



## 2345 York Road

2345 York Road, Timonium, MD 21093



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License:



## 2345 York Road

\$16 - \$22 /SF/Year

2345 York Road is located on York Road, just south of the intersection with Padonia Road. This is a three story, elevator served, brick office building. The Landlord offers this space as Full Service, including daily cleaning, snow removal, utilities, taxes and insurance all being covered in the rent. The spaces for lease have been recently renovated and well maintained. The Tenants have access to a designated Property Manager for any needs that arise.

Total Space Available:	5,432 SF
Rental Rate:	\$16 - \$22 /SF/Year
Min. Divisible:	1,415 SF
Max. Contiguous:	2,131 SF
Property Type:	Office
Property Sub-type:	Office Building
Building Size:	25,000 SF
Building Class:	B
Lot Size:	1 AC

## Suite 100

Space Available	1,415 SF
Rental Rate	\$22 /SF/Year
Space / Lot Type	Office Building
Lease Type	Full Service
Date Available	Jan 2016
Lease Term	60 Months

Suite 100 is located at the main entrance to the building. It has glass door entrance, wood flooring and granite counter reception desk. Contains 3 large offices and a workroom. Upgraded interior pocket office doors with windows for natural light.

## Suite 302

Space Available	2,131 SF
Rental Rate	\$22 /SF/Year
Space / Lot Type	Office Building
Lease Type	Full Service
Date Available	Jan 2016
Lease Term	60 Months

This is premier space with York Road window views. This space is beautifully finished with 5/6 offices, conference room and kitchenette. Glass office doors provide natural light.

## Suite B12

Space Available	1,886 SF
Rental Rate	\$16 /SF/Year
Space / Lot Type	Office Building
Lease Type	Full Service
Date Available	Jan 2016

This is exceptional lower level space that is well lit and offers high end finishes. There are 6 offices, a kitchenette and a reception/work station area. Crown molding and chair rail throughout.



## 2345 York Road, Timonium, MD 21093

2345 York Road is located on York Road, south of Padonia Road. It is situated at the corner of York Rd. and East Main St. The building has excellent access to Interstate 83 (less than a mile) and Interstate 695 (less than 3 miles). It also is centrally located to many dining and shopping options along the York Road corridor.