

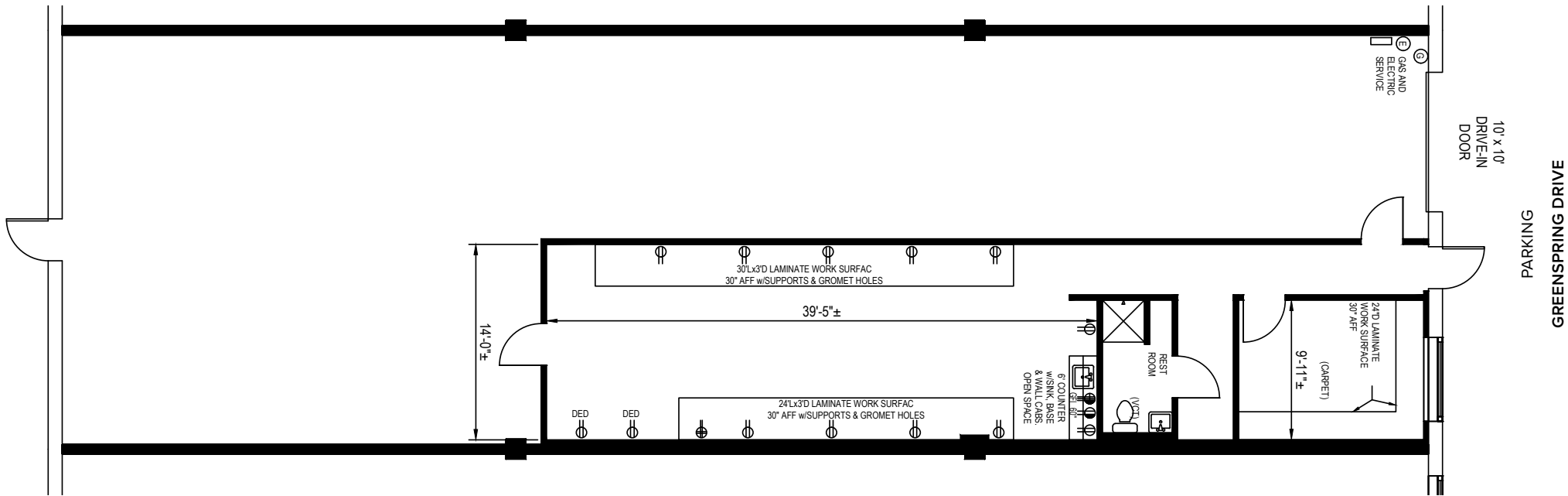
Timonium Exchange
2215 Greenspring Drive | Timonium, MD 21093

Total SF Available:
3,000 SF

959 SF office, 2,041 SF ware-
house with a nice open area,
restroom, 6' millwork run,
10'x10' drive-in door



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



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.

Traffic Count (MDOT)

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

Demographics

	1 Mile	3 Miles	5 Miles
Population	8,818	63,902	77,901
Avg. Household Income	\$122,764	\$113,393	\$134,454

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
Offices	Built to suit
Parking	2 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	BM-IM & ML-IM

For more information on Timonium Exchange, visit: sjpi.com/timoniumexchange





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

Contact Us

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

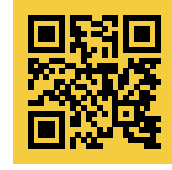
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About St. John Properties
 St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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