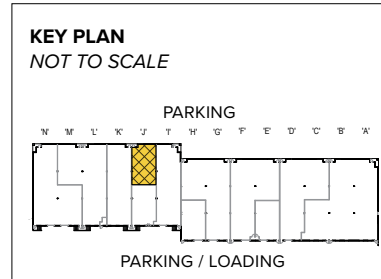




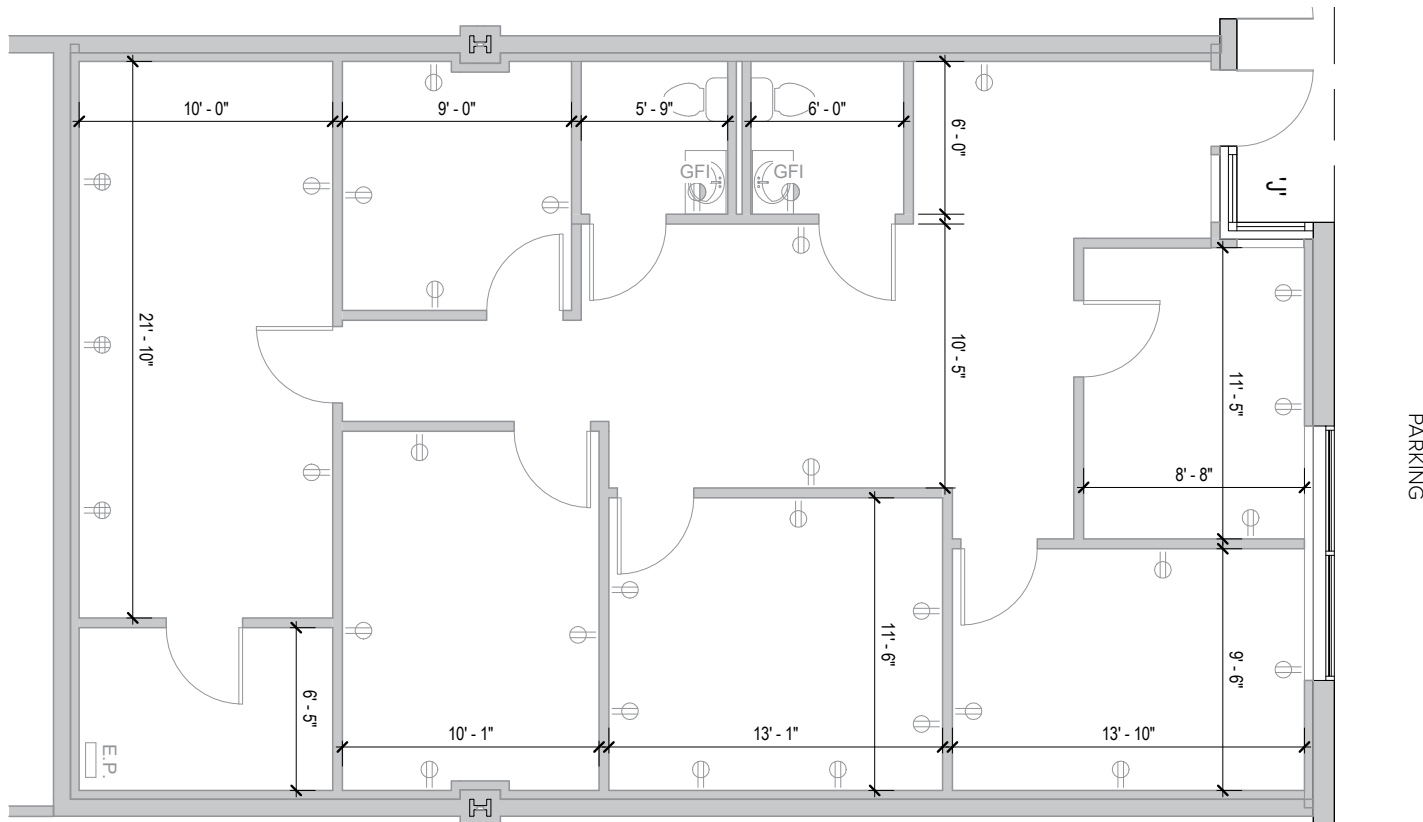
**Total SF Available:**  
1,500 SF

*Fully built-out office space*



**CLICK TO VIEW  
VIRTUAL TOUR**

*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 Yorkridge Center South

Conveniently located in the Timonium area of Baltimore County, Yorkridge Center South consists of three buildings comprising more than 101,200 square feet of retail and flex/R&D space. This location is easily accessible from the Timonium Road exit off Interstate 83 and offers easy access to the Baltimore Beltway (Interstate 695), downtown Baltimore, Towson, Timonium, BWI Airport to the south, and points north including the Harrisburg and York, PA markets.

### Flex/R&D Buildings

|                |           |
|----------------|-----------|
| 1840 York Road | 38,985 SF |
|----------------|-----------|

|                |           |
|----------------|-----------|
| 1850 York Road | 42,042 SF |
|----------------|-----------|

### Flex/R&D Specifications

|             |                       |
|-------------|-----------------------|
| Suite Sizes | 1,500 up to 42,042 SF |
|-------------|-----------------------|

|                |                      |
|----------------|----------------------|
| Ceiling Height | 16 ft. clear minimum |
|----------------|----------------------|

|         |                       |
|---------|-----------------------|
| Parking | 4 spaces per 1,000 SF |
|---------|-----------------------|

|      |     |
|------|-----|
| Heat | Gas |
|------|-----|

|      |             |
|------|-------------|
| Roof | EPDM rubber |
|------|-------------|

|              |                |
|--------------|----------------|
| Construction | Brick on block |
|--------------|----------------|

|         |                  |
|---------|------------------|
| Loading | Dock or drive-in |
|---------|------------------|

|        |               |
|--------|---------------|
| Zoning | BM-IM & ML-IM |
|--------|---------------|

### Retail Buildings

|                |           |
|----------------|-----------|
| 1830 York Road | 20,187 SF |
|----------------|-----------|

|                               |          |
|-------------------------------|----------|
| Bertucci's Italian Restaurant | 6,280 SF |
|-------------------------------|----------|

For more information on Yorkridge Center South, visit: [sjpi.com/yorkridgesouth](http://sjpi.com/yorkridgesouth)



**Distances to:**

|                                |          |
|--------------------------------|----------|
| Baltimore, MD (Downtown) ..... | 10 miles |
| BWI Airport .....              | 20 miles |
| Cockeysville, MD .....         | 3 miles  |
| Harrisburg, PA .....           | 65 miles |
| Interstate 83 .....            | 1 mile   |
| Interstate 695 .....           | 2 miles  |
| Towson, MD .....               | 2 miles  |
| York, PA .....                 | 40 miles |



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# Contact Us

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**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.

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