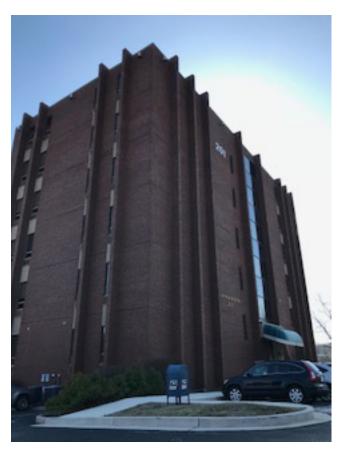
THE PADONIA BUILDING

201

WEST PADONIA ROAD

Timonium, MD 21093

NOI INCREASED & PRICE REDUCED TO \$4,500,000







PROPERTY HIGHLIGHTS

- + Seven story, 42,270 SF office building with fenced yard area
- + Centrally located between I-83 and York Road offering great access
- + Floor plates are 6,083 SF for single tenant
- + 12 tenants in building with one additional tenant taking the fenced lot and additional parking spaces
- + Six vacant spaces, four of which make up the entire 2nd floor, offering great potential for upside or owner/occupant's office

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



FOR SALE

Sale Price	\$4,500,000
Financial Information	Available upon receipt of signed confidentiality and non-disclosure agreement
Street Address	201 W. Padonia Road, Timonium, MD 21093
Submarket	Baltimore County, I-83 Corridor South
Location	Close proximity to I-83 and York Road; Public transportation, shopping, and restaurants nearby
Zoning	ML-R, Manufacturing Light/Restricted
Site/Building Size	2.81 AC, 42,270 SF, 12 tenants, six vacant spaces
Number of Stories	Seven (lower level plus six), 6,083 floor plates
Parking	3.30/1,000; 126 Surface Spaces plus fenced yard; 10 spaces leased on a MTM basis
Year Built	1971
Elevators	Two; \$350,000 modernization to be completed by October 31, 2018
Boiler System	Replaced in March 2017
HVAC	VAV boxes controlled by tenants, supplemental PTAC units

OFFERING MEMORANDUM AND FINANCIAL INFORMATION WILL BE PROVIDED UPON RECEIPT OF SIGNED SELLER'S CONFIDENTIALITY AGREEMENT.



CONTACT US

ALAN GRACE

First Vice President +1 410 244 3110 alan.grace@cbre.com

KETCH SECOR

First Vice President +1 410 244 3118 ketch.secor@cbre.com

