

MEDICAL AND OFFICE FOR LEASE

ORCHARD SQUARE
PROFESSIONAL CENTER

MEDICAL 2,600 SF and
OFFICE 3,246 SF (divisible)

1212 York Rd, Lutherville,
MD 21093



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PROPERTY OVERVIEW OF MEDICAL COMPLEX

Medical complex space 2,600 SF

PROPERTY HIGHLIGHTS

- First-floor direct access
- Ample parking



Listing data
Available SF: 2,600 SF



Economic data
Lease rate: \$27.00 SF/yr (MG)



Property information
County: Baltimore
Market: Baltimore
Submarket: Route 83 Corridor S



Building data
Total Building SF: 28,005 SF
Zoning: RO

Tenant

Industry

Femi-Care Surgery Center

Health Care and Social Assistance

Mady and Mules Physical Therapy

Health Care and Social Assistance

Gastro Center of Maryland

Health Care and Social Assistance

CBT Baltimore

Health Care and Social Assistance

Greenspring Really Partners

Real Estate

L&H Business Consulting, LLC

Professional, Scientific, and Technical Services

Dan Flamholz

Real Estate

LOCATION OVERVIEW OF OFFICE

- Located in Lutherville at a signalized intersection on York Road just off I-695 within close proximity to I-83, Towson, Medstar Health, John's 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 OVERVIEW

Office space: 3,246 SF (The 3,246 SF of Office space can be easily demised as 2 suites if needed 1,635 SF & 1,611 SF)

PROPERTY HIGHLIGHTS

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



Listing data

Available SF: 3,246 SF



Property information

County: Baltimore
Market: Baltimore
Submarket: Route 83 Corridor S



Economic data

Lease rate: \$23.00 SF/yr MG



Building data

Total Building SF: 28,005 SF
Zoning: RO



FLOOR PLAN

MEDICAL

Lease information

Lease Type: MG
Lease Term: Negotiable
Total Space: 2,600 SF
Lease Rate: \$27.00 SF/yr

Available spaces

Suite

Whiteboxed

Size (SF)

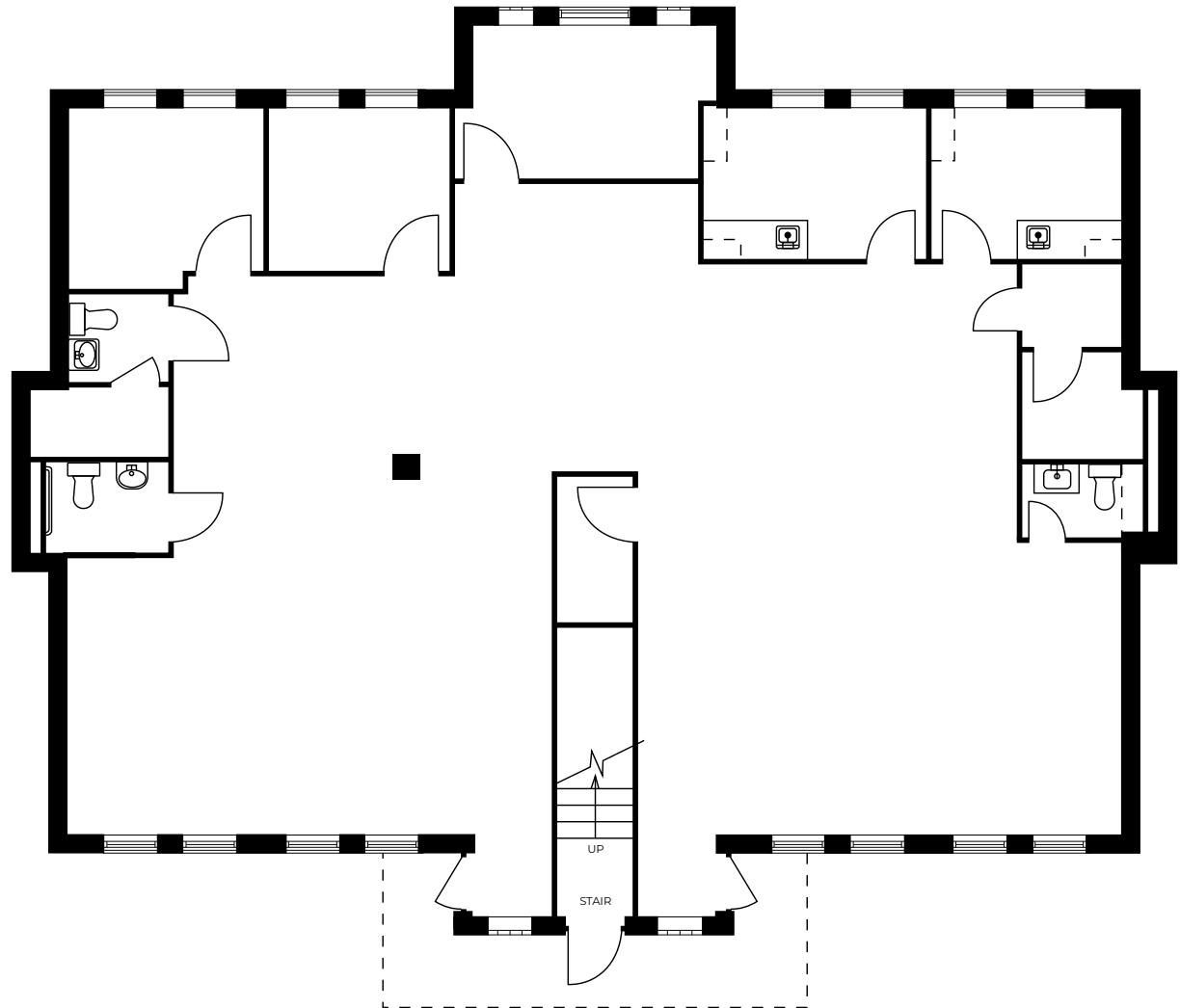
2,600 SF

Lease type

Modified gross

Lease rate

\$27.00 SF/yr

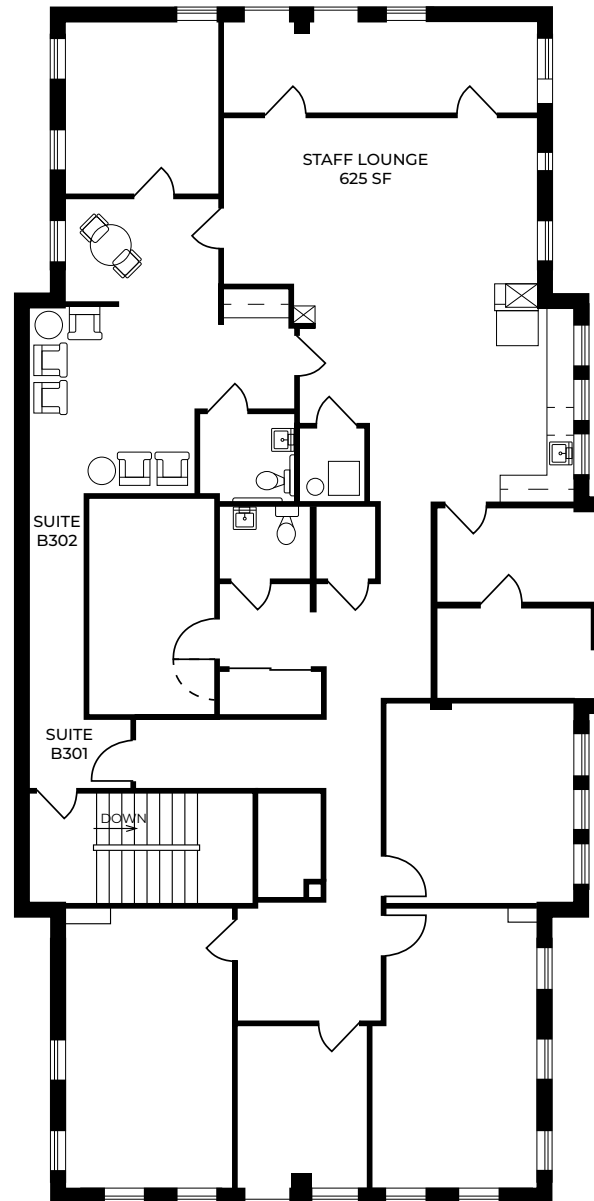


FLOOR PLAN

OFFICE

B300 | 3,246 SF

The 3,246 SF of Office space can be easily demised as 2 suites if needed 1,635 SF & 1,611 SF.

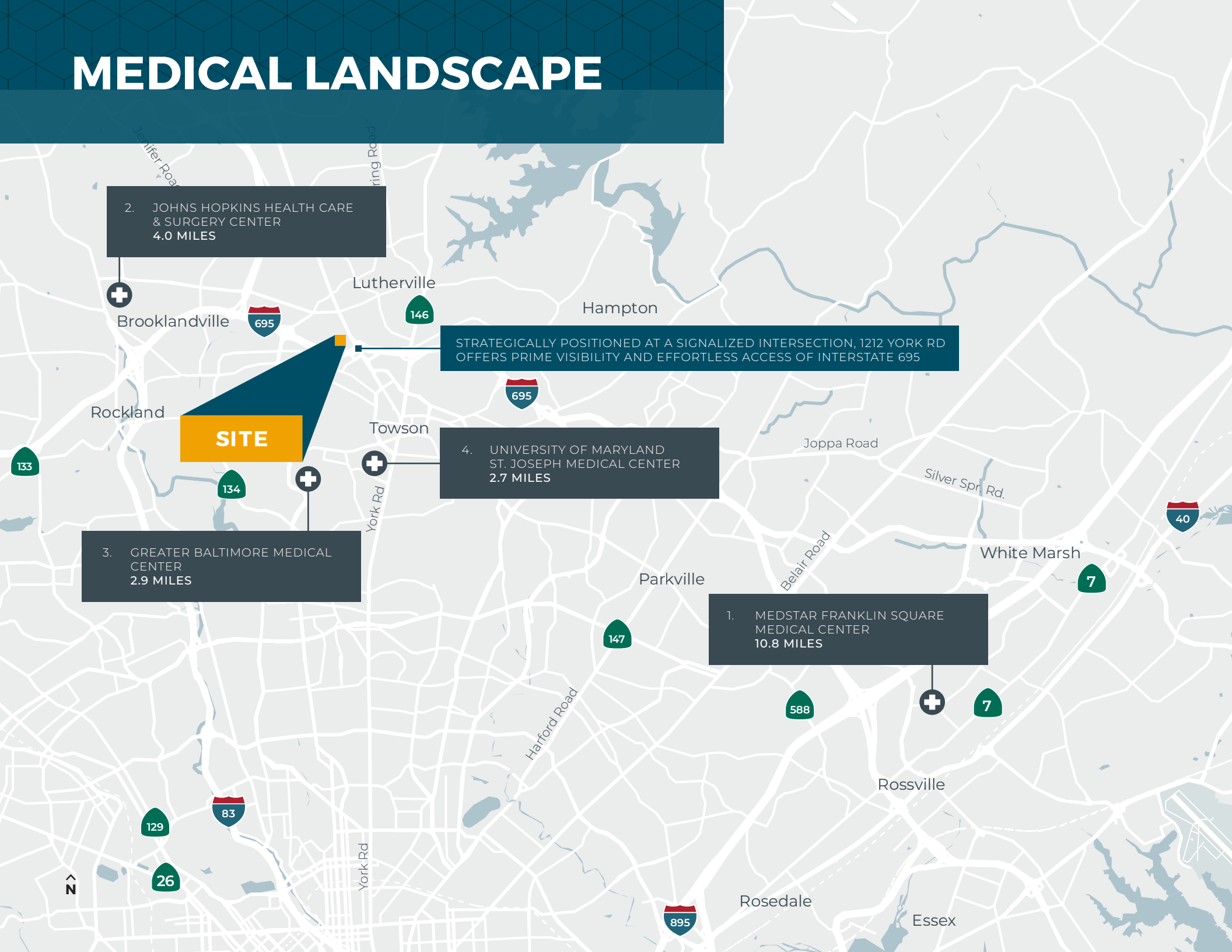


PHOTOS

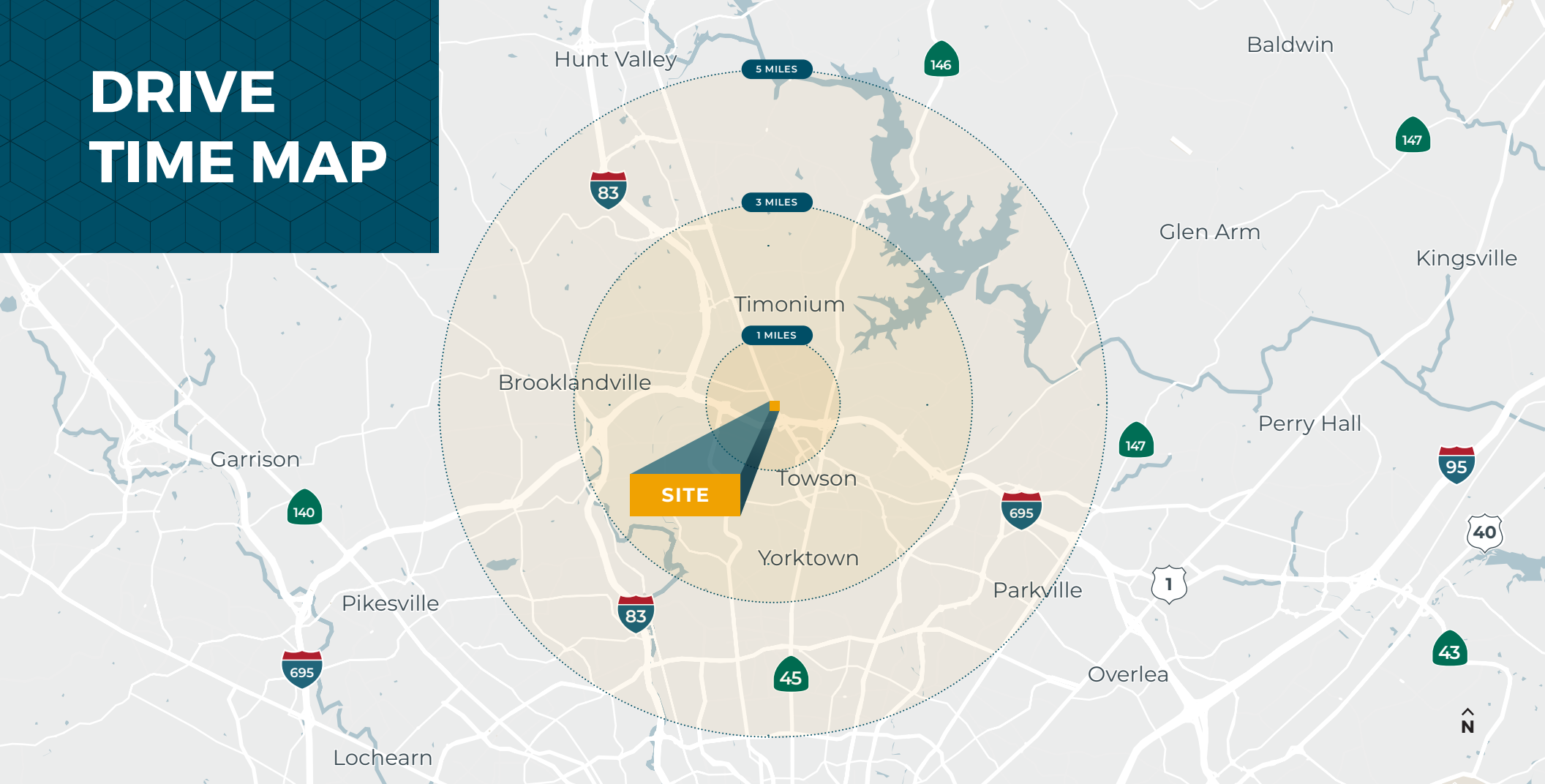
Office



MEDICAL LANDSCAPE



DRIVE TIME MAP



POPULATION

	1 MILES	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 MILES	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 - U.S., Census

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