

All About Loveton Business Park

Loveton Business Park is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, Maryland and founded in 1971. The 15-acre business community is located on Loveton Circle, just off York Road in Sparks, MD and minutes from Hunt Valley.

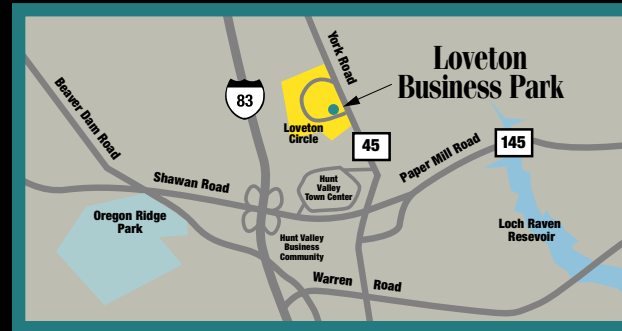
The unified architecture of St. John Properties' two buildings, comprising nearly 130,000 square feet of flex and office space, provides Loveton Business Park a campus-like business environment. Tenant sizes from 1275 square feet to 78,240 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. In the flex office buildings, thirty 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 with commanding views of the Hunt Valley countryside.

St. John Properties features an in-house and fully-staffed property management division, to ensure that the building operates at peak performance and looks as good "20 years from now, as the day you first moved in."

Convenient to the Northern Baltimore Market

Loveton Business Park is conveniently located off York Road in the Loveton Center, a 15-acre business community positioned just minutes north of Hunt Valley Business Community. This northern Baltimore County location offers easy access to Interstate 83 and the Baltimore Beltway (Interstate 695), with rapid connections to downtown Baltimore, Towson, Timonium and the Baltimore-Washington International Airport to the south, and points north including the Harrisburg and York, PA markets.

Downtown Baltimore	15 miles
BWI Airport	10 miles
Harrisburg, PA	50 miles
Interstate 83	4 miles
Interstate 695 (Baltimore Beltway)	9 miles
Timonium, MD	5 miles
Towson, MD	9 miles
York, PA	18 miles



Strategic Location in Northern Baltimore County

A modern and advanced highway network, including Interstates 83 and 695 provides easy connections from Loveton Business Park to all points in the Baltimore metropolitan area. The area is surrounded by a variety of business amenities and services, hotels with conference rooms and meeting facilities, Hunt Valley Town Center and Towson Town Center as well as restaurants at all price points. The park draws from a highly-educated and talented labor pool throughout the Baltimore County market.

Loveton Business Park is a project of St. John Properties, Inc., a full-service real estate company that owns and has developed more than 10 million square feet of flex, warehouse, office and retail space in the Baltimore metropolitan region since 1971. St. John Properties also owns and has developed an additional one million square feet of space in Colorado, Louisiana, Virginia and Wisconsin.



St. John Properties, Inc.

2560 Lord Baltimore Drive, Baltimore, Maryland 21244-2666

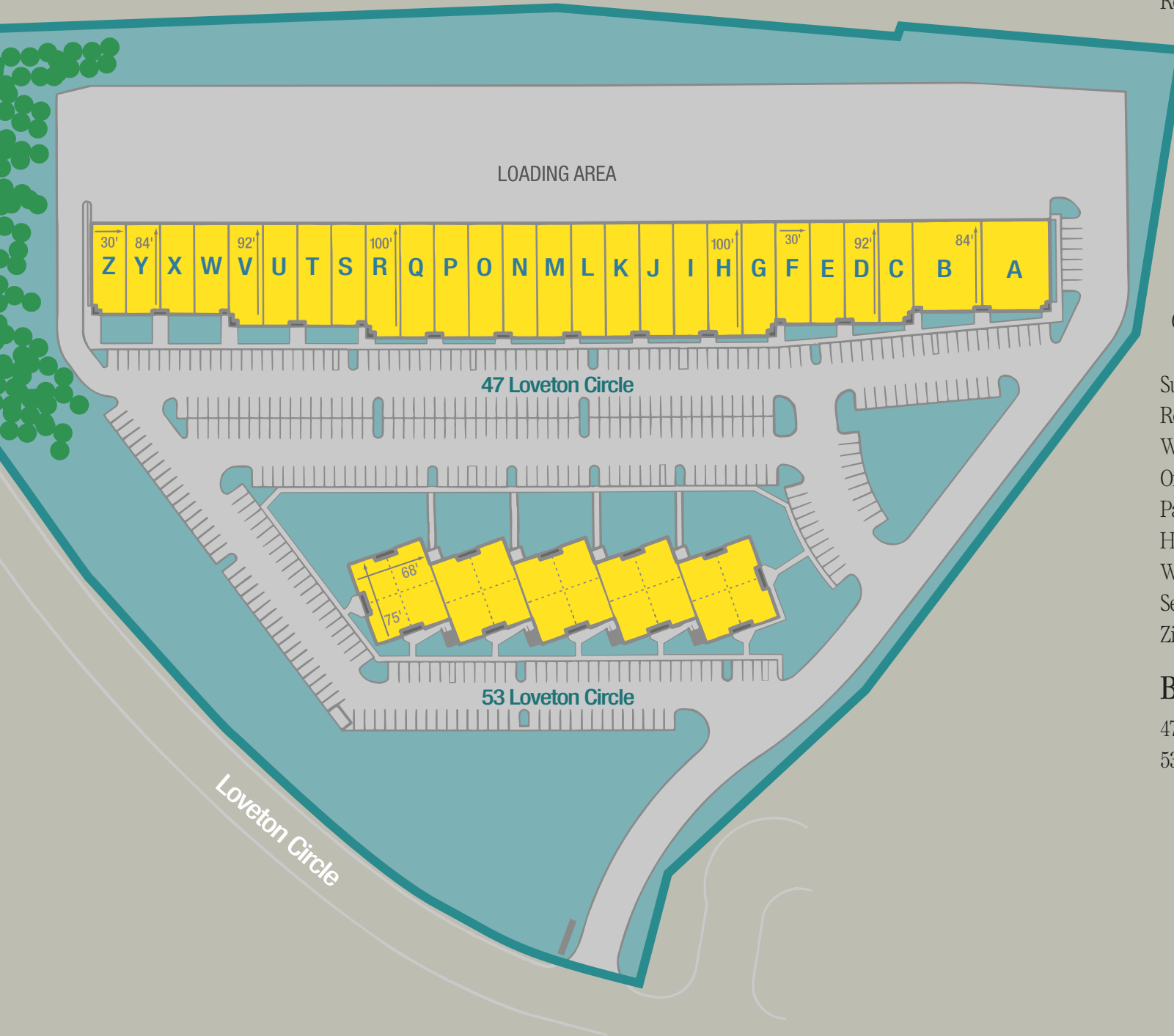
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Flex Building Specifications

Ceiling Height 16 foot clear minimum
 Loading..... Dock or Drive-in
 Bay Sizes 2520-2760-3000 Sq.Ft.
 Roof..... EPDM Rubber
 Walls..... Brick on block
 Office Build to suit
 Parking..... 4 spaces per 1,000 Sq.Ft.
 Heat..... Gas
 Water..... Public
 Sewer..... Public
 Zip Code 21152

Office Building Specifications

Ceiling Height -1st Floor 9-1/2 foot clear
 2nd Floor 10 foot clear
 Suite Sizes 1275-2550-3820-5100 Sq.Ft.
 Roof..... EPDM Rubber
 Walls..... Brick on block
 Office Build to suit
 Parking..... 5 spaces per 1,000 Sq.Ft.
 Heat..... Gas
 Water..... Public
 Sewer..... Public
 Zip Code..... 21152

Building Availability

47 Loveton Circle 78,240 Square Ft.
 53 Loveton Circle 51,000 Square Ft.

