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**STEP BY STEP CHILDREN'S LEARNING CENTER AND DESIGN FACTORY TEES SIGN LEASES  
TOTALING NEARLY 12,000 SQUARE FEET OF SPACE AT 47 LOVETON CIRCLE**

*Leasing activity with companies, both of which are long-term tenants in St. John Properties-owned and managed buildings, brings occupancy over 90% for flex/R&D buildings in the I-83 submarket.*

**BALTIMORE, MD** (November 14, 2018) – **Step by Step Children's Learning Center** and **Design Factory Tees** have signed long-term lease extensions with St. John Properties, Inc. for space within 47 Loveton Circle, maintaining the high occupancy rate of the 78,234 square foot Flex/R&D building contained within the Loveton Business Park in Sparks, Maryland. Step by Step Children's Learning Center, a tenant since 2000, signed a lease expansion for 7,500 square feet of space. Design Factory Tees, which has leased space with the company since 2014, and was originally a St. John Properties tenant at the Timonium Business Center, renewed its lease for 4,500 square feet of space. Matt Lenihan, Assistant Vice President of Leasing for St. John Properties represented the landlord in both transactions.

47 Loveton Circle, together with 53 Loveton Circle, a two-story commercial office building offering 51,000 square feet of space, form Loveton Business Park, a 15-acre business community just north of Hunt Valley in Baltimore County. The park is directly adjacent to York Road and within minutes to the many amenities in and around Hunt Valley Town Center. The downtown business district of Towson can be accessed in less than 10 minutes and York, Pennsylvania is situated approximately 30 miles north.

“As a daycare and education facility, we depend on a consistent stream of new children to enter our program, and this is facilitated by our location near numerous business communities in Hunt Valley and Loveton,” explained Gabrielle Flowers, owner of Step by Step Children's Learning Center. “We are situated directly off York Road, which makes it extremely convenient for parents to drop off and pick-up their children each day. With nearly 30 loyal employees, it was also important to remain within the building to avoid any disruptions to their schedule and commute.”

“St. John Properties is always extremely accommodating and has several times searched and found new homes for us, which has removed a great deal of stress,” said Tony Rallis, owner of Design Factory Tees, a screen printing and

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embroidery shop. “This flex/office environment works extremely well for us given our need for a combination production, office and warehouse requirement for our operations.”

St. John Properties, Inc., founded in 1971, owns and has developed more than 19 million square feet of Flex/R&D, Office, Retail and Warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah and Wisconsin. The company was named the national “2018 Developer of the Year” by NAIOP, the Commercial Real Estate Development Association. For more information about the company visit [www.sjpi.com](http://www.sjpi.com)