

40 York Road  
Towson, Maryland 21204



For more information or to  
schedule a tour:

 Gardner Commercial Realty

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## Property Features

40 York Road is an excellent opportunity ***purchase or lease*** quality, high-end Office space in Towson, Maryland.

- 8,129 SF Class "A" Office Condominium
- Full floor unit, encompassing the entire 4<sup>th</sup> floor
- Completely renovated in 2006/2007
- Many high-end finishes. Functional floor plan. Excellent window-line. Move-in ready.
- On-site Parking Garage offers free parking for employees and customers
- Elevator served building
- Retail Amenities: Seasons Pizza Bar/Restaurant/Liquor Store and Anytime Fitness

- High-end Finishes
- Towson Location
- York Rd Signage
- Parking Garage

- Property Type Office
- Status Sale
- Availability 8,129 SqFt
- Occupancy ~90 days
- Zoning BM (Business Major)
- Parking Onsite Parking Garage
- Signage Building and Pylon Signage
- Elevator Two (2)

FOR SALE or LEASE

40 York Road

Towson, Maryland 21204

## Location Advantages

Prominently situated on York Road just north of the Towson Bypass, 40 York Road's convenient location enables easy access to:

- Towson University
- Baltimore Co. Offices & Courthouses
- Towson Core
- And numerous amenities



Located across  
the street!



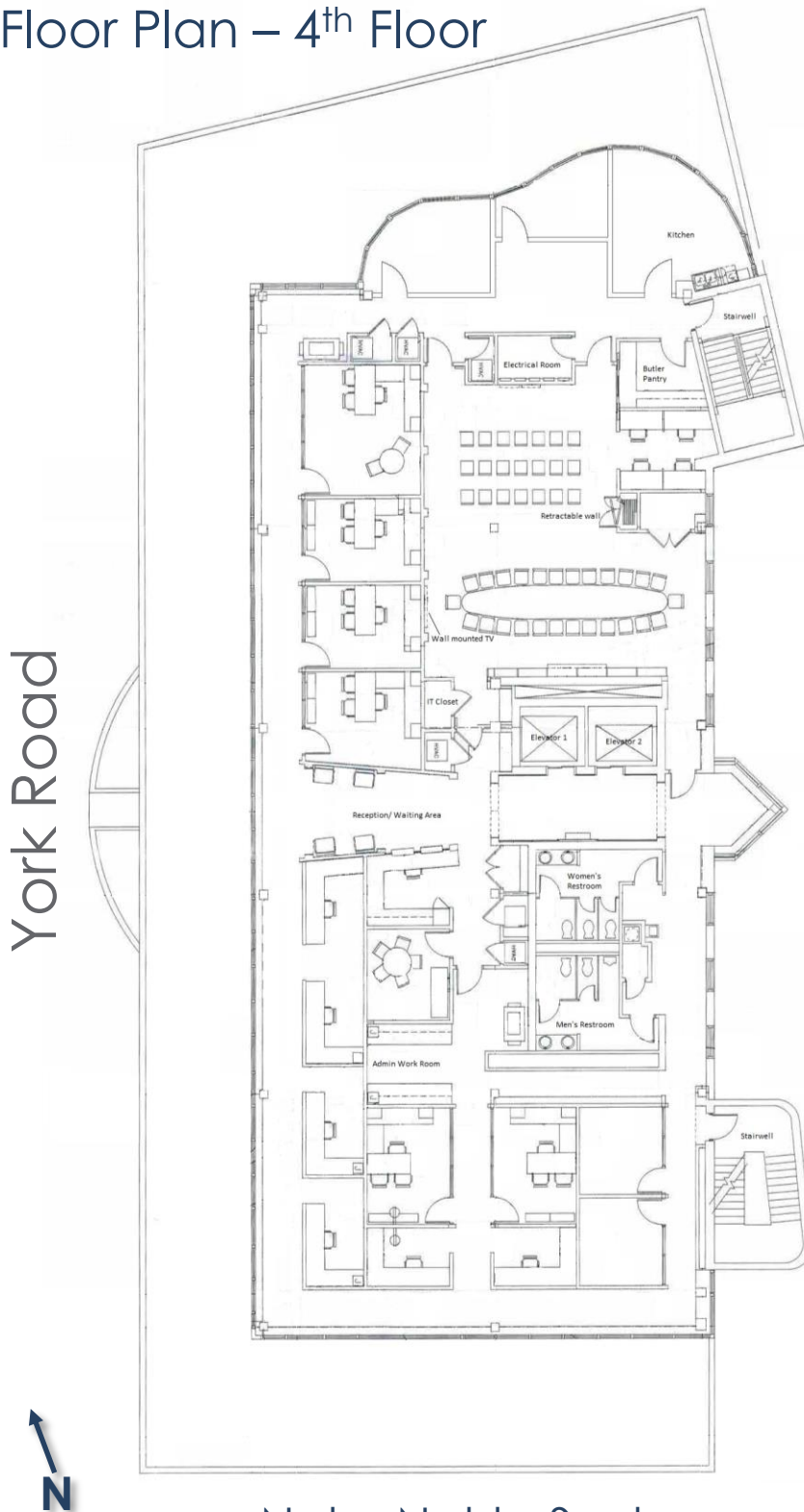
Click Here For  
Street View



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## Floor Plan – 4<sup>th</sup> Floor



Note: Not to Scale

- Class "A" Office Space for Sale or Lease
- Floor Plan can be subdivided to accommodate large and small tenants
- Flexible Suite sizes

Parking  
Garage  
(located behind building)

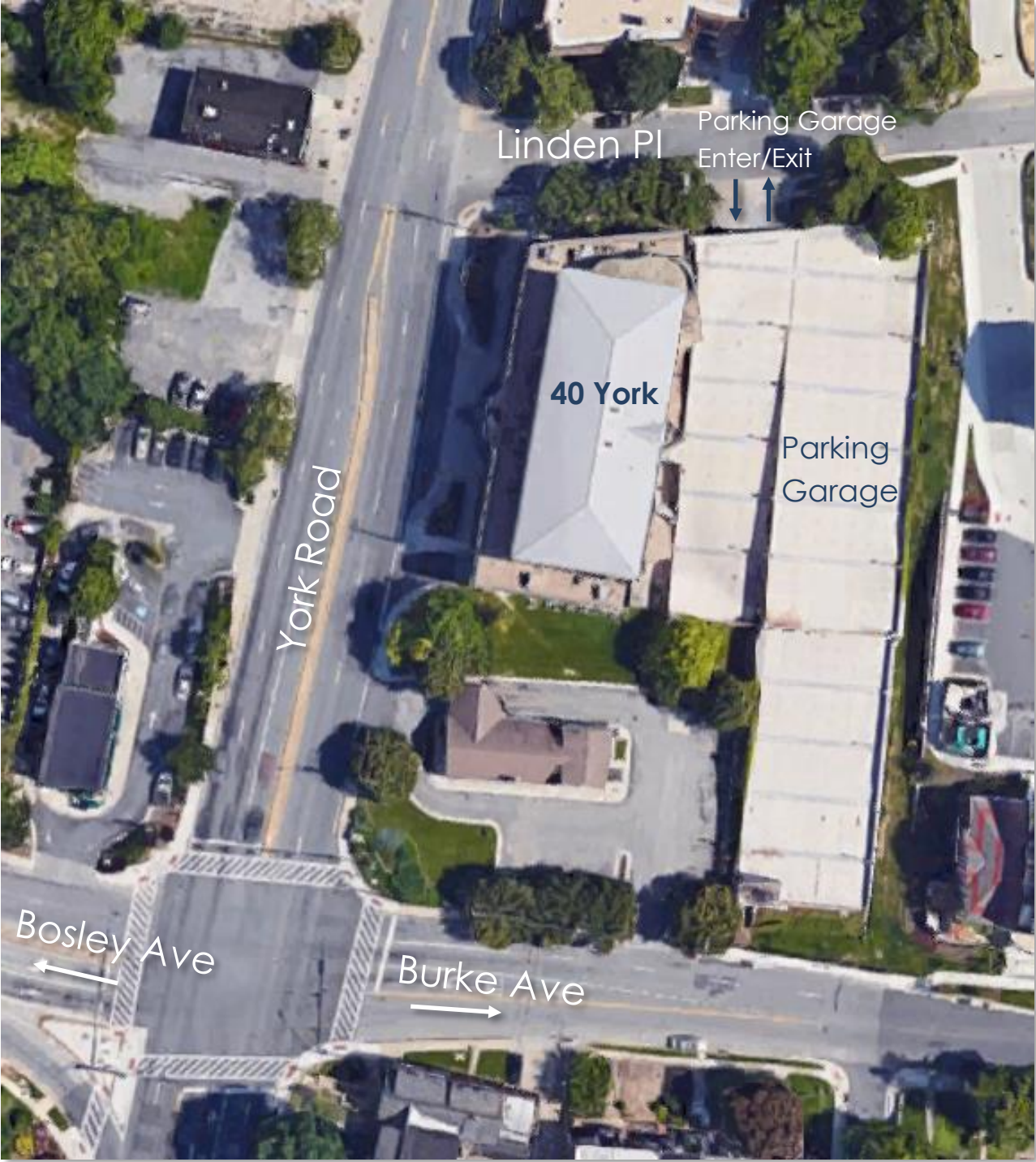


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Aerial Building View



Note: Not to Scale

FOR SALE or LEASE

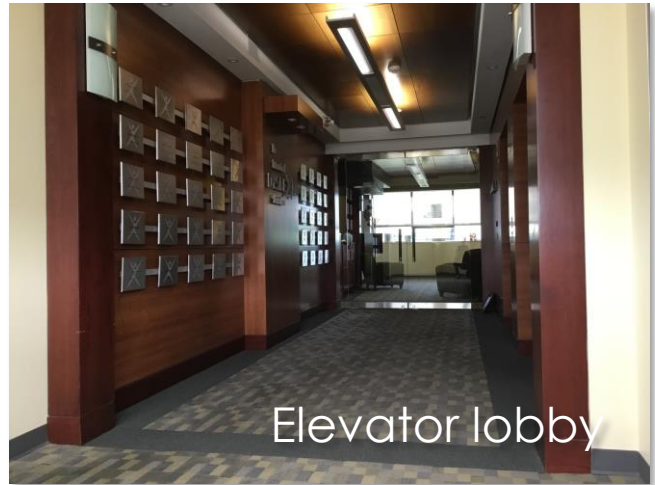
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Interior Images



Reception waiting area



Elevator lobby



Conference room



Office



Built-in workstations



Kitchen



# Demographic Summary Report

## 40 York Rd, Towson, MD 21204

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **41,000 SF**  
 Typical Floor: **7,376 SF**

Total Available: **37,123 SF**  
 % Leased: **75.23%**  
 Rent/SF/Yr: **\$17.27**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	24,390		123,017		317,198	
2020 Estimate	23,899		123,938		323,524	
2010 Census	20,796		123,270		335,821	
Growth 2020 - 2025	2.05%		-0.74%		-1.96%	
Growth 2010 - 2020	14.92%		0.54%		-3.66%	
<b>2020 Population by Hispanic Origin</b>	1,345		5,552		13,493	
<b>2020 Population</b>	23,899		123,938		323,524	
White	17,940	75.07%	73,523	59.32%	185,801	57.43%
Black	3,603	15.08%	39,937	32.22%	108,422	33.51%
Am. Indian & Alaskan	55	0.23%	289	0.23%	874	0.27%
Asian	1,655	6.92%	7,012	5.66%	20,591	6.36%
Hawaiian & Pacific Island	18	0.08%	94	0.08%	198	0.06%
Other	627	2.62%	3,083	2.49%	7,639	2.36%
U.S. Armed Forces	116		189		294	
<b>Households</b>						
2025 Projection	9,084		49,554		128,437	
2020 Estimate	8,824		49,873		130,954	
2010 Census	7,273		49,286		135,700	
Growth 2020 - 2025	2.95%		-0.64%		-1.92%	
Growth 2010 - 2020	21.33%		1.19%		-3.50%	
Owner Occupied	3,845	43.57%	29,372	58.89%	80,532	61.50%
Renter Occupied	4,979	56.43%	20,500	41.10%	50,422	38.50%
<b>2020 Households by HH Income</b>	8,822		49,874		130,951	
Income: <\$25,000	1,879	21.30%	8,278	16.60%	20,831	15.91%
Income: \$25,000 - \$50,000	1,395	15.81%	8,472	16.99%	23,276	17.77%
Income: \$50,000 - \$75,000	1,299	14.72%	8,084	16.21%	22,158	16.92%
Income: \$75,000 - \$100,000	819	9.28%	6,121	12.27%	17,104	13.06%
Income: \$100,000 - \$125,000	1,027	11.64%	4,901	9.83%	13,216	10.09%
Income: \$125,000 - \$150,000	623	7.06%	3,923	7.87%	9,645	7.37%
Income: \$150,000 - \$200,000	891	10.10%	4,210	8.44%	10,858	8.29%
Income: \$200,000+	889	10.08%	5,885	11.80%	13,863	10.59%
<b>2020 Avg Household Income</b>	\$97,333		\$102,371		\$99,424	
<b>2020 Med Household Income</b>	\$71,810		\$75,421		\$73,991	

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