

# FOR LEASE

1134 YORK RD | BELTWAY PROFESSIONAL BUILDING

YORK 1134 ROAD

**Painting with Twist**  
**Birthday Parties**  
**(443) 652-3710**

BALTIMORE CENTER OF ADVANCED DENTISTRY Gary H. Bauman, D.D.S., M.S.	Dennis Bell, L. Ac. ACUPUNCTURIST Bonnie L. Culbertson, D.D.S. Comfort Keepers.
I & B STUDIO	Maryland Health Care Clinic, Inc Senator Chris West
BALTIMORE BEAUTIES PERMANENT MAKEUP STUDIO Anchor Home Premier Residential Community	Love at First Sight 30-40 MINUTES
OFFICES FOR LEASE 43.279.2200	IDEAL PROTEIN Painting with Twist

ENTRY BEFORE RAMP



Owned & managed by



**RETAIL/ OFFICE / MEDICAL | 1134 YORK ROAD, LUTHERVILLE/TIMONIUM, MD**

**GARDNER**  
commercial realty  
GardnerCR.com | 443 732 3200

For additional information, or to schedule a tour:  
Tim Gardner, Owner, Broker  
(o) 443-585-3888 (m) 443-827-1321  
Tim@GardnerCR.com

# **PROPERTY HIGHLIGHTS**

## **BELTWAY PROFESSIONAL BUILDING**

1134 York Road, Lutherville/Timonium, Maryland 21093

The Beltway Professional Building is a three story, approximately 17,000 square foot, Office/ Medical/ Retail building at the intersection of 695 and York Road. Premier location with excellent signage opportunity for Tenants.

### **AVAILABLE**

- Suite 308 ~1,354 SF

### **HIGHLIGHTS**

- Highly visible & strategic location w/ convenient access to 695 & I-83
- Elevator served
- Fully built-out, direct access suites
- Zoning BL – allows for a multitude of uses
- Free and unreserved Parking

### **SIGNAGE OPPORTUNITY**

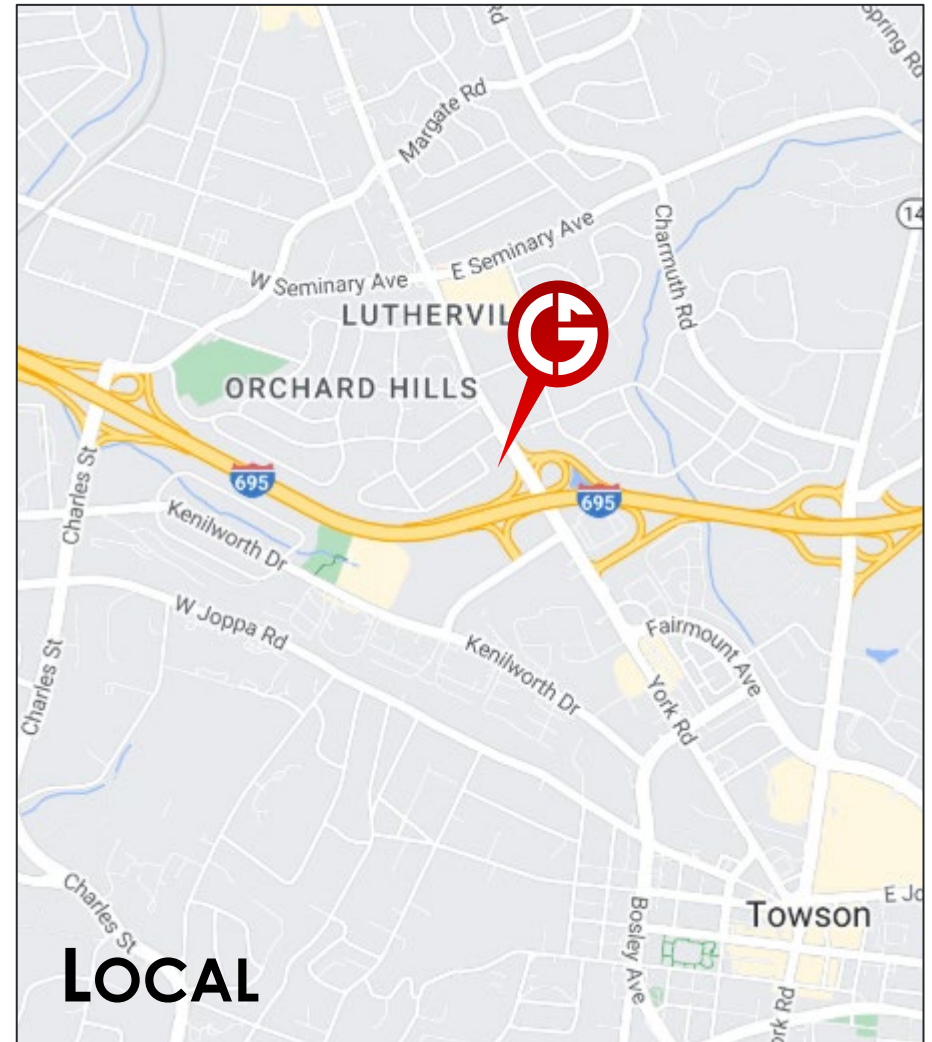
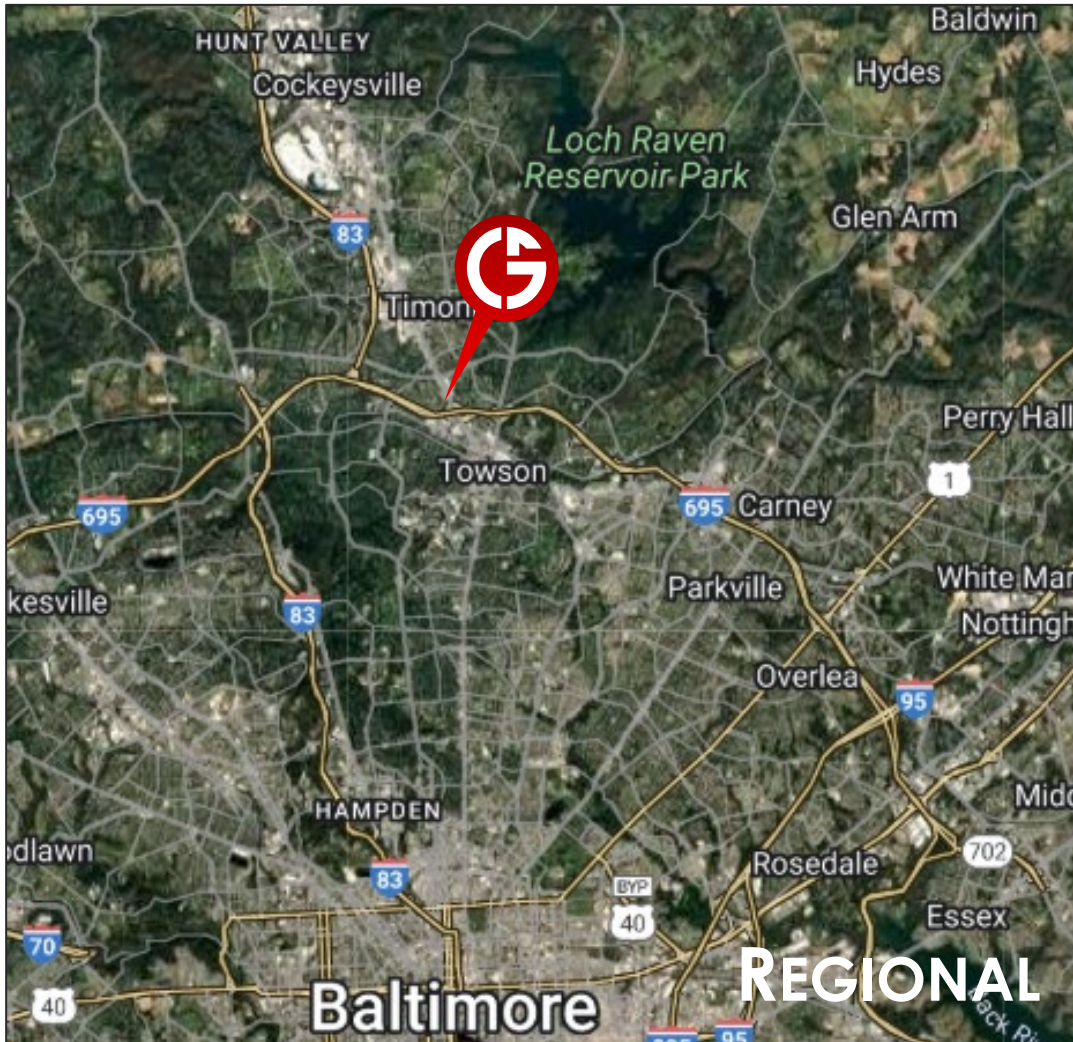
- York Road Frontage
- Building tower and LED pylon screen

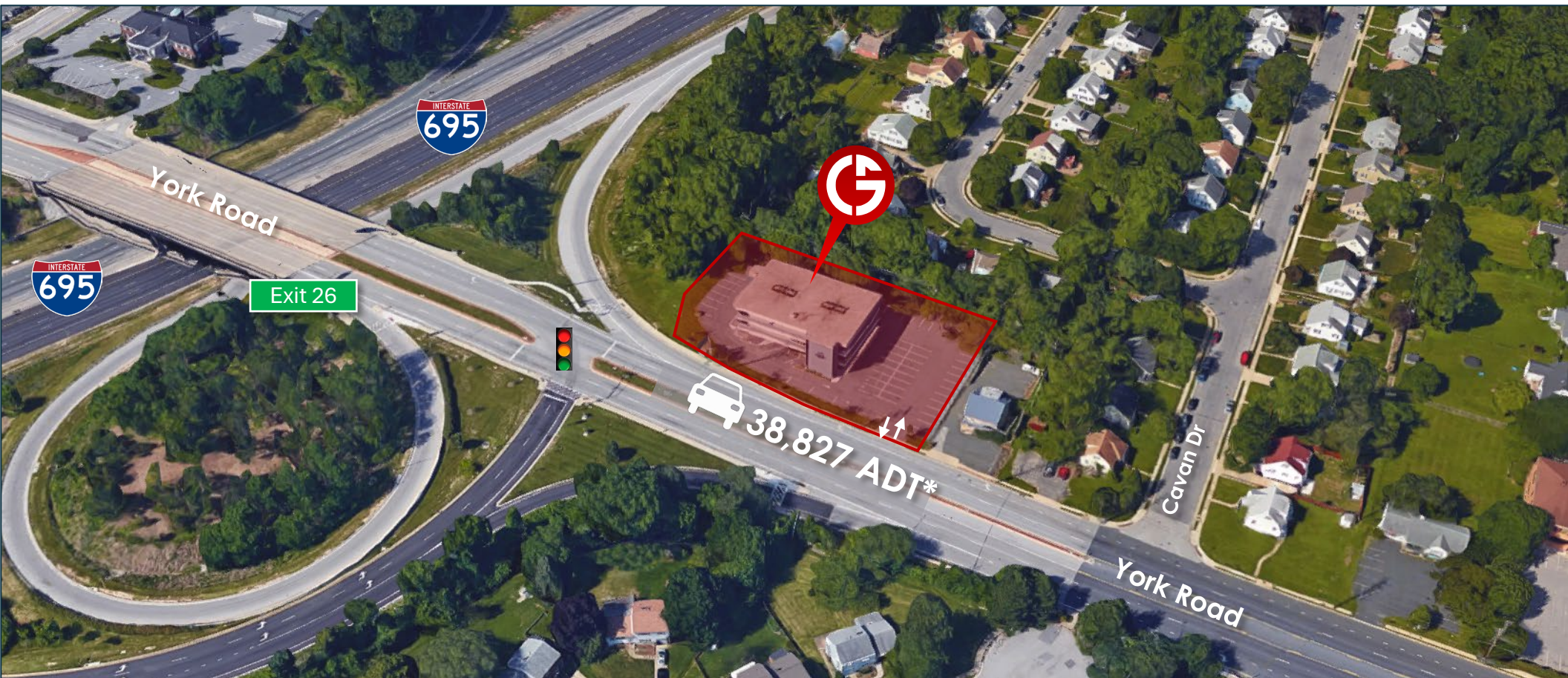


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\*Source: Costar Group

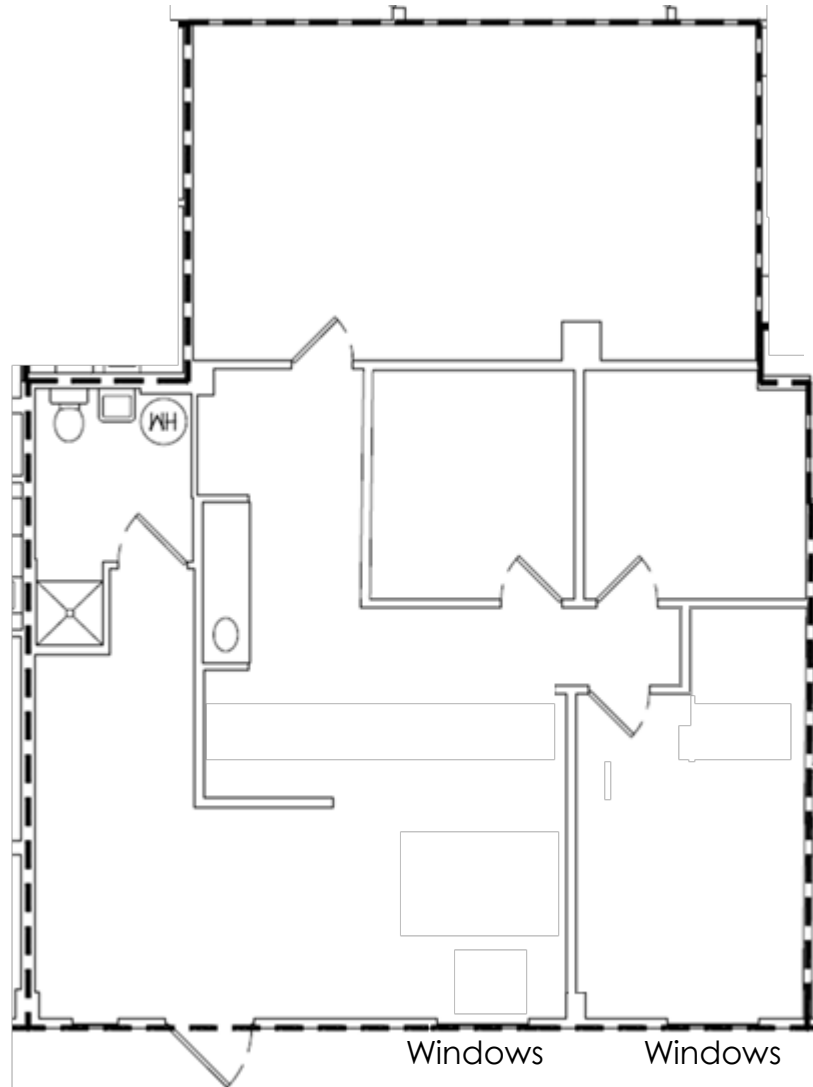


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# FLOOR PLAN

## SUITE 308 ~1,354 SF



**Note:** Floor Plan not to scale.

**Entrance**



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Gardner Commercial Realty is the Exclusive Listing Broker and represents the Landlord of 1134 York Road, Lutherville/Timonium, Maryland.  
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