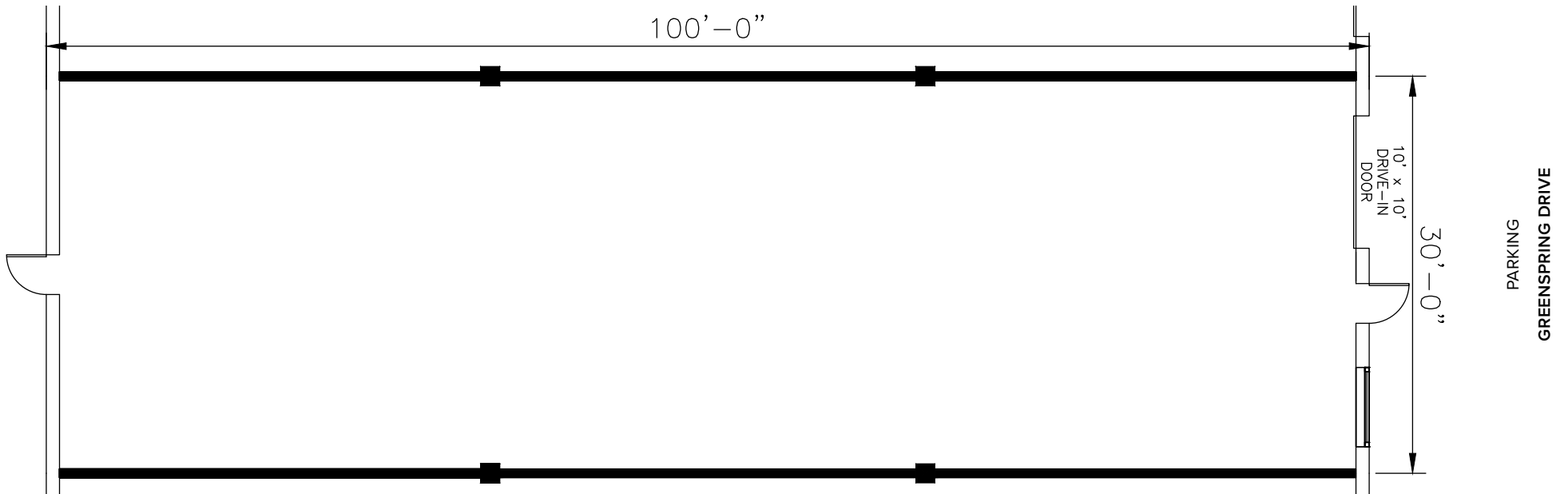
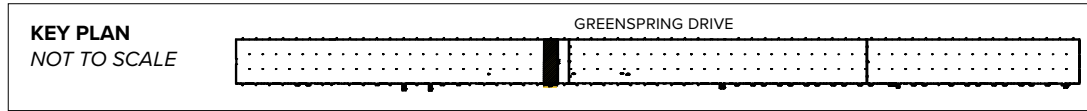


**Timonium Exchange**  
2203 Greenspring Drive | Timonium, MD 21093

**Total SF Available:**  
3,000 SF



## About Timonium Exchange

Timonium Exchange is one of St. John Properties' most successful projects. The property has been part of the portfolio since 1971, and has served as a long-term home to a variety of businesses.

Timonium Exchange offers 196,293 square feet of warehouse, office and retail space, and is ideally located in the well travelled Timonium Road-York Road business corridor. It features 18 to 20 foot clear minimum ceiling heights and drive-in or front loading docks.

The center is located immediately off Interstate 83, enabling easy connections to Baltimore and Washington, D.C. markets to the south, and to York and Hanover, PA markets to the north. It's just a short walk from the Timonium Light Rail station.

For more information on Timonium Exchange, visit: [sjpi.com/timoniumexchange](http://sjpi.com/timoniumexchange)

### Flex/R&D/Retail Space

56 West Timonium Road	7,293 SF
2125-2249 Greenspring Drive	189,000 SF

### Flex/R&D/Retail Specifications

Suite Sizes	3,000 up to 189,000 SF
Ceiling Height	18-20 ft. clear minimum
Parking	2 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Construction	Brick on block
Loading	Dock or drive-in
Zoning	BM-IM & ML-IM

### Traffic Count (MDOT)

W Timonium Rd at Greenspring Drive: 22,812 vehicles/day

### Demographics

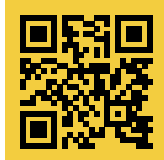
	1 Mile	3 Miles	5 Miles
Population	9,705	67,559	134,631
Avg. Household Income	\$148,952	\$133,110	\$146,480





**Distances to:**

Baltimore, MD (Downtown) .....	12 miles
BWI Airport .....	22 miles
Interstate 83 .....	0.2 mile
Interstate 95 .....	11 miles
Interstate 695 (Baltimore Beltway) .....	2 miles
Washington, D.C. (Downtown) .....	50 miles
York, PA .....	40 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

# Contact Us

For additional leasing information or to schedule a tour, contact:

**FLEX/R&D SPACE:**

**Stephanie Caronna**  
 Leasing Representative  
 scaronna@sjpi.com | 410.369.1235

**RETAIL SPACE:**

**Bill Holzman**  
 Vice President, Retail Leasing  
 bholzman@sjpi.com  
 410.369.1240

**Eric Llewellyn**  
 Leasing Representative, Retail  
 ellewellyn@sjpi.com  
 443.464.1308

**Corporate Headquarters:**  
 2560 Lord Baltimore Drive, Baltimore, MD 21244  
**410.788.0100 | SJPI.COM**

**About St. John Properties**  
 St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

Connect with us @stjohnprop



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties 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 the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 11/22*