



FLEXIBLE OFFICE, R&D SPACE

34 LOVETON CIRCLE | SPARKS, MARYLAND 21152

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Flexible office, R&D space in a quiet bucolic setting
- At grade entry at both levels (potential for assembly, production, R&D uses)
- Located in the Loveton Business Center
- 130 free surface parking spaces
- Potential for full building user
- Divisible to 2,000 SF \pm
- Professional property owner on-site
- Direct suite access
- Extensive windows and natural light
- **Ownership potential**

AVAILABLE:	2,000 - 39,084 SF \pm
LOT SIZE:	8.52 ACRES \pm
STORIES:	2
PARKING:	4.10/1,000 SF
ZONING:	ML
RENTAL RATE:	NEGOTIABLE



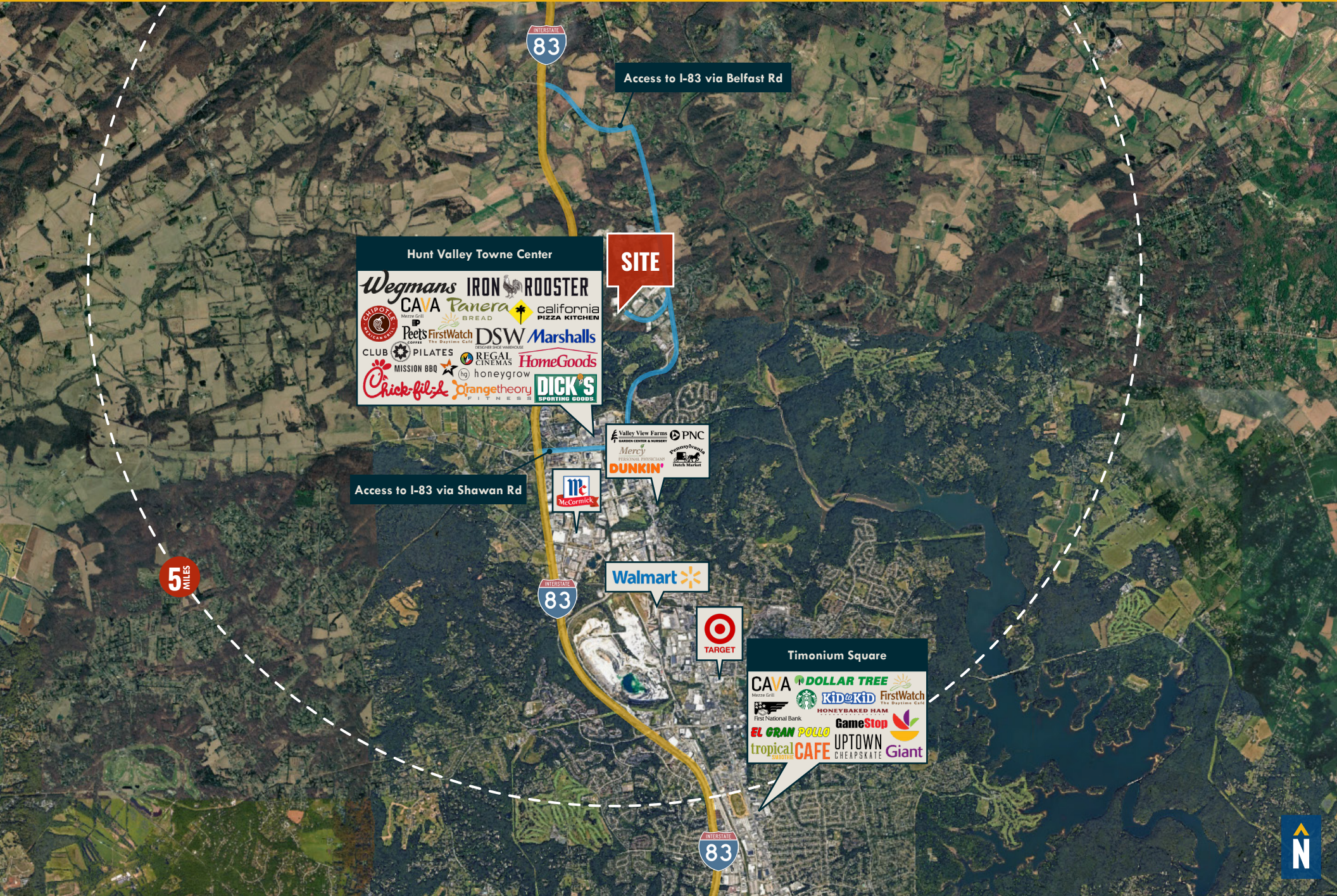
GOOGLE STREET VIEW



FLOOR PLAN: FIRST LEVEL (AT GRADE ACCESS)



MARKET AERIAL



INTERSTATE
83

Access to I-83 via Belfast Rd

Hunt Valley Towne Center

Wegmans **IRON ROOSTER**
CAVA **Panera** **california PIZZA KITCHEN**
Peet's **FirstWatch** **DSW** **Marshalls**
CLUB PILATES **REGAL CINEMAS** **HomeGoods**
Chick-fil-A **Orangetheory FITNESS** **DICK'S SPORTING GOODS**

SITE

Access to I-83 via Shawan Rd

Valley View Farms
PNC
Mercy
DUNKIN'

Mc
McCormick

Walmart

INTERSTATE
83

TARGET

Timonium Square

CAVA **DOLLAR TREE**
KID&KID **FirstWatch**
HONEYBAKED HAM
GameStop
EL GRAN POLLO **UPTOWN**
tropical CAFE **CHEAPSKATE** **Giant**

5
MILES

INTERSTATE
83



FOR MORE INFO **CONTACT:**



KETCH SECOR
SENIOR VICE PRESIDENT

410.409.0990
KSECOR@mackenziecommercial.com



GRAHAM SEVY
SENIOR REAL ESTATE ADVISOR

410.830.1399
GSEVY@mackenziecommercial.com



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200
111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



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