



Gardner
Commercial
Realty

FOR LEASE

106 Old Padonia
Cockeysville, Maryland 21030



Office Available for Lease

- ~1,602 SqFt Second Floor
 - Below market rental rate!
 - Excellent condition and move-in ready
 - Functional floor plan with private restroom



Click Here for
Street View



© Copyright 2023 Gardner Commercial Realty, LLC. All Rights Reserved.

For additional information or to schedule a tour:



Tim Gardner, Broker
443.827.1321
Tim@GardnerCR.com

GardnerCR.com

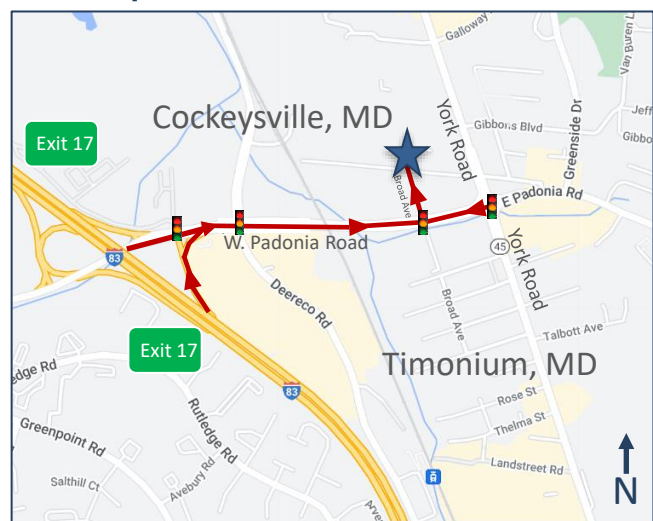
Aerial View



Property Features

- 106 Old Padonia is an ~6,500 SqFt Office / Medical building.
- Well maintained and managed
- Excellent signage opportunity
- Functional existing floor plans
- Timeless architecture
- Ample parking 4/1,000
- Zoned ML

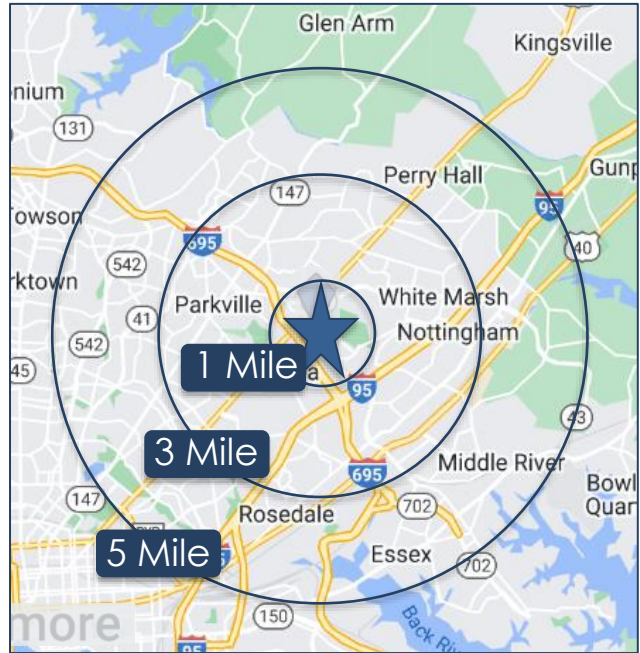
Map



Demographics



- Strong Baltimore County, Maryland demographics
- Highly visible & convenient location

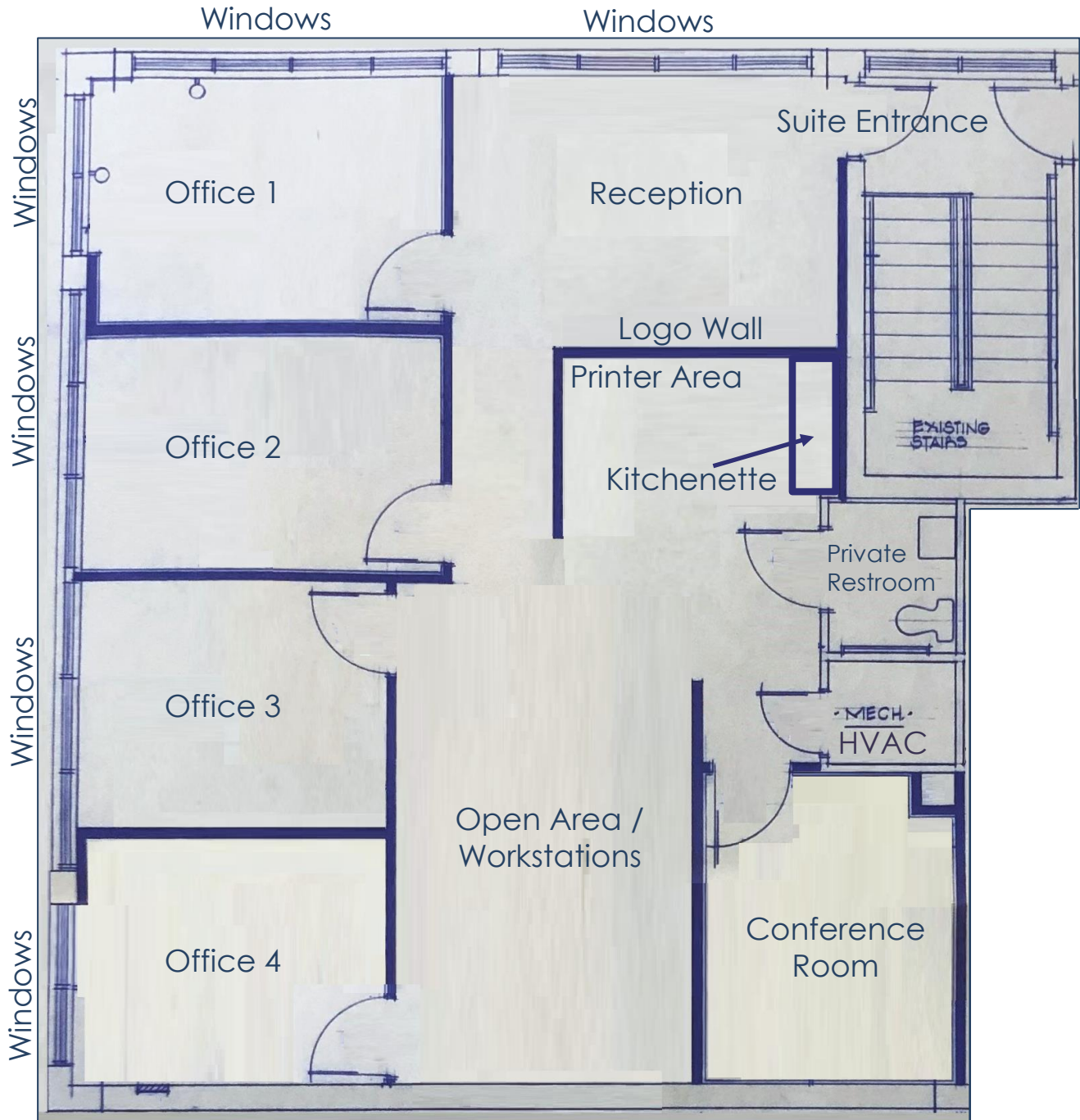


2022	1 Mile	3 Mile	5 Mile
Est. Population	10,148	122,094	305,257
Est. Households	4,116	49,779	305,257
Ave HH Income	\$89,687	\$91,582	\$87,300

* Source: CoStar Realty Information, Inc. 2022

Floor Plan Suite 2S

~1,602 SqFt



Note: Floor Plan is NOT to scale and for conceptual purposes only.

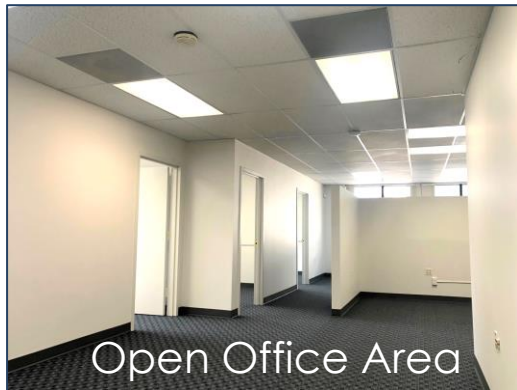
Interior Images



Suite Entrance



Corner Office



Open Office Area



Office



Restroom



106 Old Padonia
Cockeysville, Maryland 21030

FOR LEASE

For more information or to schedule a tour:



Tim Gardner, Principal, Broker
Gardner Commercial Realty
443.827.1321
Tim@GardnerCR.com
GardnerCR.com

© **Copyright** 2023 Gardner Commercial Realty, LLC. All Rights Reserved.

DISCLAIMER: Gardner Commercial Realty is the Exclusive Listing Broker and represents the Landlord of the Rossville Center property.

The information contained in this publication has been obtained from sources believed to be reliable. Gardner Commercial Realty makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent nor guarantee the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs.



GardnerCR.com