



# 1921 YORK ROAD

LUTHERVILLE-TIMONIUM, MARYLAND 21093

FOR  
LEASE



**SIGNAGE  
AVAILABLE**

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**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1921 York Road (Centrally located to 695 and I-83)
- Excellent Signage availability on Building
- 6 Private Offices, 2 Large Conference Rooms, Entry with Reception Area, Kitchen, 2 Baths and Parking. Large windows in all offices. New paint, carpet and hardwood flooring.
- New high efficiency AC units.
- Open to Short term Leases

AVAILABLE:

UNIT 4 (SECOND FLOOR)  
2,200 SF ±

BUILDING SIZE:

5,818 SF ±

YEAR BUILT:

1985

STORIES:

2

PARKING:

23 SURFACE SPACES

ZONING:

RO (RESIDENTIAL OFFICE)

RENTAL RATE:

\$16.50/SF, MODIFIED GROSS



GOOGLE STREET VIEW



# TRADE AREA MAP



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



3,885

40,366

80,159

## DAYTIME POPULATION



14,419

108,011

204,546

## AVERAGE HOUSEHOLD INCOME



\$165,338

\$143,158

\$148,016

## NUMBER OF HOUSEHOLDS



3,193

32,383

68,766

## MEDIAN AGE

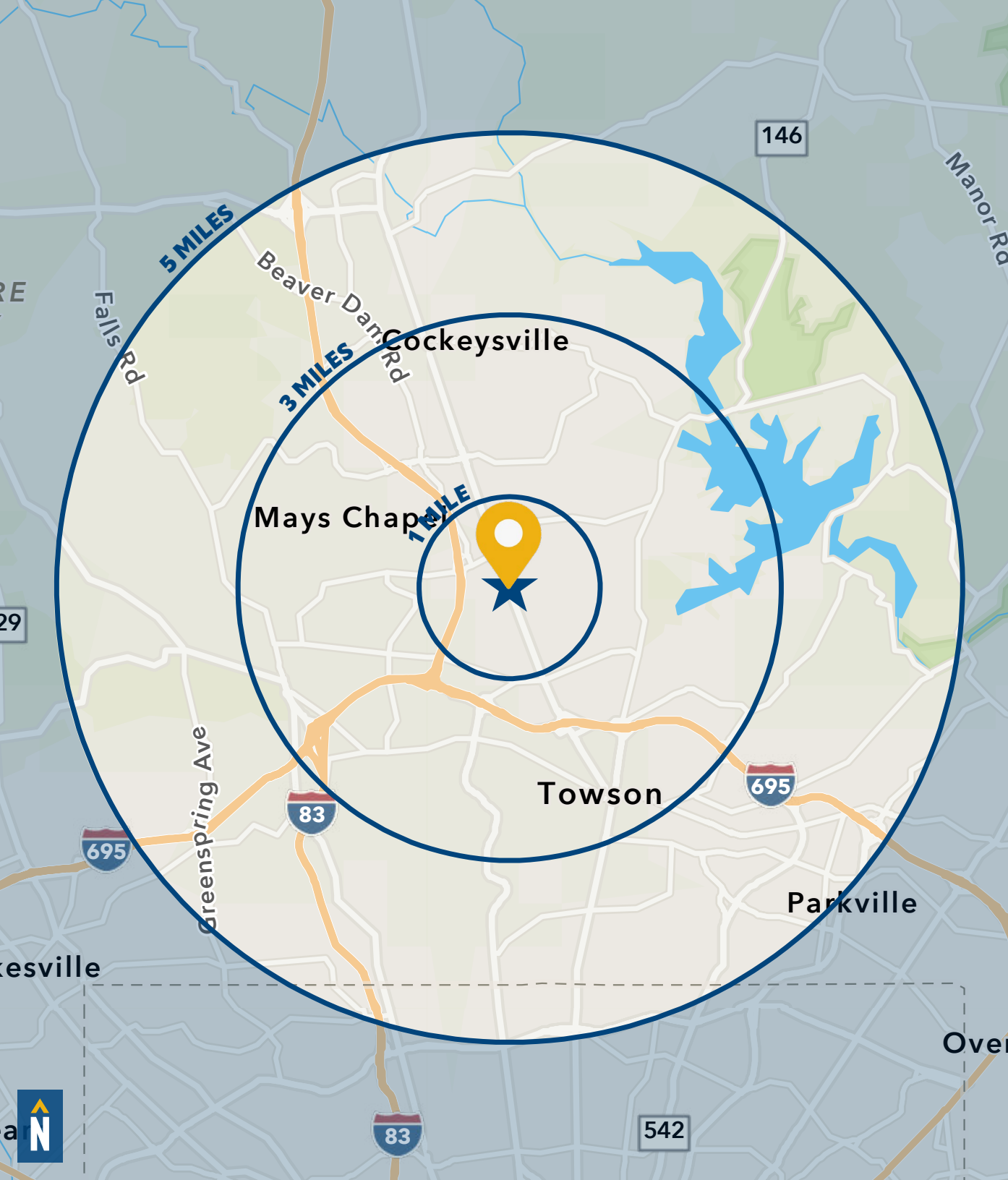


48.0

40.3

40.8

[FULL DEMOS REPORT](#)



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