

# FOR LEASE

Baltimore County, MD

# 1215 YORK ROAD

LUTHERVILLE-TIMONIUM, MARYLAND 21093

**\$2 PSF  
BROKER  
BONUS!**

APPLICABLE TO  
LEASES SIGNED  
PRIOR TO  
12/31/20

## LOT SIZE

1.74 Acres

## BUILDING SIZE

25,709 sf

## AVAILABLE

- ▶ Ground Floor: Up to 9,172 sf
- ▶ 1st Floor: Up to 9,990 sf
- ▶ 2nd Floor: Up to 4,706 sf

## ZONING

OR 1 (Office Building - Residential)

## HIGHLIGHTS

- ▶ Signalized intersection
- ▶ Abundant surface parking
- ▶ Adjacent to newly renovated 1301 York (formerly Heaver Plaza)
- ▶ Easy access to I-695 and I-83
- ▶ Sought-after Lutherville-Timonium location near the heart of Towson, MD (Towson Town Center, Towson Square and the new Circle East and Towson Row projects)



STREET VIEW

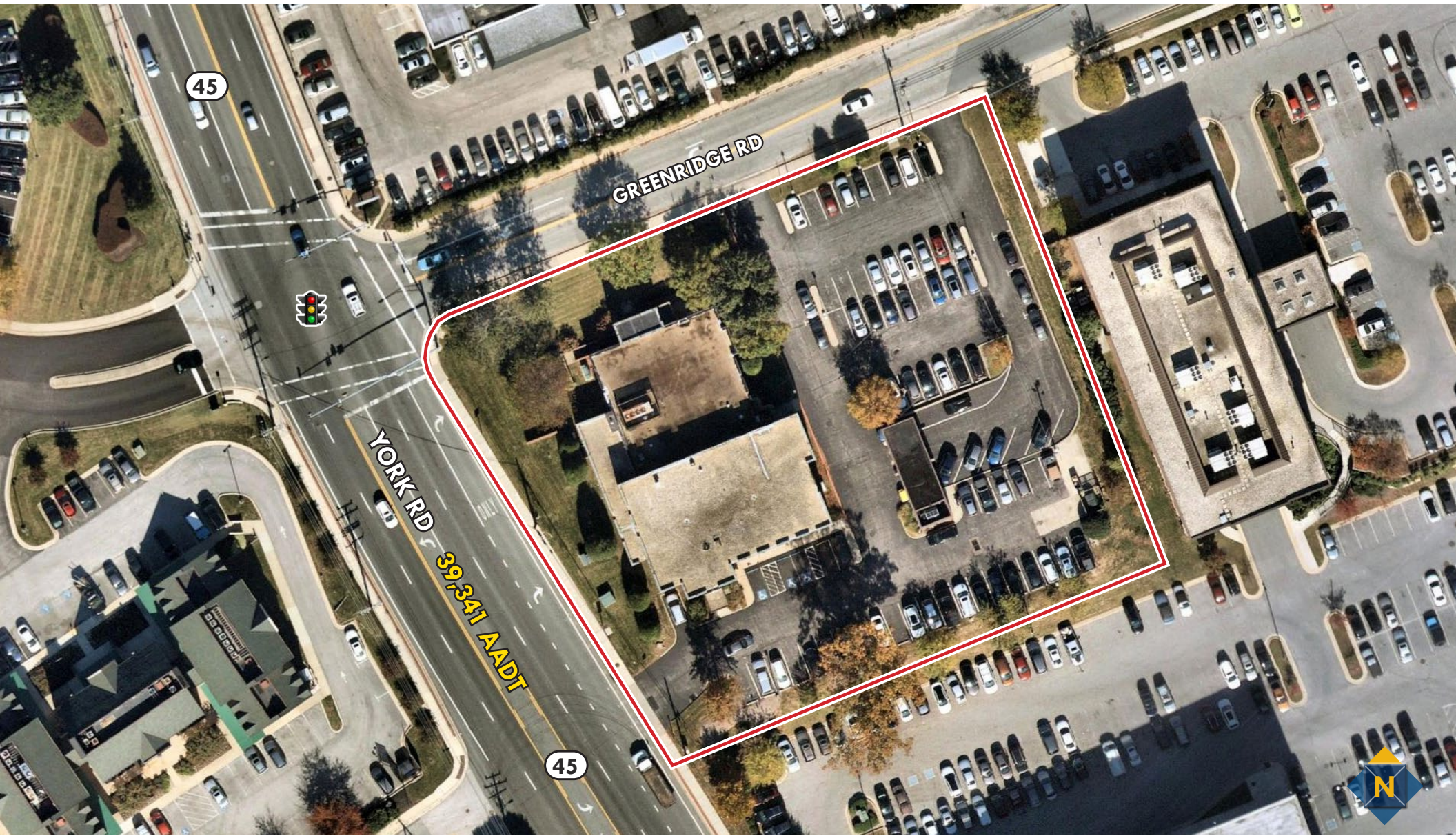


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# AERIAL

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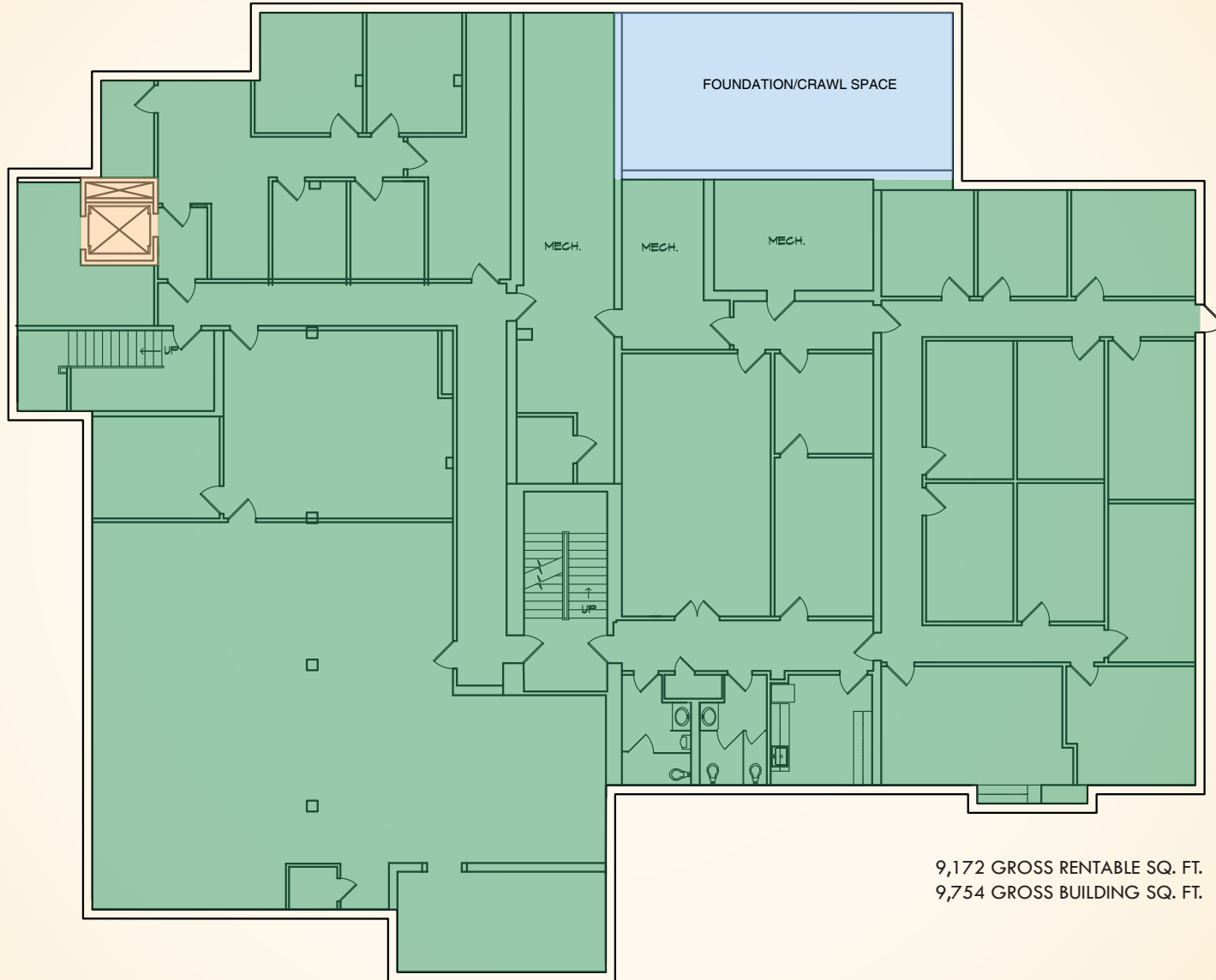
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# FLOOR PLAN: GROUND FLOOR

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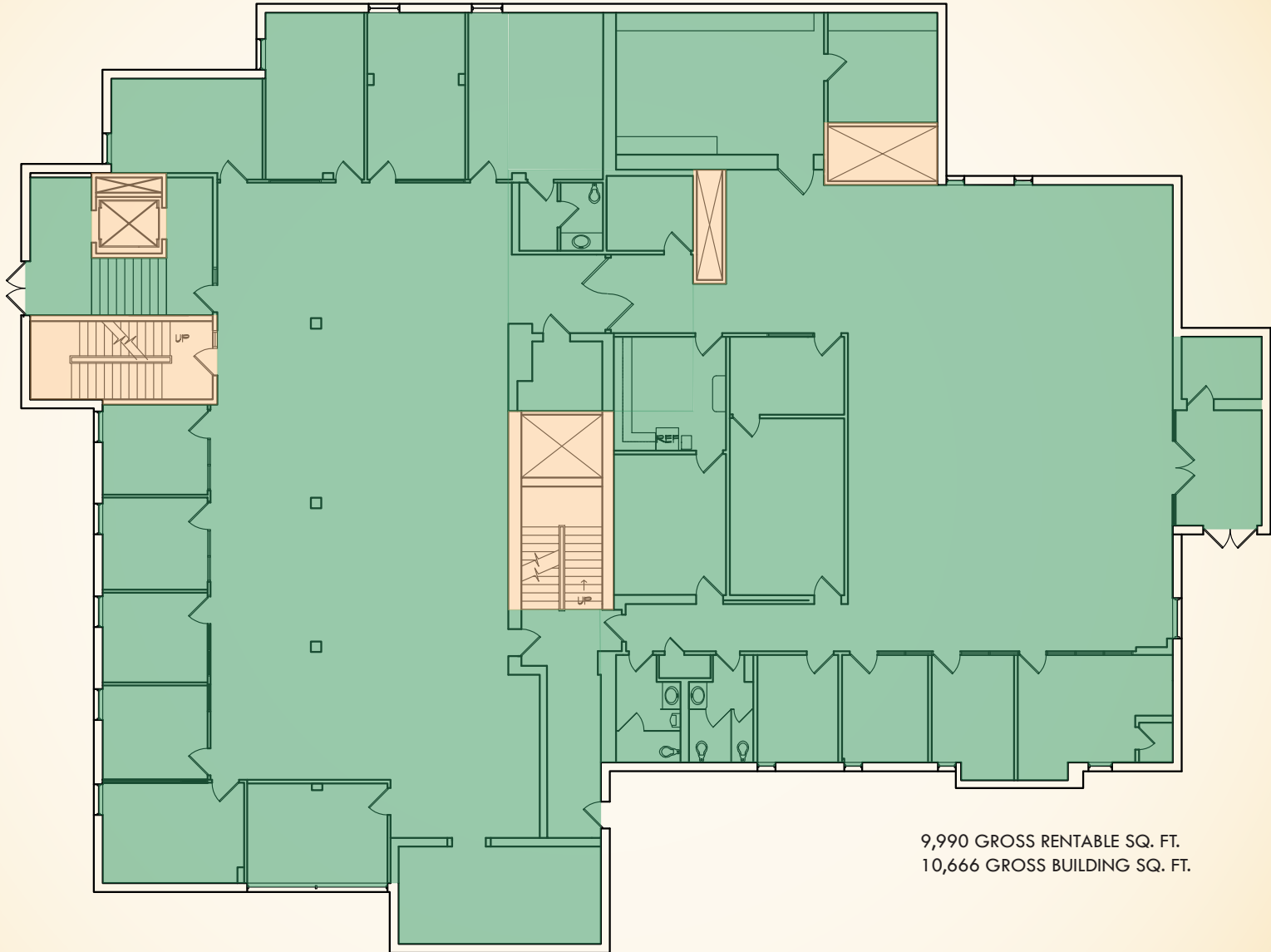
9,172 GROSS RENTABLE SQ. FT.  
9,754 GROSS BUILDING SQ. FT.

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# FLOOR PLAN: 1ST FLOOR

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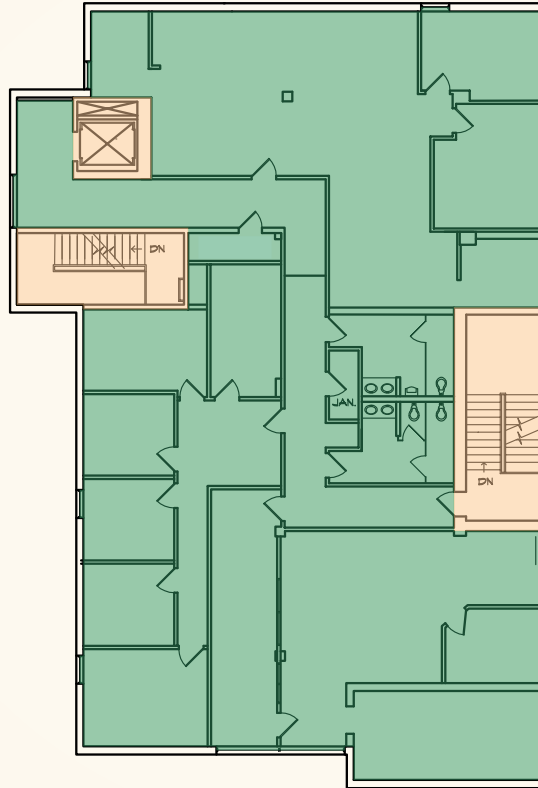
9,990 GROSS RENTABLE SQ. FT.  
10,666 GROSS BUILDING SQ. FT.

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# FLOOR PLAN: 2ND FLOOR

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4,706 GROSS RENTABLE SQ. FT.  
5,289 GROSS BUILDING SQ. FT.



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# BIRDSEYE

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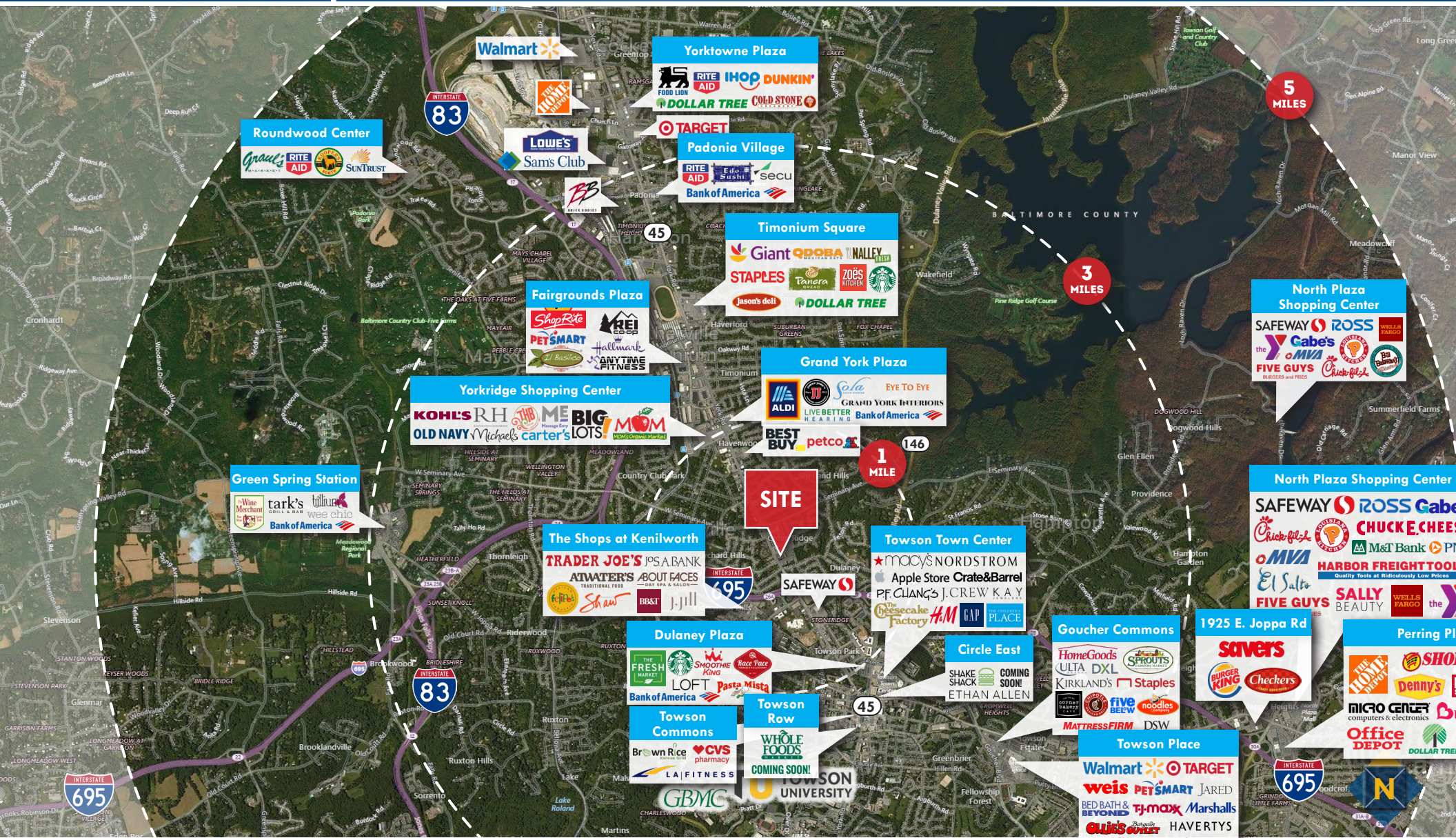


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# TRADE AREA

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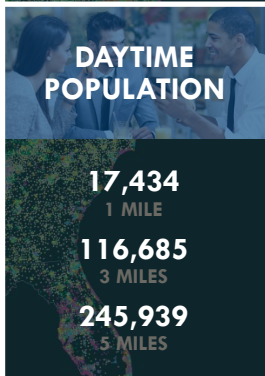
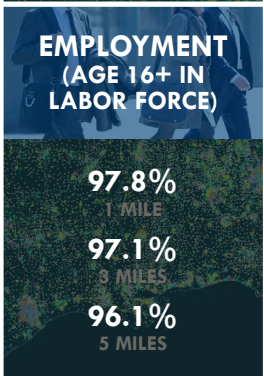
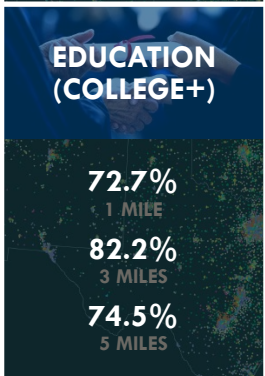
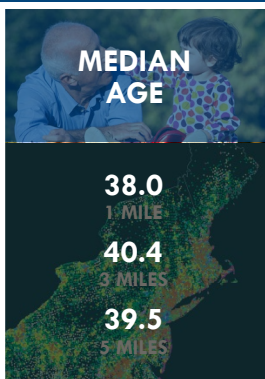
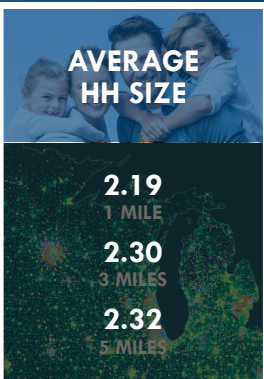
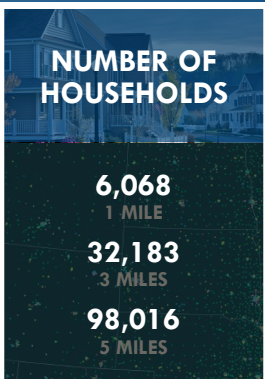
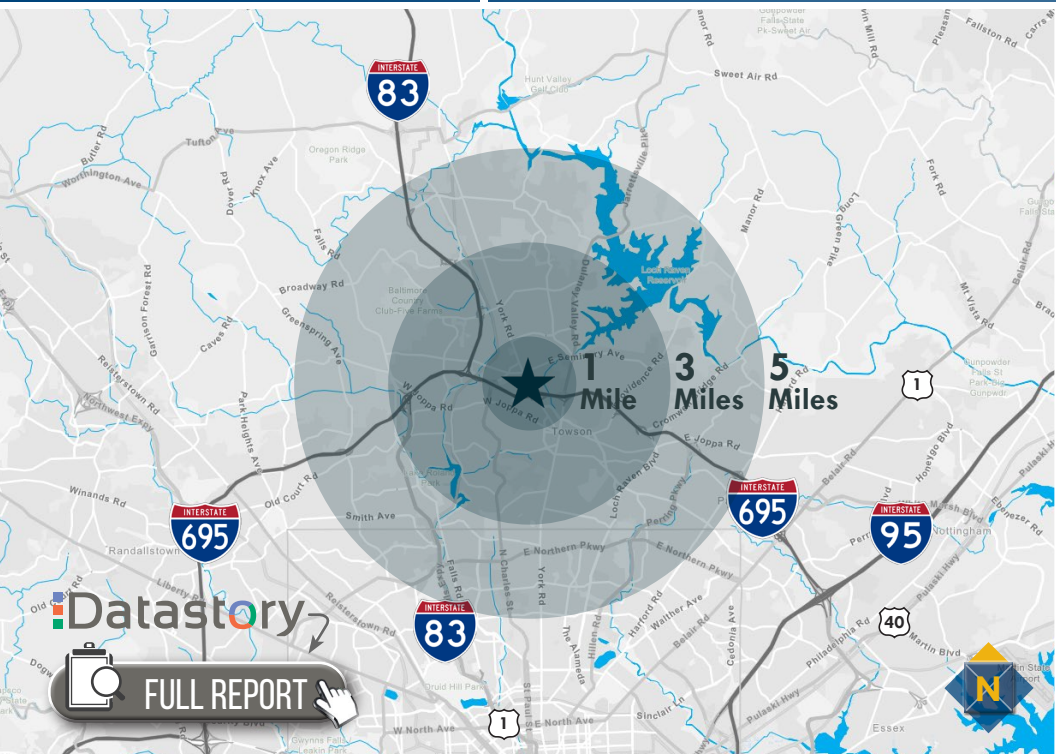


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# LOCATION / DEMOGRAPHICS

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**17%**  
**PLEASANTVILLE**

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2 MILES



LEARN MORE

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

**17%**  
**COLLEGE TOWNS**

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2 MILES



LEARN MORE

**2.14**  
AVERAGE HH SIZE

**24.5**  
MEDIAN AGE

**\$32,200**  
MEDIAN HH INCOME

**14%**  
**GOLDEN YEARS**

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2 MILES



LEARN MORE

**2.06**  
AVERAGE HH SIZE

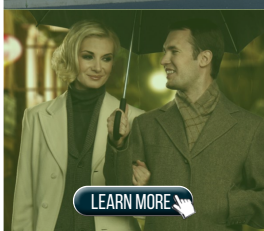
**52.3**  
MEDIAN AGE

**\$71,700**  
MEDIAN HH INCOME

**9%**  
**URBAN CHIC**

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2 MILES



LEARN MORE

**2.39**  
AVERAGE HH SIZE

**43.3**  
MEDIAN AGE

**\$109,400**  
MEDIAN HH INCOME