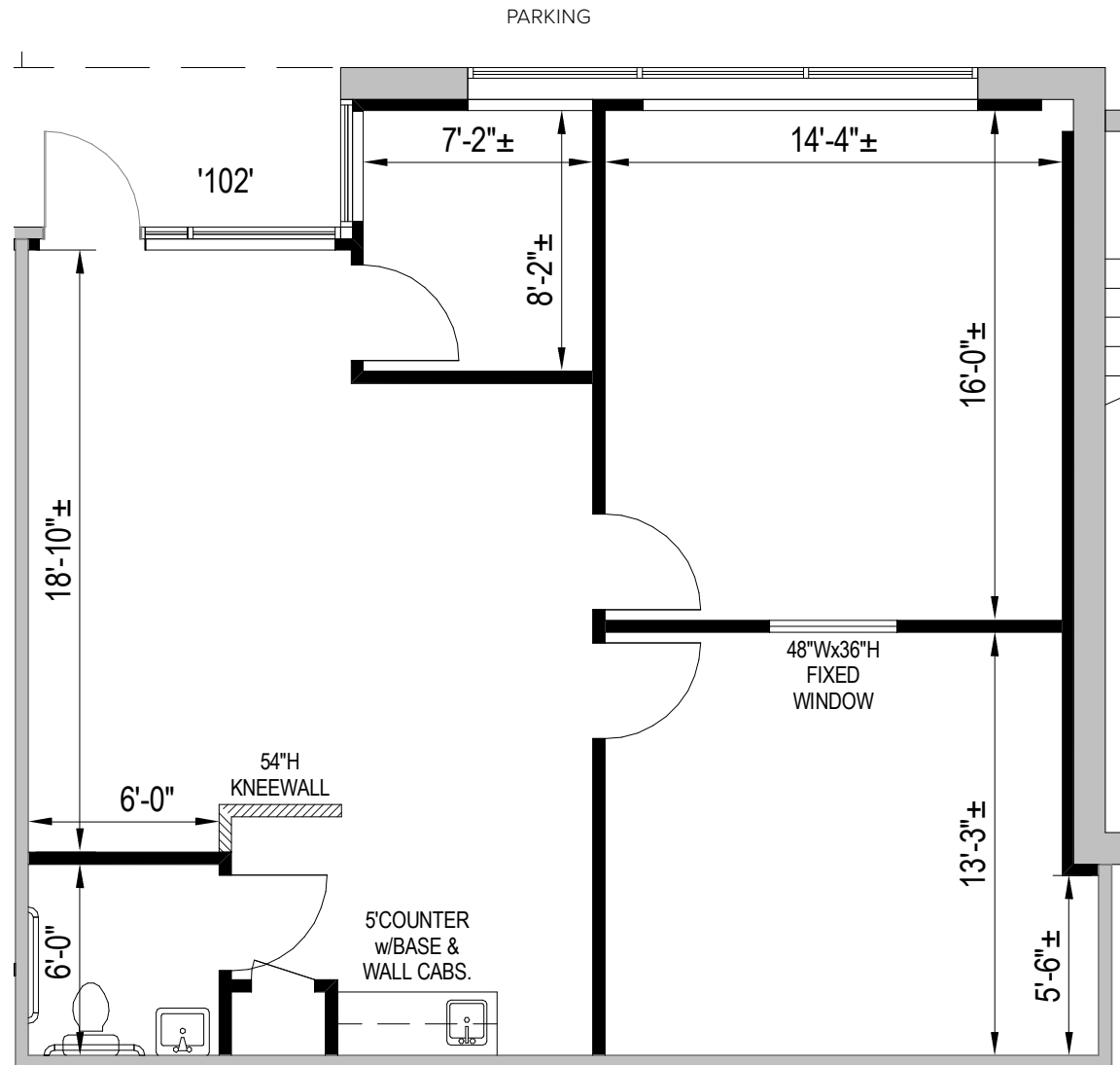
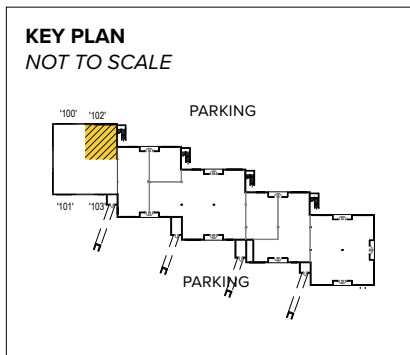




Total SF Available:
1,061 SF

*Efficient office space with
three offices, kitchenette,
and small bullpen*



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

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