

BELTWAY PROFESSIONAL BUILDING

1134

**York Road
Retail / Office / Medical**

Lutherville/Timonium, Maryland 21093

Suite 308

~1,354 SF± AVAILABLE

Signage

YORK ROAD FRONTAGE

695 & I-83

IMMEDIATE BELTWAY ACCESS

Parking

FREE & UNRESERVED

— THE OPPORTUNITY

Premier accessibility and visibility at 695 & York Road.

The Beltway Professional Building is a three-story, approximately 17,000 SF± office / medical / retail building at the intersection of 695 and York Road, with excellent signage opportunity for tenants.

Use **Retail / Office / Medical**

Suites **Fully built-out, direct access**

Building **Elevator served**

Zoning **BL, allows for a multitude of uses**

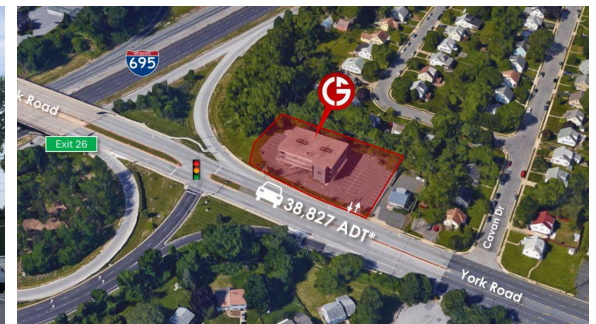
Signage **Building tower & LED pylon screen**



— THREE-STORY PROFESSIONAL BUILDING



— LED PYLON ON YORK ROAD



— AT THE 695 INTERCHANGE • EXIT 26

— **LOCATION ADVANTAGES**

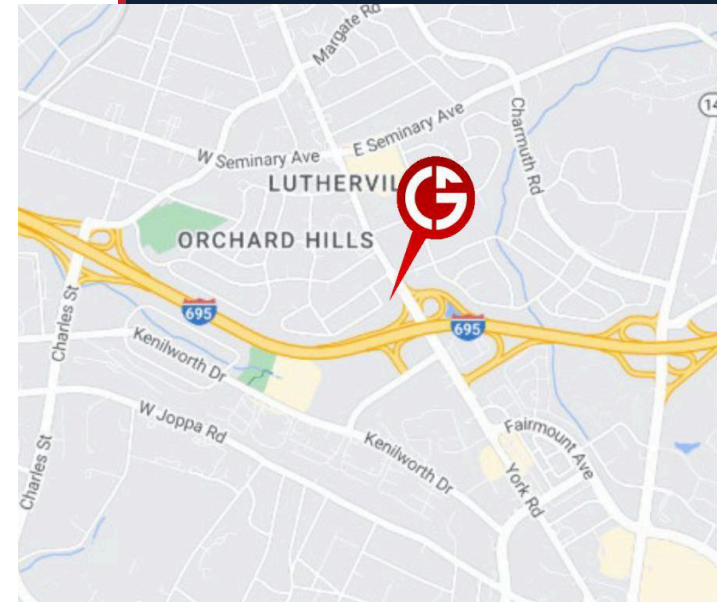
Highly visible & strategic location between Towson and Timonium.

York Road frontage at the 695 interchange (Exit 26) with convenient access to I-83

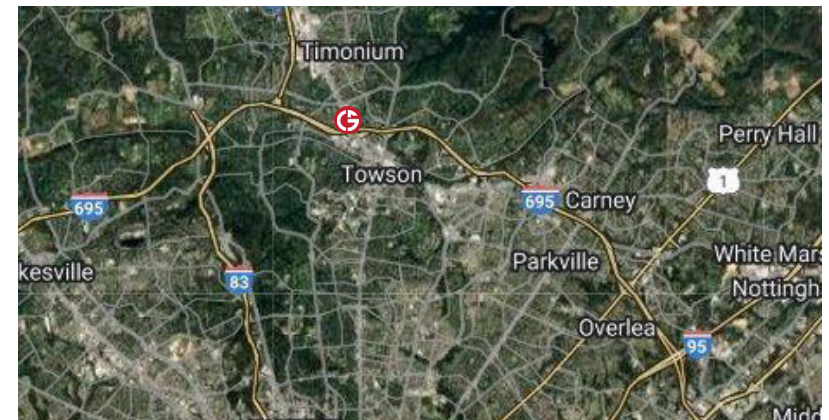
High daily traffic exposure with building tower and LED pylon screen signage

Minutes from Towson, Timonium, and the full York Road retail corridor

Owned & managed by Gardner Commercial Realty



— **YORK ROAD & 695 • EXIT 26**



— **CENTRAL TO BALTIMORE COUNTY**

— AVAILABLE • THIRD FLOOR

Suite 308

Area ~1,354 SF±

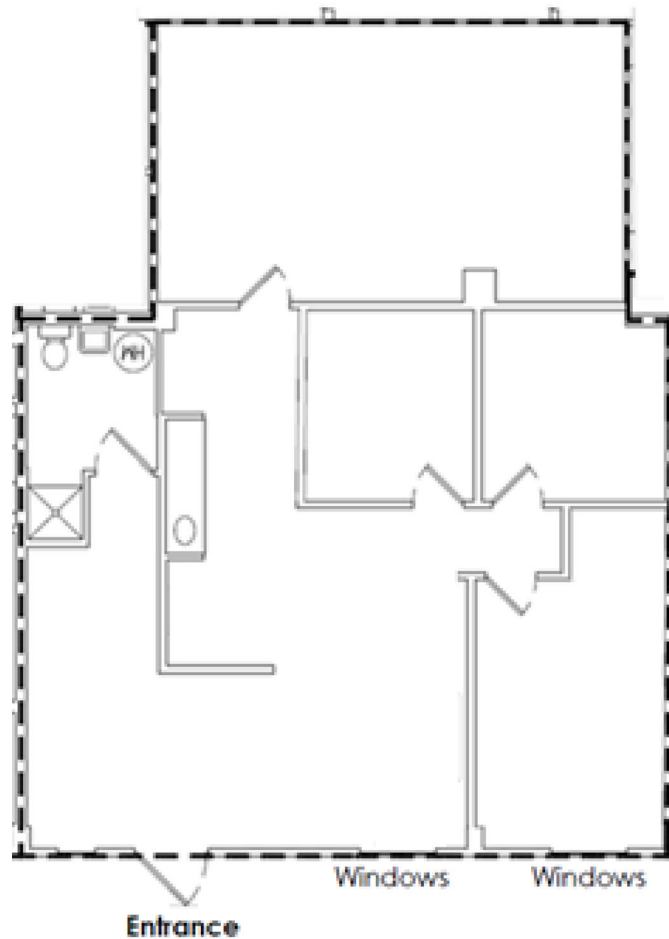
Level Third floor, elevator served

Condition Fully built-out, direct access

Windows Large windows, full glass suite entry door

Note: floor plan is NOT to scale and is for conceptual purposes only.

Tim Gardner, Owner / Broker
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CLICK TO VIEW

Virtual Tour

Walk the suite in 3D →

my.matterport.com/show/?m=hhXGpuXpgcg

— Interior photography follows on the next two pages.

— SUITE 308 • ~1,354 SF± —



— EXTERIOR ENTRANCE



— INTERIOR VIEW OF ENTRANCE

— **SUITE 308 • ARRIVAL & ENTRY**

Full glass entry off a covered walkway.

Direct third-floor entry from the covered exterior walkway, with a full glass suite door. Inside, private offices open off a central hall.



— OFFICE 1 • WINDOW



— VIEW OF OFFICES

— **SUITE 308 • ~1,354 SF±**



— LARGE ROOM



— KITCHENETTE

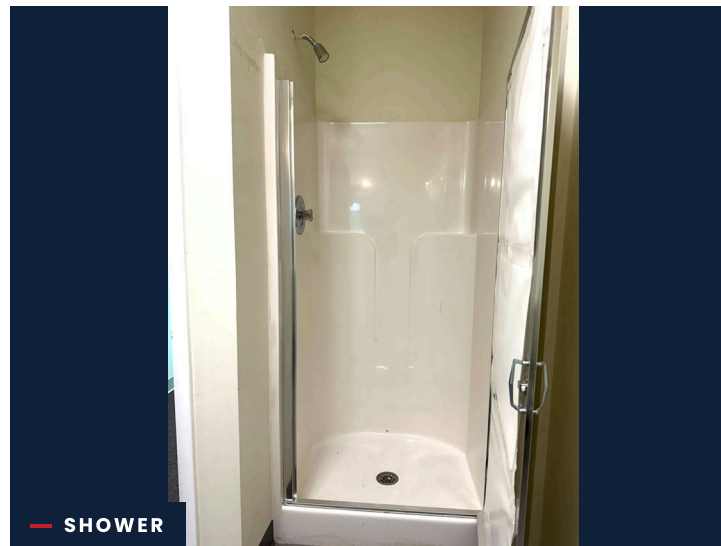
— **SUITE 308 · ROOMS & AMENITIES**

**Open room,
kitchenette, private
restroom with a
shower.**

A large open room anchors the suite. A full kitchenette runs along one wall, and the private restroom includes a shower, rare at this size.



— RESTROOM



— SHOWER

— **SUITE 308 · ~1,354 SF±**

For more information or to schedule a tour

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