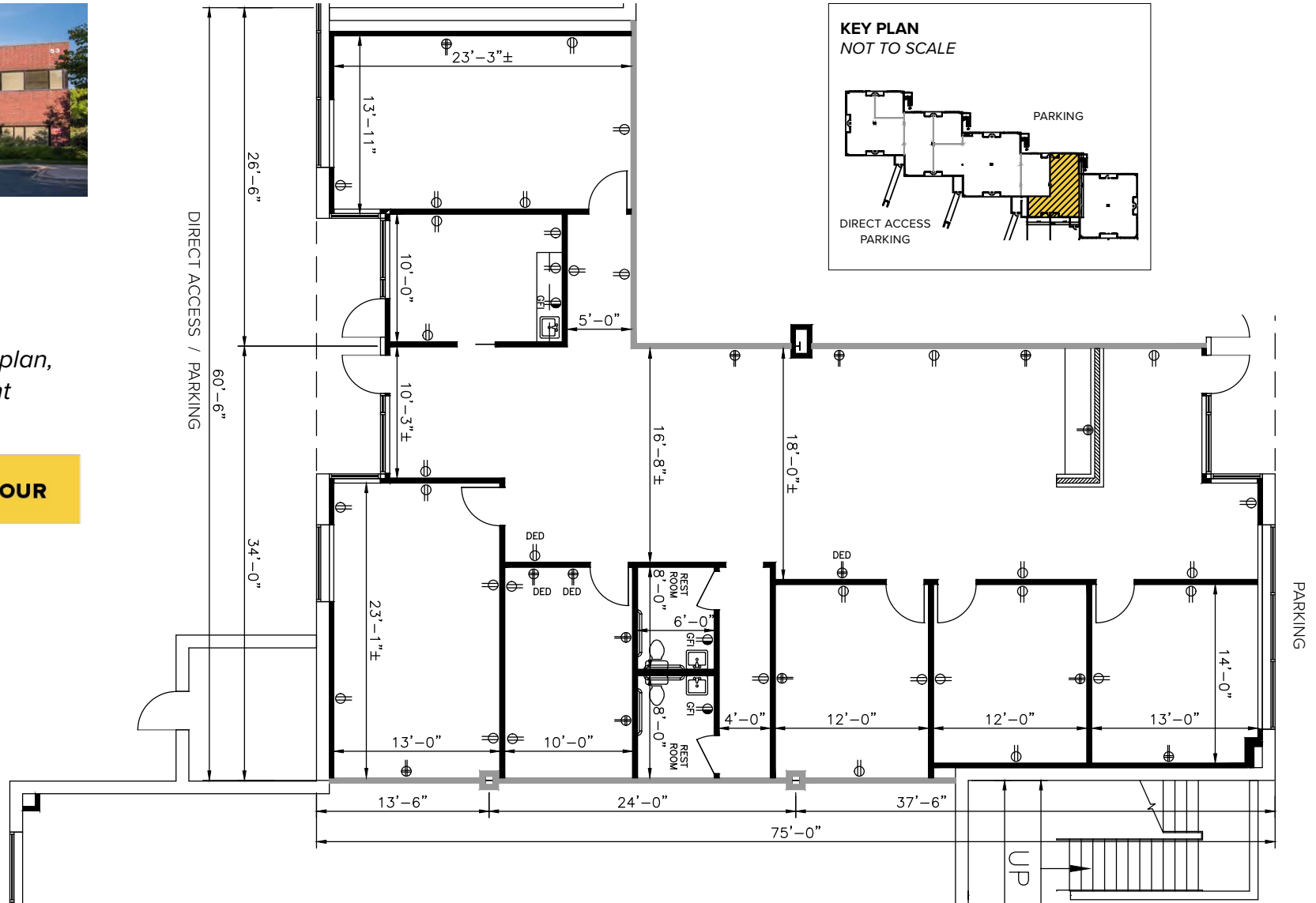




**Total SF Available:**  
3,183 SF

*First floor, open floor plan,  
abundant natural light*

**TAKE A VIRTUAL TOUR**



## About Loveton Business Park

Loveton Business Park is a 15-acre business community located on Loveton Circle, just off York Road in Sparks, MD, minutes from Hunt Valley.

The unified architecture of St. John Properties' two buildings, comprising of 129,200 square feet of flex and office space, provides Loveton Business Park a campus-like business environment. Tenant sizes from 1,275 square feet to 78,234 square feet of space offer businesses straightforward, economical and high utility space in a covenant-protected, well-maintained atmosphere. In the flex office building, 30 foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

The attractive two-story office building offers direct access and tenant control of utilities in a generously landscaped executive environment.



For more information on Loveton Business Park, visit: [sjpi.com/lovetonbusiness](http://sjpi.com/lovetonbusiness)

### Flex/R&D Building

47 Loveton Circle 78,234 SF

#### 47 Loveton Circle Specifications

Suite Sizes	2,520 up to 78,234 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	ML

### Two-Story Office Building

53 Loveton Circle 51,006 SF

#### 53 Loveton Circle Specifications

Suite Sizes	1,275 up to 51,006 SF
Ceiling Height	9.5 ft. clear minimum
Parking	5 spaces per 1,000 SF
Heat: 1st Floor	Heat pump
Heat: 2nd Floor	Gas
Roof	EPDM rubber
Construction	Brick on block
Zoning	ML





## Loveton Business Park

### Distances to:

Baltimore, MD (Downtown) .....	17 miles
BWI Airport .....	27 miles
Harrisburg, PA .....	58 miles
Interstate 83 .....	3 miles
Interstate 695 (Baltimore Beltway) .....	8 miles
Timonium, MD .....	6 miles
Towson, MD .....	9 miles
York, PA .....	33 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

# Contact Us

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

**Stephanie Caronna**  
 Leasing Representative  
 scaronna@sjpi.com | 410.369.1235

**Corporate Headquarters:**  
 2560 Lord Baltimore Drive | Baltimore, MD 21244  
**410.788.0100 | SJPI.COM**

### 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.

Connect with us @stjohnprop



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 11/22*