



# 1212 YORK ROAD

ORCHARD SQUARE PROFESSIONAL CENTER

AVAILABLE FOR LEASE & SALE



28,005 SF CLASS A OFFICE BUILDING WITH  
MEDICAL TENANCY IN BALTIMORE COUNTY, MD

LUTHERVILLE, MARYLAND

# Property Overview

Orchard Square is a three-story brick Class A office / medical building in Lutherville, Baltimore County, Maryland that was constructed by JHP Construction in 1986. The building is divided into three distinct sections, separated by two stair cases connecting a lower parking area to an upper parking area, as the building is built into a hillside. The first two levels, being at parking lot grade have direct suite entry off of the parking areas. The third floor is accessed by three stair towers, with one at each end and another in the center.



# Property Overview

## ZONING

The zoning is RO  
(Residential Office).

## PROPERTY SIZE

**1st Floor** 9,573 SF

**2nd Floor** 9,170 SF

**3rd Floor** 9,262 SF

**TOTAL** 28,005 SF



## FRONTAGE / ACCESS

The Property fronts on York Road at a **signalized intersection** and is accessed at the traffic lighted Greenridge Road intersection. The State has widened the road and added a dedicated turn lane at this intersection. The property benefits from superior local access to transportation routes and amenities and excellent visibility.

## PARKING

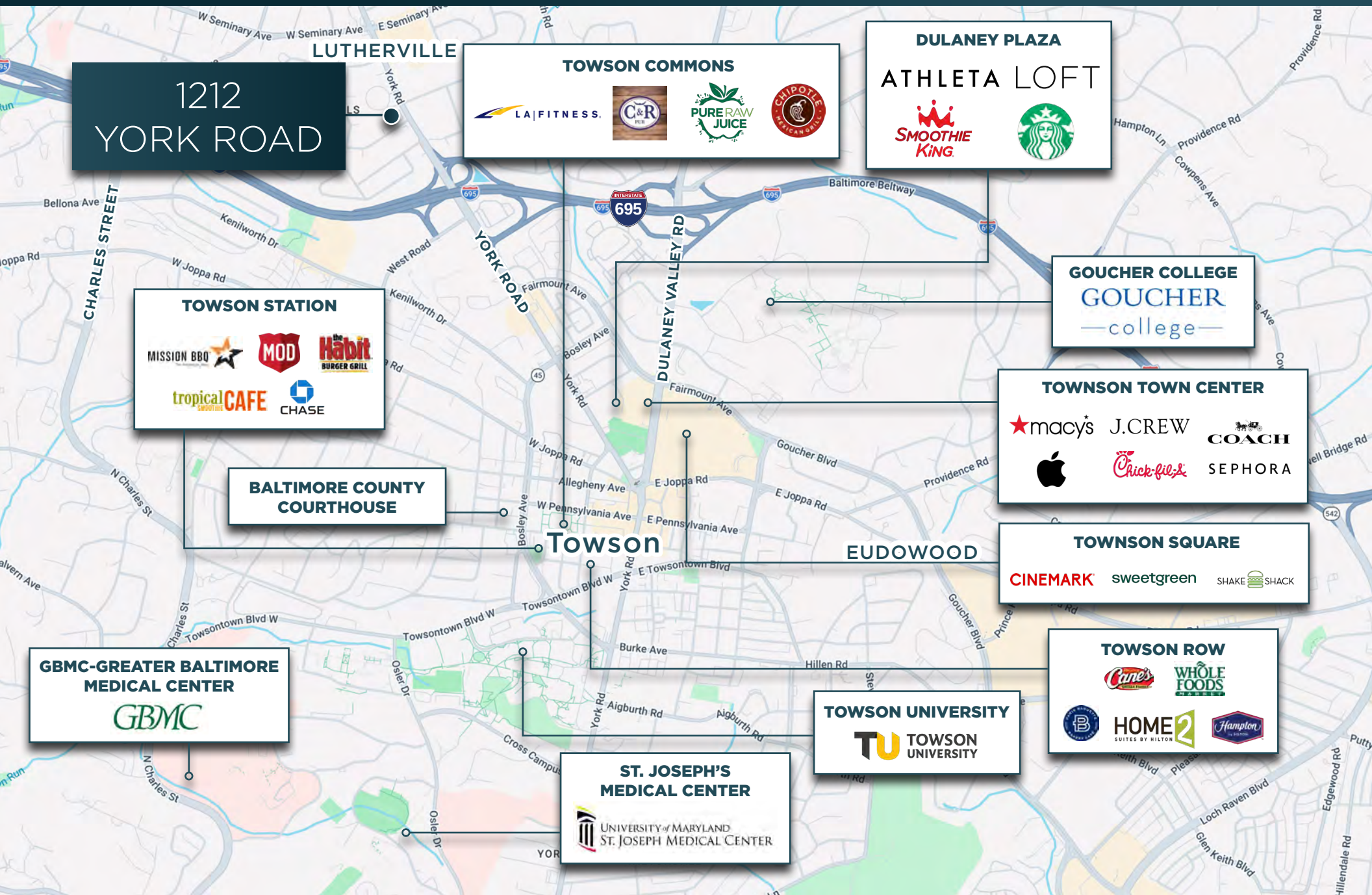
The surface parking lot containing 94 regular spaces and 4 ADA spaces for a total of 98 spaces. 3.5 per 1,000 SF parking ratio.



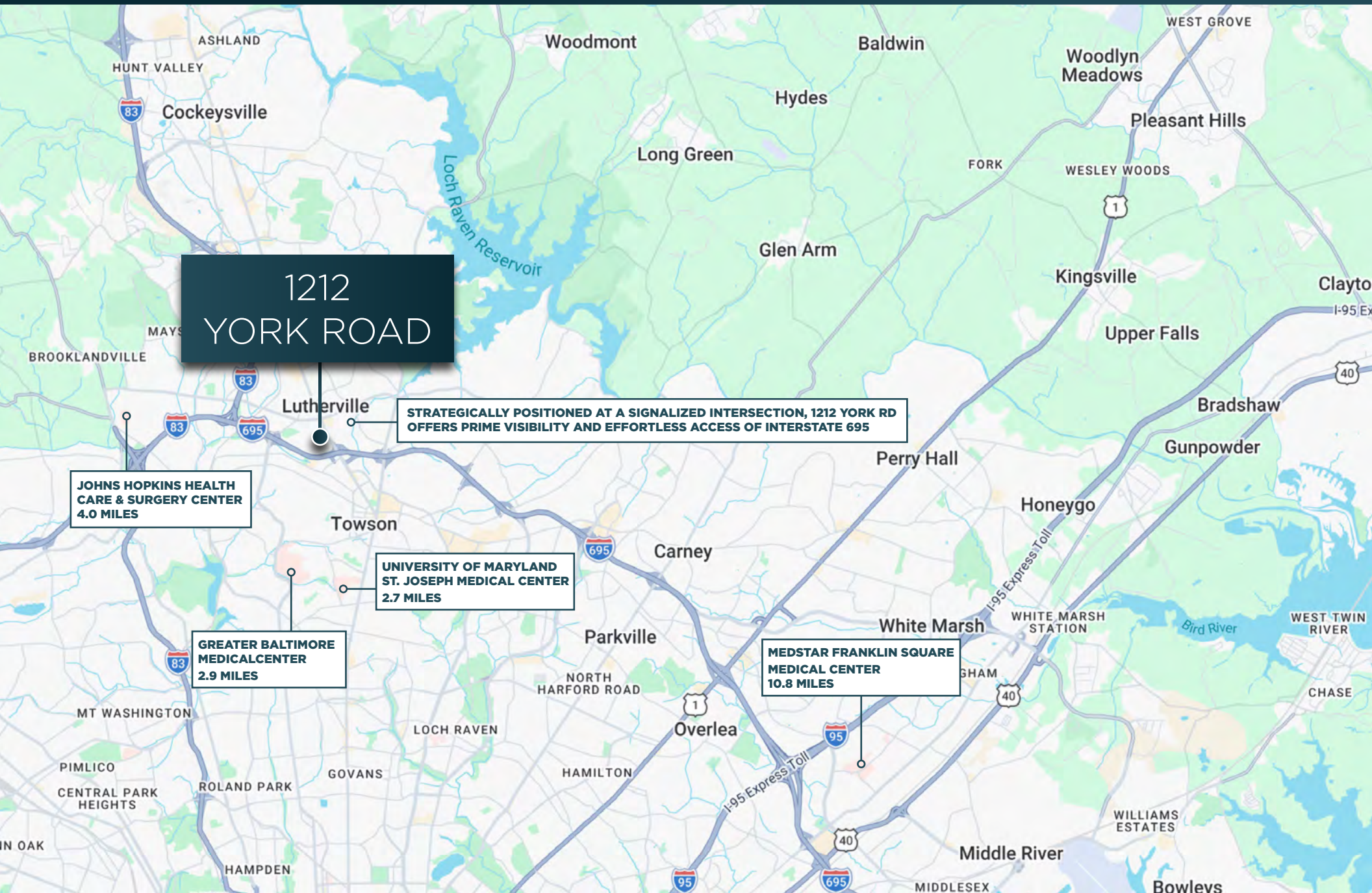
# Site Plan



# Nearby Amenities



# Medical Landscape



# 1212 YORK ROAD



## CONTACTS

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