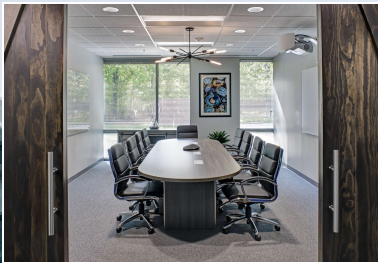


PROPERTY OVERVIEW

# TIMONIUM ONE

1966 GREENSPRING DRIVE, TIMONIUM, MD 21093



## Building Information

- One of Baltimore County's premier office buildings
- 162,173 SF Class A office building
- Easy access to I-83 and York Road with close proximity to the light rail system
- Full-service deli
- Full access to fitness center located in Timonium Two
- Community lounge with golf simulator coming soon
- Efficient floor plans (up to 29,000 SF) accommodating up to 18 corner offices per floor
- Impressive two-story marble lobby
- 9' clear ceiling height with premium parabolic light fixtures
- Card access security system
- Computer controlled HVAC system with variable air volume supply
- Four high-speed gear/traction elevators
- Ample parking ratio of 4.5/1000 SF
- On-site owner management provided by our partner Bavar Properties Group, LLC
- Comcast and FiOS service available



## Surrounding Amenities

- Baja Fresh
- Baltimore Coffee & Tea
- Basta Pasta
- Bertucci's
- BlueStone Restaurant
- Burger King
- Chili's
- Chipotle
- Dunkin Donuts
- Einstein Bros Bagels
- Hightopps Backstage Grille
- Jersey Mike's Subs
- Jimmy John's
- Maryland State Fairgrounds
- Michael's Cafe
- Mom's Organic Market
- Mother's North Grille
- Nautilus Diner
- Office Depot
- Panera Bread
- Pasta Blitz
- Qdoba Mexican Eats
- Radisson Hotel
- Red Roof Inn
- Ryleigh's Oyster
- Smoothie King
- Sonic Drive-In
- Starbucks
- Subway
- THB Bagels & Deli
- Yamato Sushi
- Zoe's Kitchen



# Site Plan

Timonium One

1966 Greenspring Drive

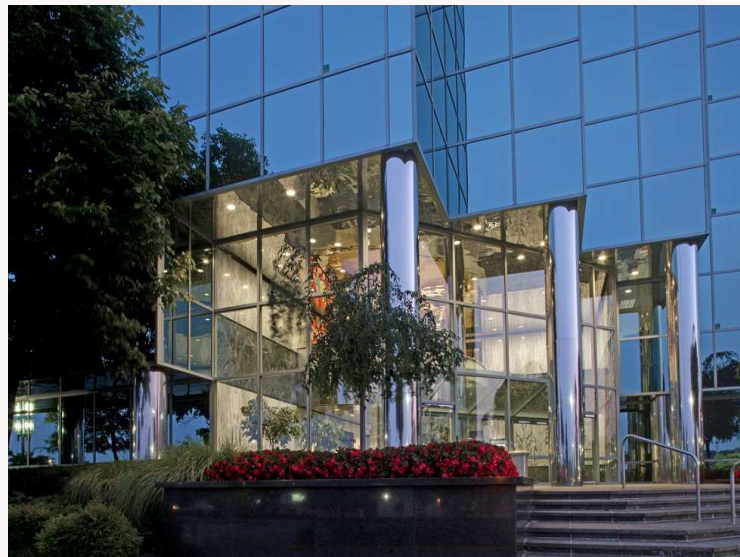
8 - Story Office

166,628 SF

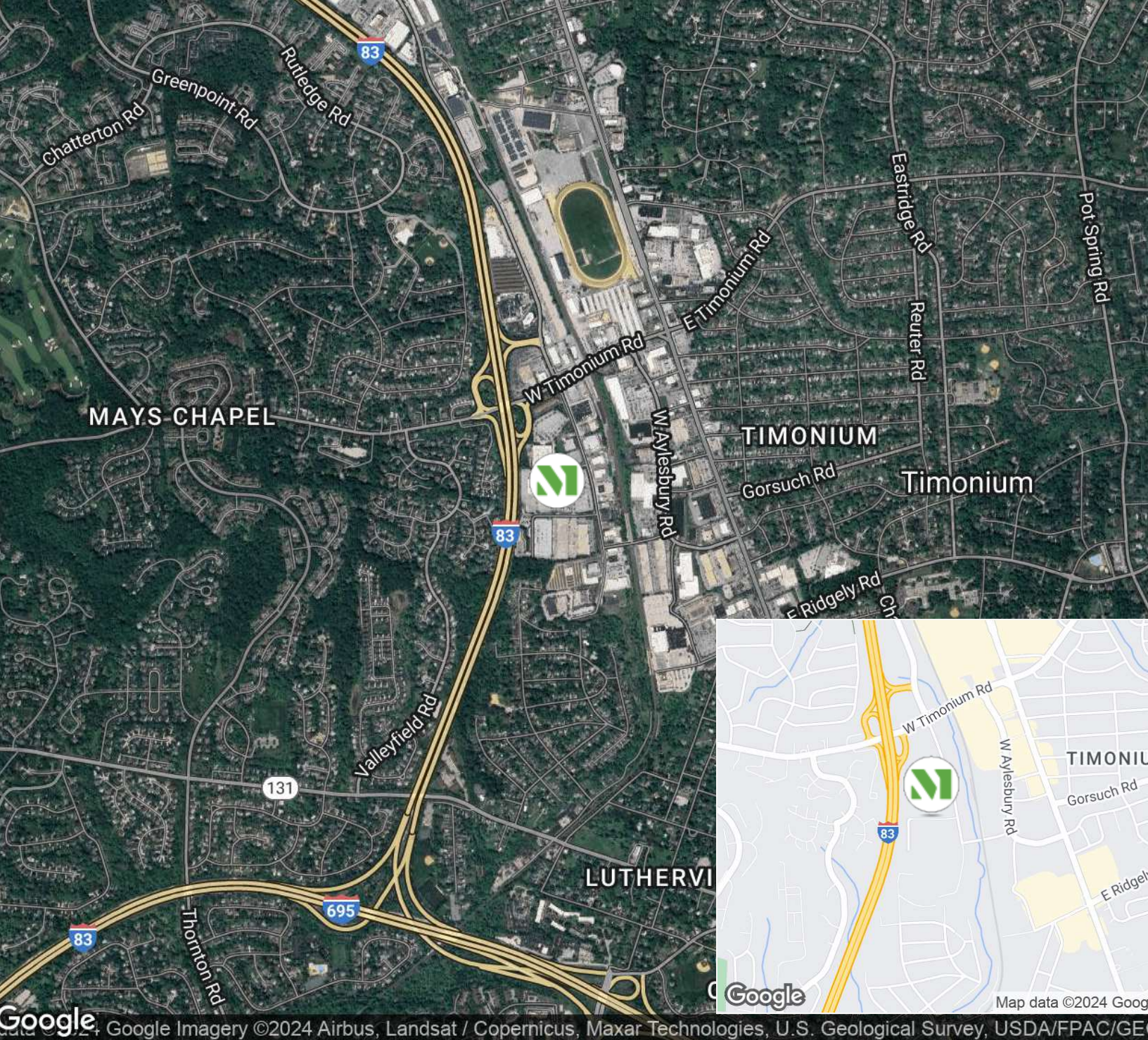


*“Merritt was incredibly accommodating. Doing business with a firm that - like ours - emphasizes integrity, quality and customer service was a pleasure.”*

**EDWARD J. NEMEC,**  
MANAGING PARTNER  
NEW YORK LIFE







## CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

**For additional information or to schedule a tour, contact:**

Whit Levering | Ashley Reimer | Lauren Lindsay

**[merrittproperties.com](https://merrittproperties.com)**

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

