



Deereco I  
9482 Deereco Rd  
Timonium, Maryland 21093

### Location Advantages

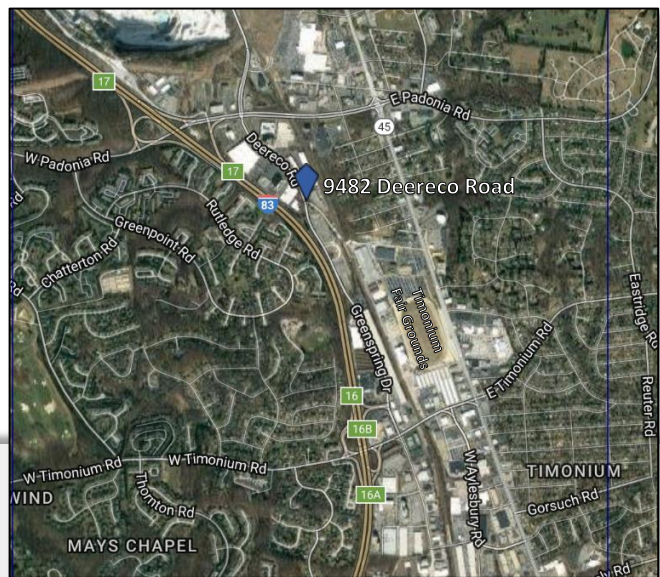
- Highly visible location fronting Deereco Road
- Close proximity to numerous retail amenities with easy access to I-83 and Padonia, Timonium, and York Roads
- Adjacent to Light Rail Stop and on Bus Route

### Property Features

- The Deereco I building is a 40,151 SF professionally owned and managed Flex building
- Excellent signage Opportunity
- Functional existing floor plan and finishes, move-in ready
- Ample parking and additional side street parking available
- Zoned ML-IM

For more information:

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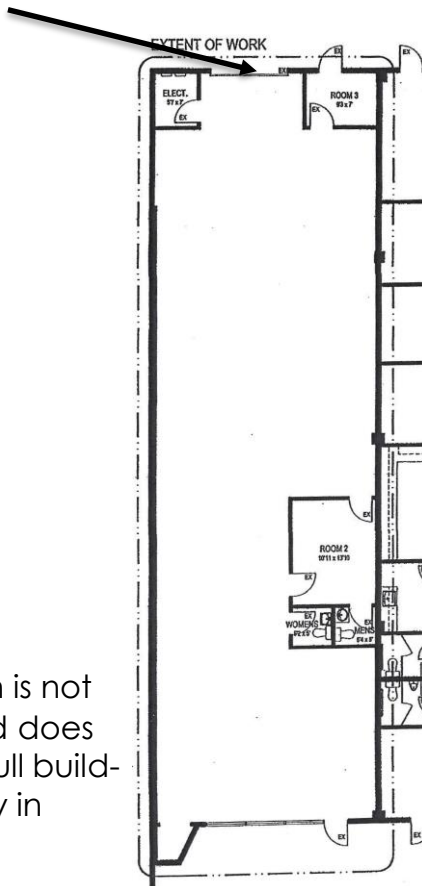
# For Lease

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## Available Suite

**Suite 9482** 2,850 SF

- Fully HVAC conditioned space with drop ceiling
- Functional layout with reception area, large open area, kitchen, 2 restrooms, and changing rooms
- Existing, large reception counter
- Overhead door



\*Floor Plan is not to scale and does not reflect full build-out currently in suite.



Suite Entrance



Reception



Large open area

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