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Office Space For Sublease

8,691 SF Available

- **Suite 401:** 2,109 SF
- **Suite 411:** 6,582 SF
- **Rent:** \$20.00 PSF FSG (Negotiable)
- **Term:** Through March 31, 2028 (Negotiable)
- **Available:** Immediately
- **Notes:**

Plug + Play Office (Divisible)

Ample Free Surface Parking

Flexible Sublease Terms

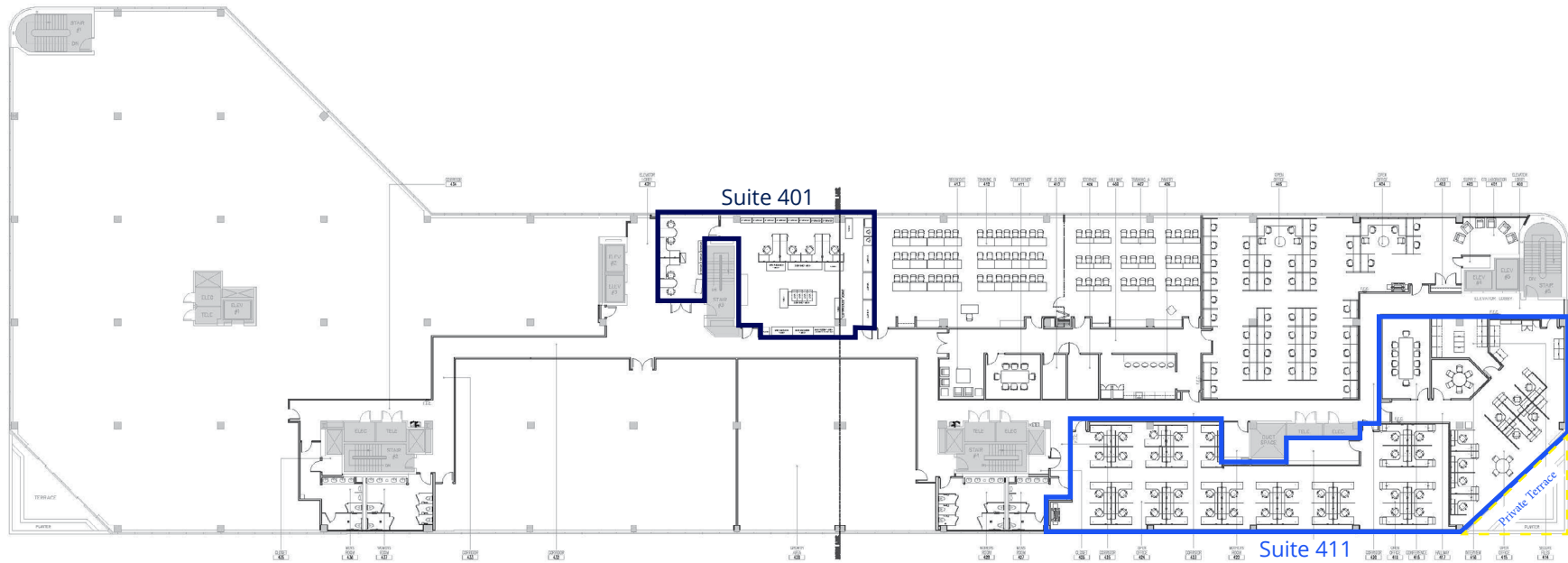


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4TH FLOOR PLAN



Suite 401 Highlights

- Private room with 2 offices
- Open workstations
- Storage space
- Kitchenette
- Production area
- Call rooms

Suite 411 Highlights

- Open workstations
- Production area
- Large conference room
- Small conference room
- Kitchenette
- Private terrace



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INTERIOR PHOTOS



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BUILDING OVERVIEW



**Public
Transportation
Access**



**Superior Highway
Access**



**Access to
Amenities**



Space Highlights:

- Centrally located along the York Road corridor
- Bright workspace with window-line exposure
- Immediate access to a multitude of amenities, including restaurants, shopping and hotels

Additional Property Highlights:

- Just a 5 minute drive to the Timonium Light Rail Station
- Quick access to I-83 and I-695
- Within walking distance to public transportation

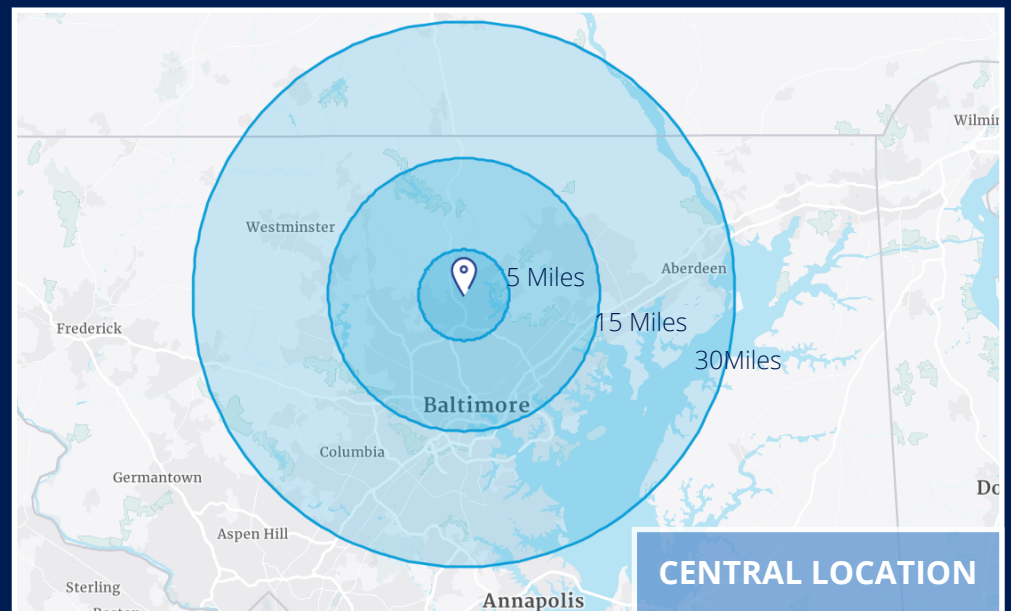
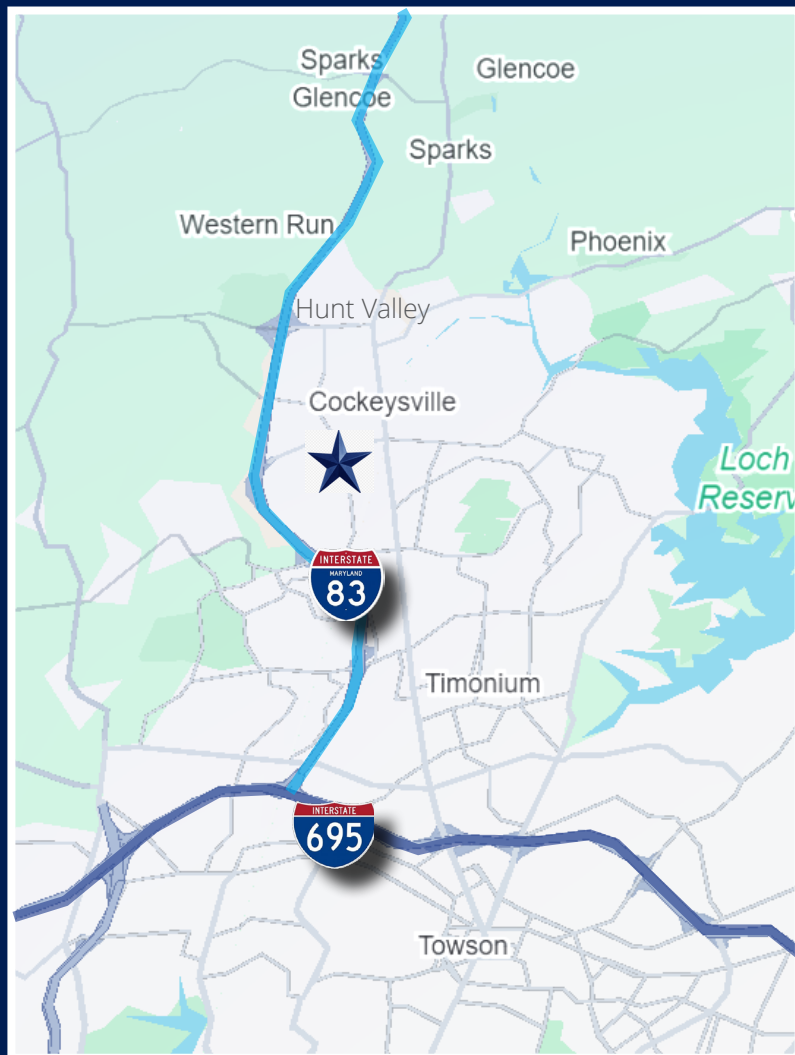


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BUILDING LOCATION



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