

# OFFICE FOR LEASE ORCHARD SQUARE PROFESSIONAL CENTER

1212 York Rd, Lutherville, MD 21093

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## LISTING DATA

**AVAILABLE SF:** 3,242 SF  
**B301:** 1,635 SF  
**B302:** 1,611 F

## ECONOMIC DATA

**LEASE RATE:** Please call for more info

## PROPERTY INFORMATION

**COUNTY:** Baltimore  
**MARKET:** Baltimore  
**SUBMARKET:** Route 83 Corridor S

## BUILDING DATA

**TOTAL BUILDING SF:** 28,005 SF  
**ZONING:** RO

## PROPERTY OVERVIEW

Office space: 1,611 - 3,242 SF

## LOCATION OVERVIEW

- Located in Lutherville at a signalized intersection on York Road just off I-695 within close proximity to I-83, Towson, Medstar Health, Johns Hopkins, Greater Baltimore Medical Center, Mercy Medical Center, and the University of Maryland St. Joseph Medical Center.
- 38,392 cars per day.
- Numerous restaurants and retail amenities within close proximity.

## PROPERTY HIGHLIGHTS

- Third-floor office space
- Functional existing floor plan
- Potential for building signage on York Road
- Ample parking

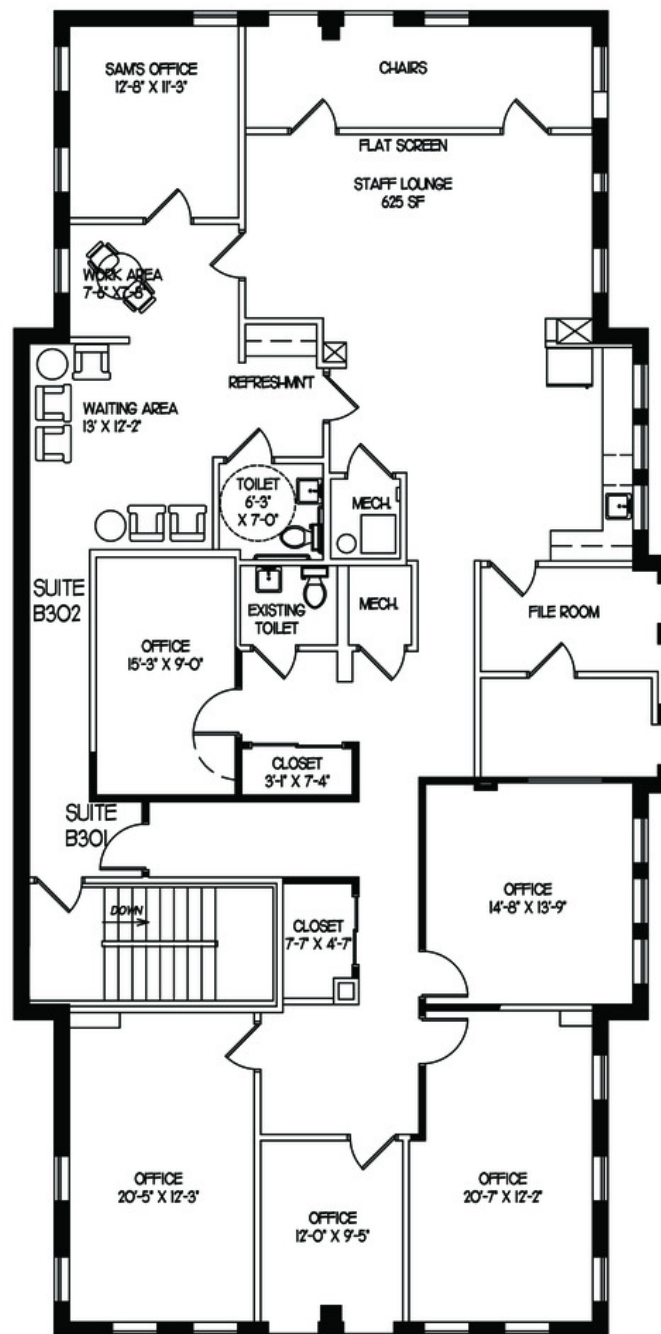
**Bill Harrison**  
Senior Vice President  
443.741.4045  
bharrison@lee-associates.com

**Ben Brooks**  
Senior Associate  
443.741.4053  
bbrooks@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR LEASE ORCHARD SQUARE PROFESSIONAL CENTER

1212 York Rd, Lutherville, MD 21093



B300 | 1,611-3,242 SF

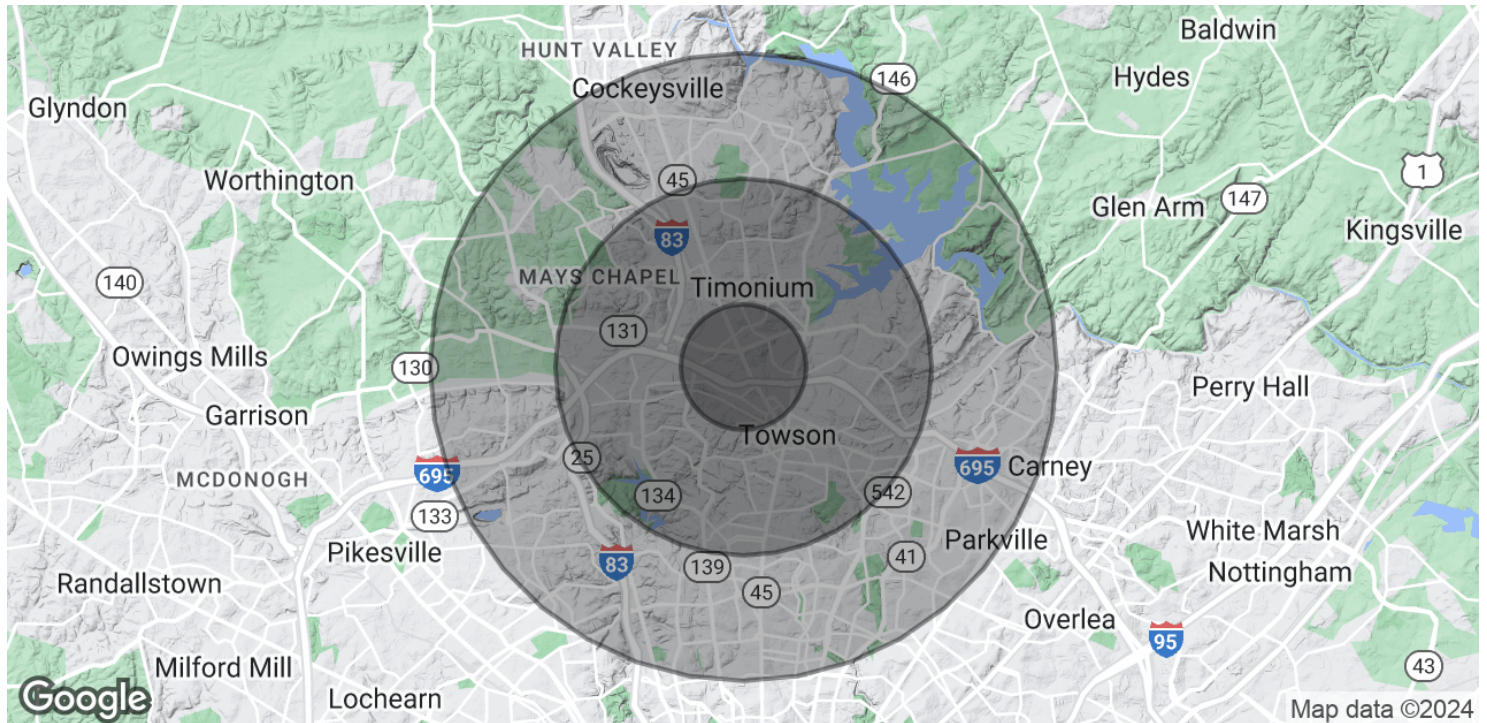
**Bill Harrison**  
Senior Vice President  
443.741.4045  
bharrison@lee-associates.com

**Ben Brooks**  
Senior Associate  
443.741.4053  
bbrooks@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR LEASE ORCHARD SQUARE PROFESSIONAL CENTER

1212 York Rd, Lutherville, MD 21093



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,995	88,747	251,462
Average age	37.8	40.0	38.5
Average age (Male)	35.8	38.3	36.9
Average age (Female)	38.3	41.5	39.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,314	34,566	102,665
# of persons per HH	2.6	2.6	2.4
Average HH income	\$84,368	\$103,225	\$91,852
Average house value	\$379,933	\$398,294	\$364,292

\* Demographic data derived from 2020 ACS - US Census

**Bill Harrison**  
Senior Vice President  
443.741.4045  
bharrison@lee-associates.com

**Ben Brooks**  
Senior Associate  
443.741.4053  
bbrooks@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.