

TIMONIUM III

Baltimore County Premier Office Building
NOW PRE-LEASING

BUILDING FEATURES

- » Proposed 90,000 SF, three-story, Class A office building
- » Intended for LEED Certification
- » Easy access to I-695, I-83 and York Road with close proximity to the light rail system
- » Efficient and flexible floor plans (+/-29,000 SF/floor)
- » 10' finished ceiling height
- » Card access security system
- » Generous parking ratio of 5/1000 SF, with 50% covered
- » Penthouse community space for building employees
- » On-site owner management

2026 GREENSPRING DRIVE | TIMONIUM, MD



A Joint Partnership Between



TimoniumThree.com

Corporate Office: 410.298.2600

TOTAL SF AVAILABLE - 90,000 SF

OFFICE

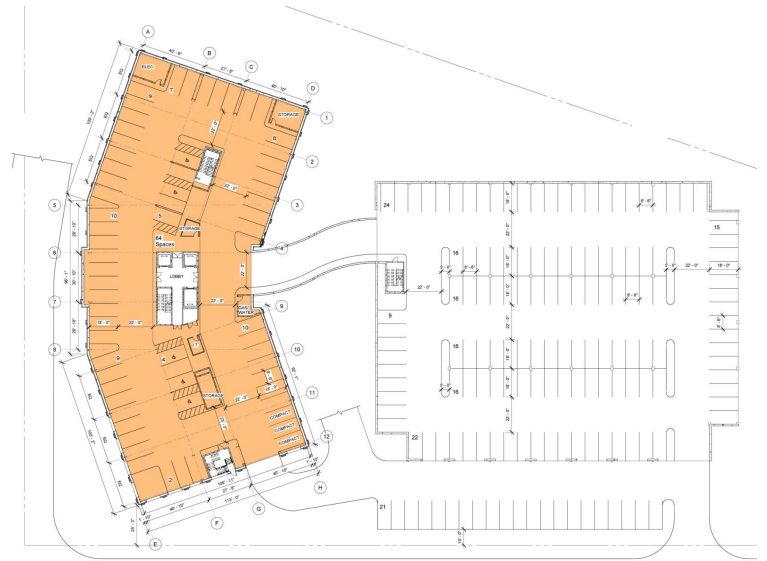
Ground Floor:	28,982 SF
Second Floor:	28,982 SF
Third Floor:	28,982 SF

PARKING

Ground Floor:	137 spaces
Lower Level:	198 spaces
Total:	335 spaces



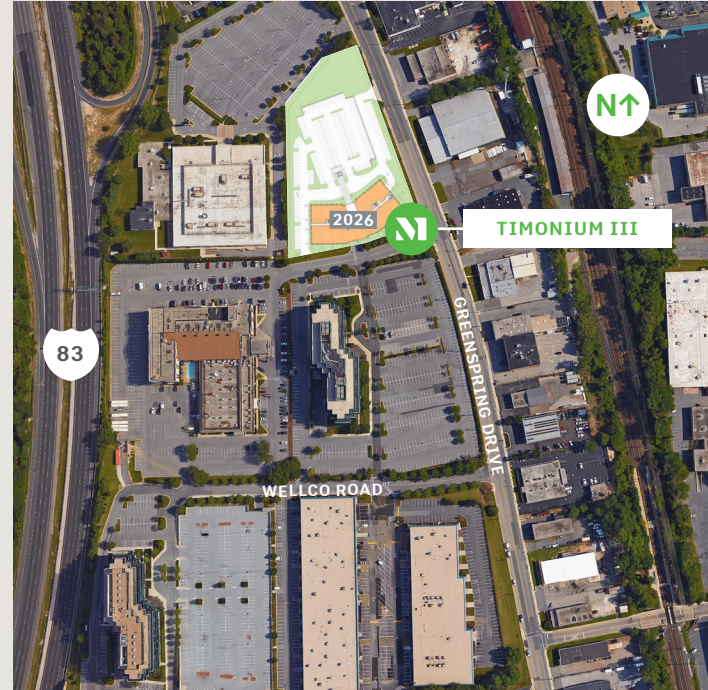
Greenspring Drive



Greenspring Drive

SURROUNDING AMENITIES

- | | |
|----------------------------|-----------------------|
| Baja Fresh | Mother's North Grille |
| Baltimore Coffee & Tea | Nautilus Diner |
| Basta Pasta | Office Depot |
| Bertucci's | Panera Bread |
| BlueStone Restaurant | Pasta Blitz |
| Burger King | Qdoba Mexican Eats |
| Chili's | Radisson Hotel |
| Chipotle | Red Roof Inn |
| Dunkin Donuts | Ryleigh's Oyster |
| Einstein Bros Bagels | Smoothie King |
| Hightopps Backstage Grille | Sonic Drive-In |
| Jersey Mike's Subs | Starbucks |
| Jimmy John's | Subway |
| Maryland State Fairgrounds | THB Bagels & Deli |
| Michael's Cafe | Yamato Sushi |
| Mom's Organic Market | Zoe's Kitchen |



For additional information or to schedule a tour, contact:

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TimoniumThree.com

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