



# THE OFFICES AT LOVETON CIRCLE

72 LOVETON CIRCLE  
SPARKS | MARYLAND

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**BROKER  
BONUS\***

**ADDITIONAL**  
**\$1.50/SF FEE FOR LEASE**  
**0.5% POINT FEE FOR SALE**





# SALE/LEASE

Baltimore County, MD

# THE OFFICES AT LOVETON CIRCLE

72 LOVETON CIRCLE | SPARKS, MARYLAND 21152

## AVAILABLE

First floor: 3,732 sf - 16,254 rsf

Second floor: 3,632 sf - 15,641 rsf

Third floor: up to 15,726 rsf

## BUILDING SIZE

51,483 sf

## ZONING

ML - IM

## SALE PRICE

\$6,950,000

## RENTAL RATE

\$22.75/sf, FS

## HIGHLIGHTS

- ▶ Centrally located in Sparks with easy access to York Road and I-83, and close proximity to Hunt Valley Towne Centre
- ▶ Full building ideal for large tenants, with highly visible building signage and pylon signage available
- ▶ Large parking ratio - 4.5/1,000 sf
- ▶ Building features a two-story atrium lobby, recently replaced roof and rooftop HVAC units, and beautiful landscaping

\*Any lease signed or sale closed by 12/31/18



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# SALE/LEASE

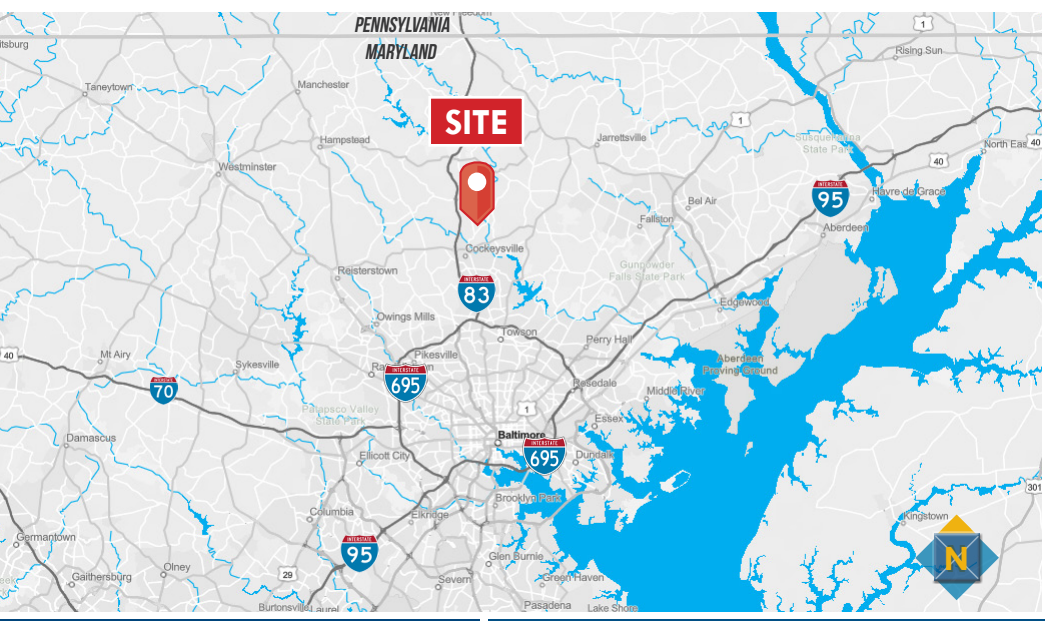
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# LOCATION

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## SUPERIOR LOCATION AND ACCESS

72 Loveton Circle is ideally situated at the entrance to the Loveton Business Center at the southern corner of Loveton Circle and York Road. Traveling along York Road, the impressive 72 Loveton Circle is prominently visible and boasts a park-like setting with mature trees and exquisite landscaping. The Property is accessed from I-83 via Shawan Road or Belfast Road, making it a convenient location for companies who draw employees from both Maryland and Pennsylvania. The building sits minutes from the bustling Hunt Valley Towne Centre, offering employees a wide variety of amenities including retail stores and food options.



## DISTANCES FROM THE OFFICES AT LOVETON CIRCLE

|   |            |
|---|------------|
| Hunt Valley Towne Centre                | 2.1 miles  |
| I-83                                    | 3.6 miles  |
| I-695 (Baltimore Beltway)               | 9.0 miles  |
| I-95 N (North of the Baltimore Beltway) | 18.6 miles |
| Downtown Baltimore                      | 20.0 miles |
| I-95 S (South of the Baltimore Beltway) | 25.6 miles |
| BWI International Airport               | 33.5 miles |
| Washington, D.C.                        | 61.5 miles |

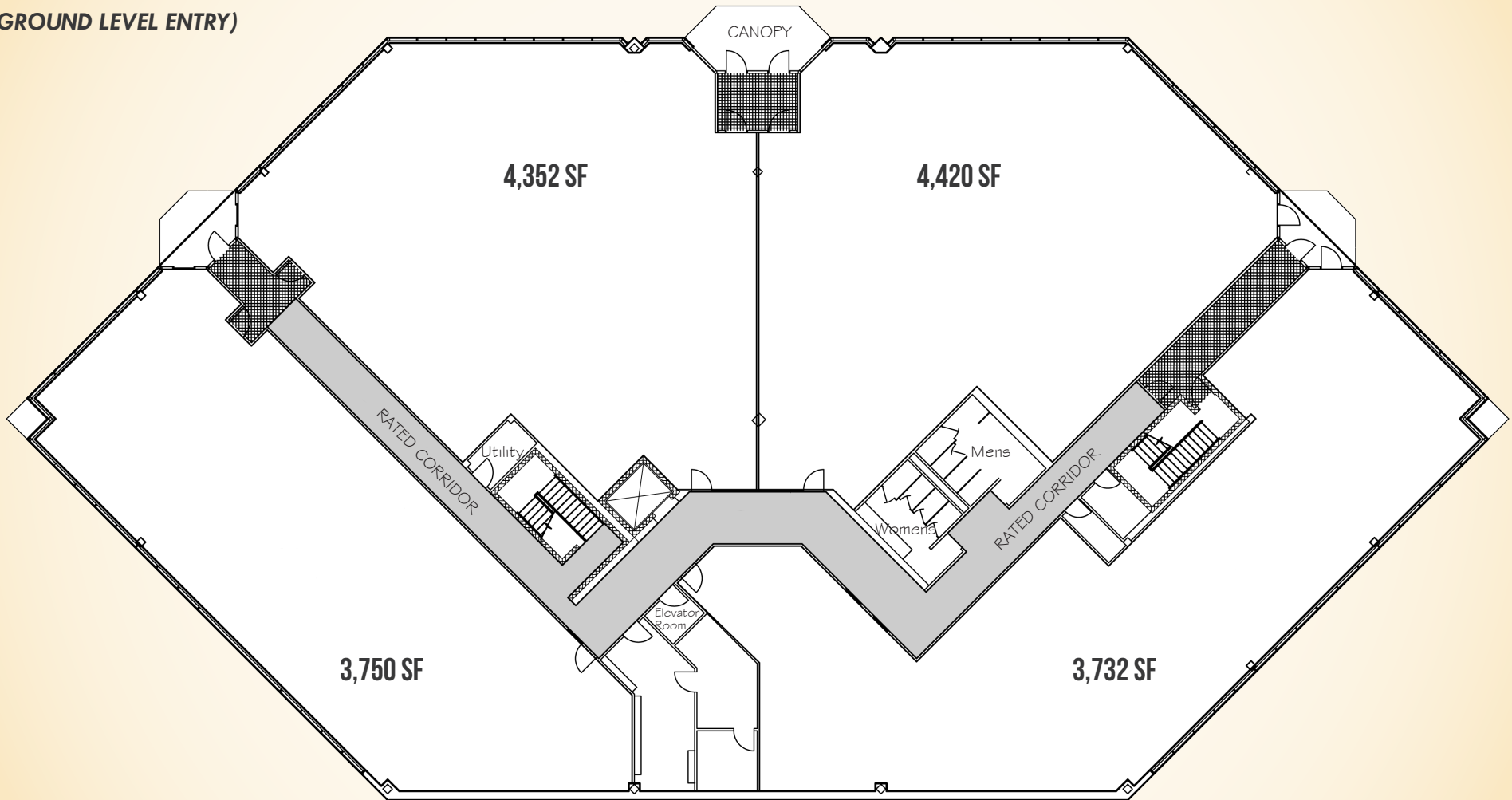
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# FLOOR PLAN

THE OFFICES AT LOVETON CIRCLE | 72 LOVETON CIRCLE | SPARKS, MARYLAND 21152

## FIRST FLOOR (GROUND LEVEL ENTRY)



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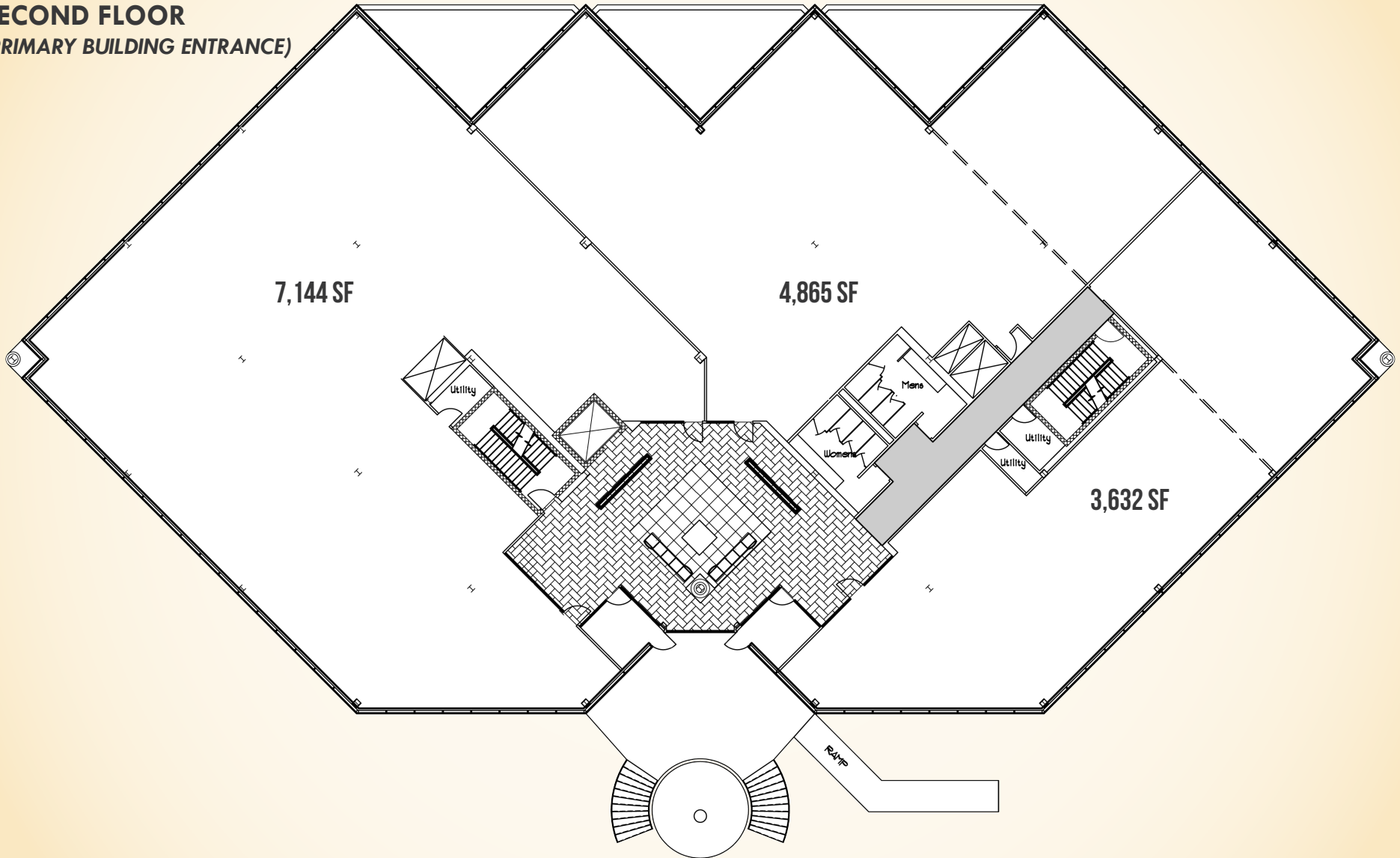
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## SECOND FLOOR (PRIMARY BUILDING ENTRANCE)





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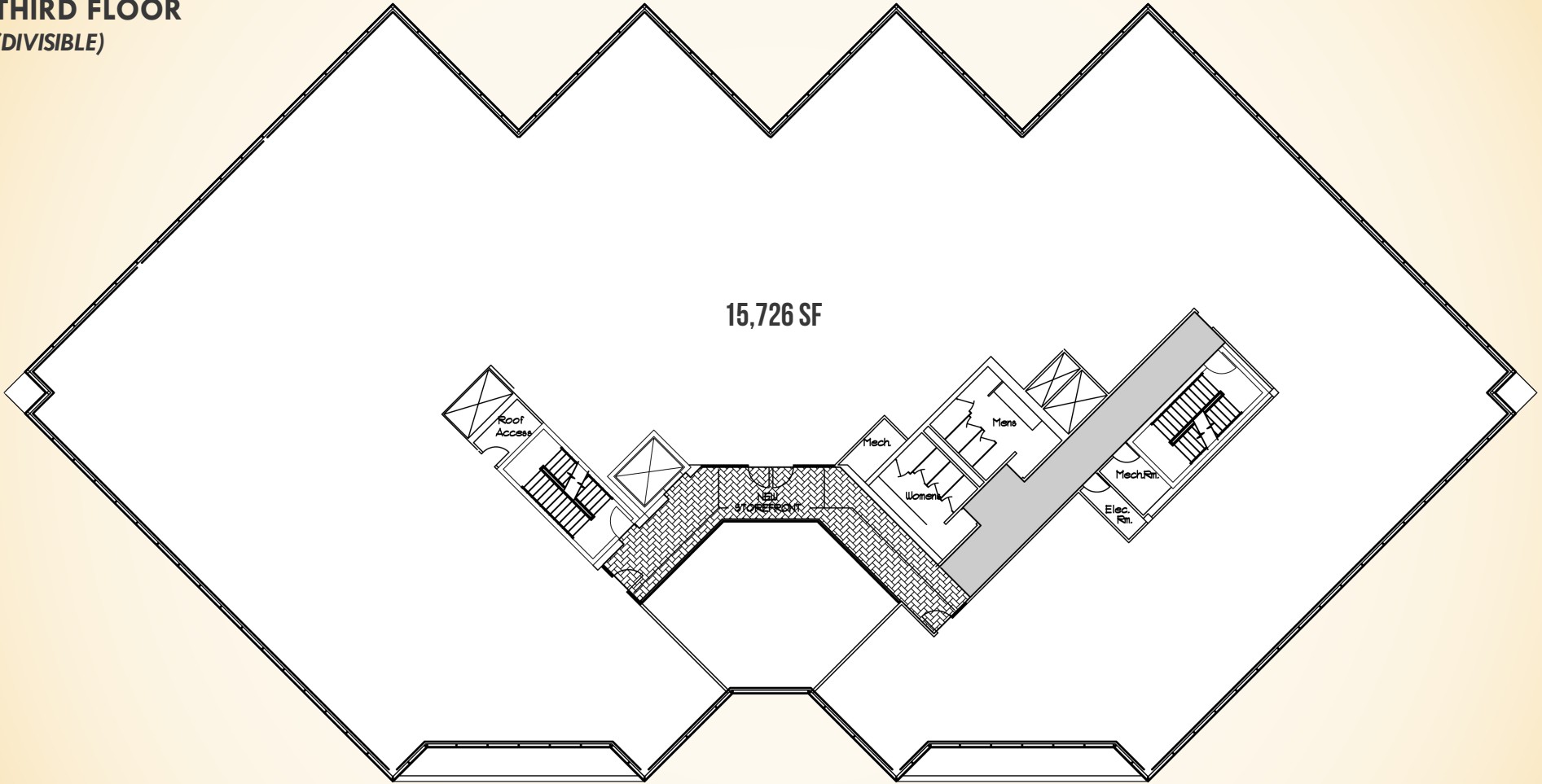
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# FLOOR PLAN

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## THIRD FLOOR (DIVISIBLE)

15,726 SF



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# PROPERTY OVERVIEW

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|                             |  |
|-----------------------------|--|
| Built                       | 1989   |
| Elevator                    | 1 Westinghouse Hydraulic Elevator (3,500 lb Capacity)  |
| Roof                        | 60 Mil TPO Roof By Carlisle (New In 2013)   10 Year Warranty   |
| HVAC                        | Six (6) McQuay Roof Top Units Providing Gas Heat And Cooling (Installed In 2012). Supplemental Split Systems Providing Cooling To Computer/IT Rooms On The 2 <sup>nd</sup> And 3 <sup>rd</sup> Floors. |
| Fire Panel                  | 4007 ES Hybrid FACP By Simplex/Grinnell (Replaced In 2016)   |
| Storm Water Management Pond | Inspected/Passed In 2017 (Next Inspection Scheduled For 2020)  |
| Sprinkler System            | Entire Building  |
| Utilities                   | Public Water (Baltimore City), Public Sewer (Baltimore County), Electricity, And Natural Gas   |
| Cable                       | Comcast and Verizon Fiber  |

