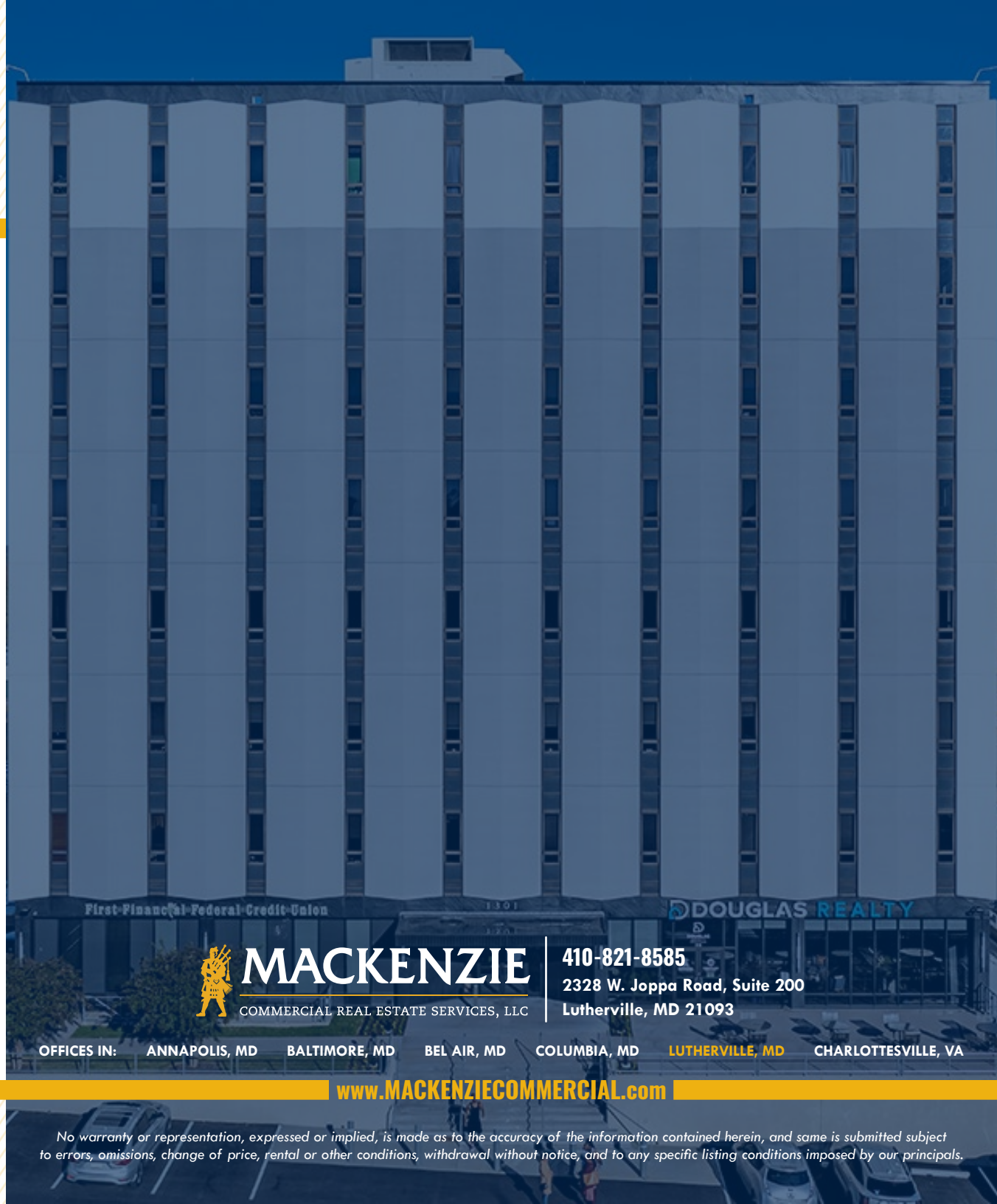
REAL ESTATE ADVISOR

**410.494.4896**

**DBOZEL@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



First Financial Federal Credit Union

1301

DOUGLAS REALTY



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

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

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