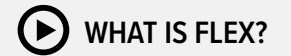


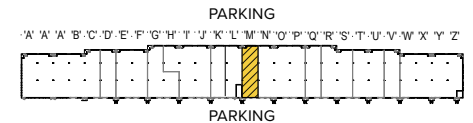
**Loveton Business Park**  
47 Loveton Circle | Sparks, MD 21152  
Suite M



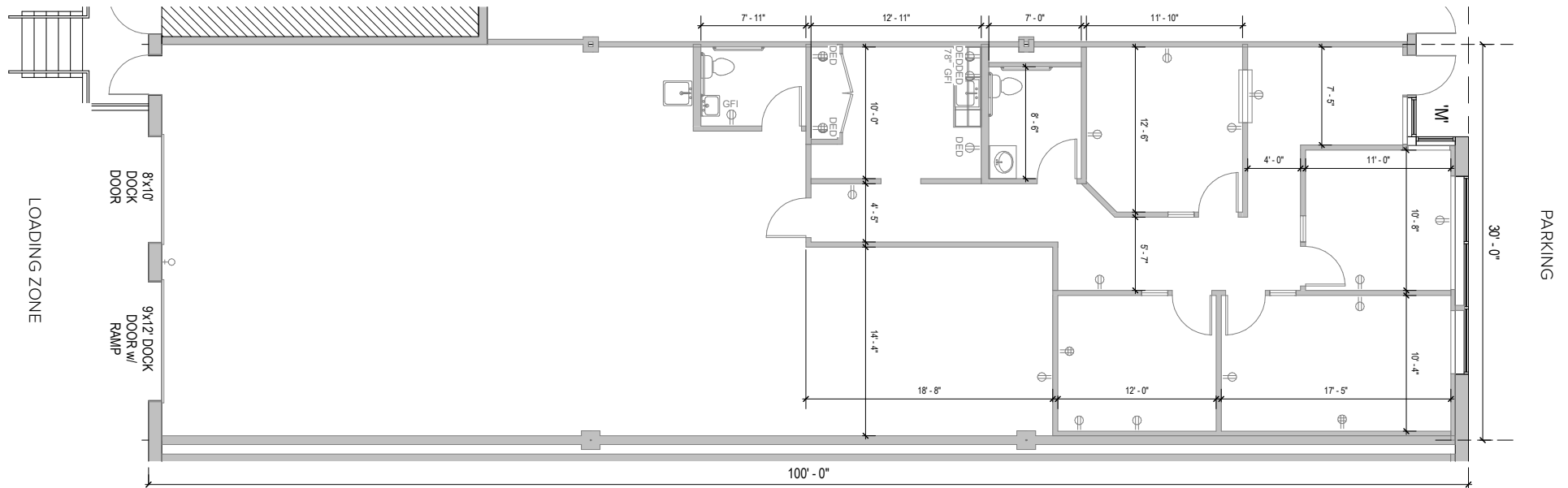
**Total SF Available:**  
3,000 SF

*1,156 sq. ft. office, 1,844 sq. ft. warehouse  
with private offices, conference room,  
break room, 8'x10' dock door (1), and  
9'x12' dock door with ramp (1)*

**KEY PLAN**  
NOT TO SCALE



*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 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 straight-forward, 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                    |

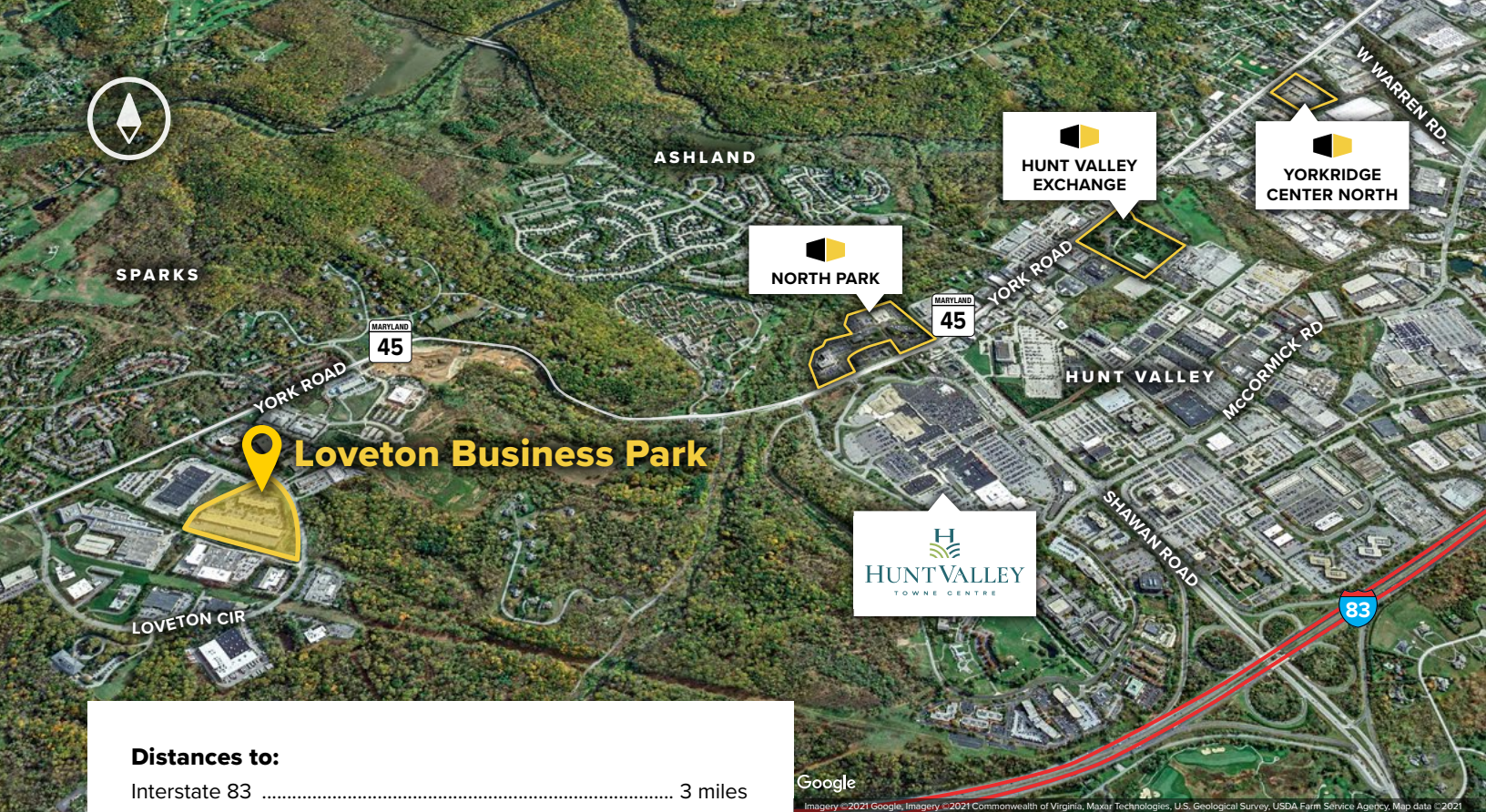
### Two-Story Office Building

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                    |





#### Distances to:

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

## Contact Us

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

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**410.788.0100 | SJPI.COM**



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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 multifamily space nationwide.

Connect with us @stjohnprop



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