



67,816 SF

OF PLUG AND PLAY
CLASS A OFFICE SPACE

3075
LOYALTY CIRCLE

For Sublease



PROPERTY VIDEO



BUILDING OVERVIEW



67,816 SF available with ability to demise



Easy access to I-270



Ample parking



Conference room, café, & onsite fitness center



Minutes from Easton Town Center

2017

Built in 2017 with a 10 year real estate tax abatement



Sublease expires Sept. 3, 2029



Master lease expires Aug. 2032



On-site security guard

THE NITTY GRITTY DETAILS

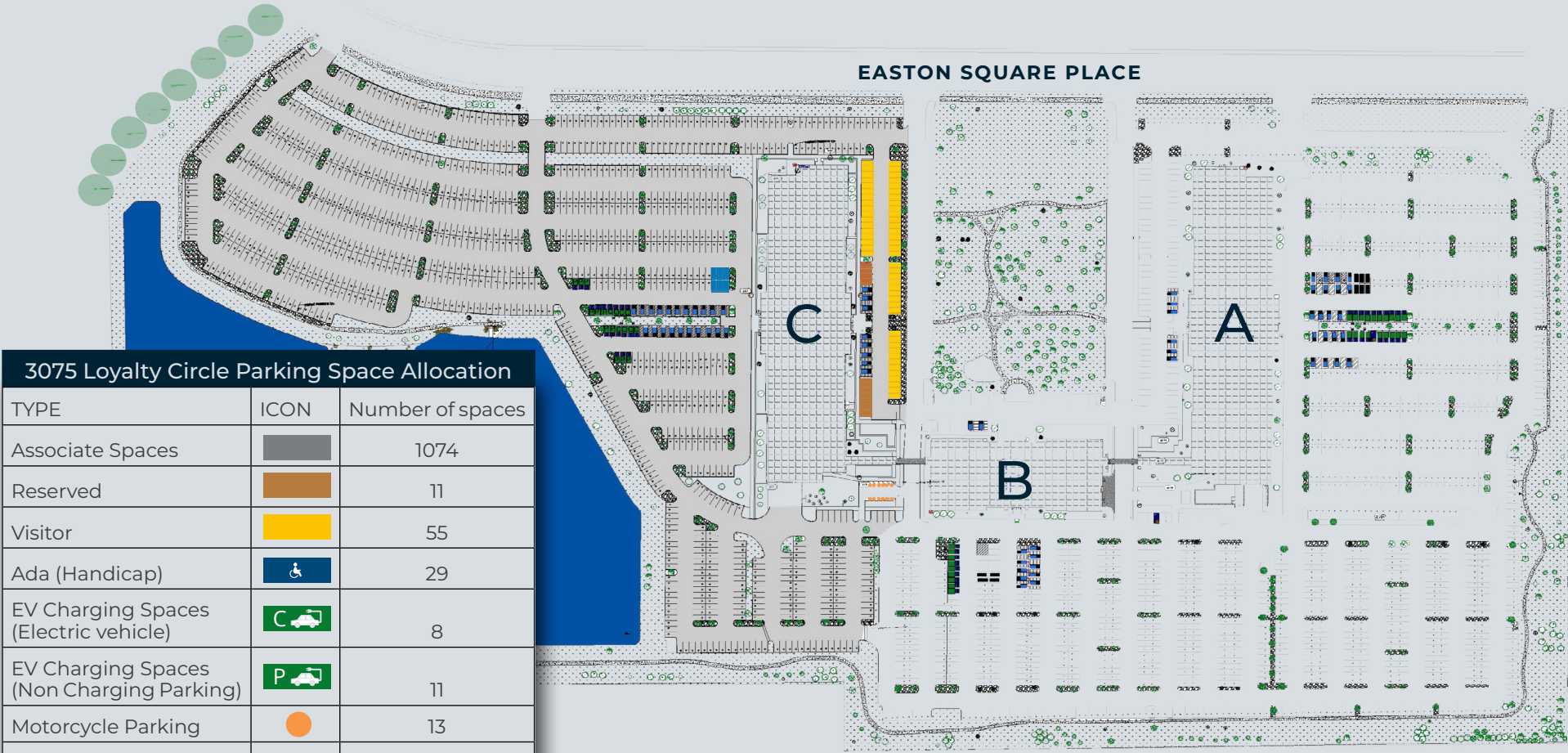


Level 1 amenities:

- Fitness area with lockable lockers
- Training room A: 35 flip top tables and seating for 70 people
- Training room B: seating for 36
- Training room A & B can be combined to seat 100+
- Market style café with seating for 250+
- Lobby waiting area lounge furniture
- On-site security guard

Level 3:

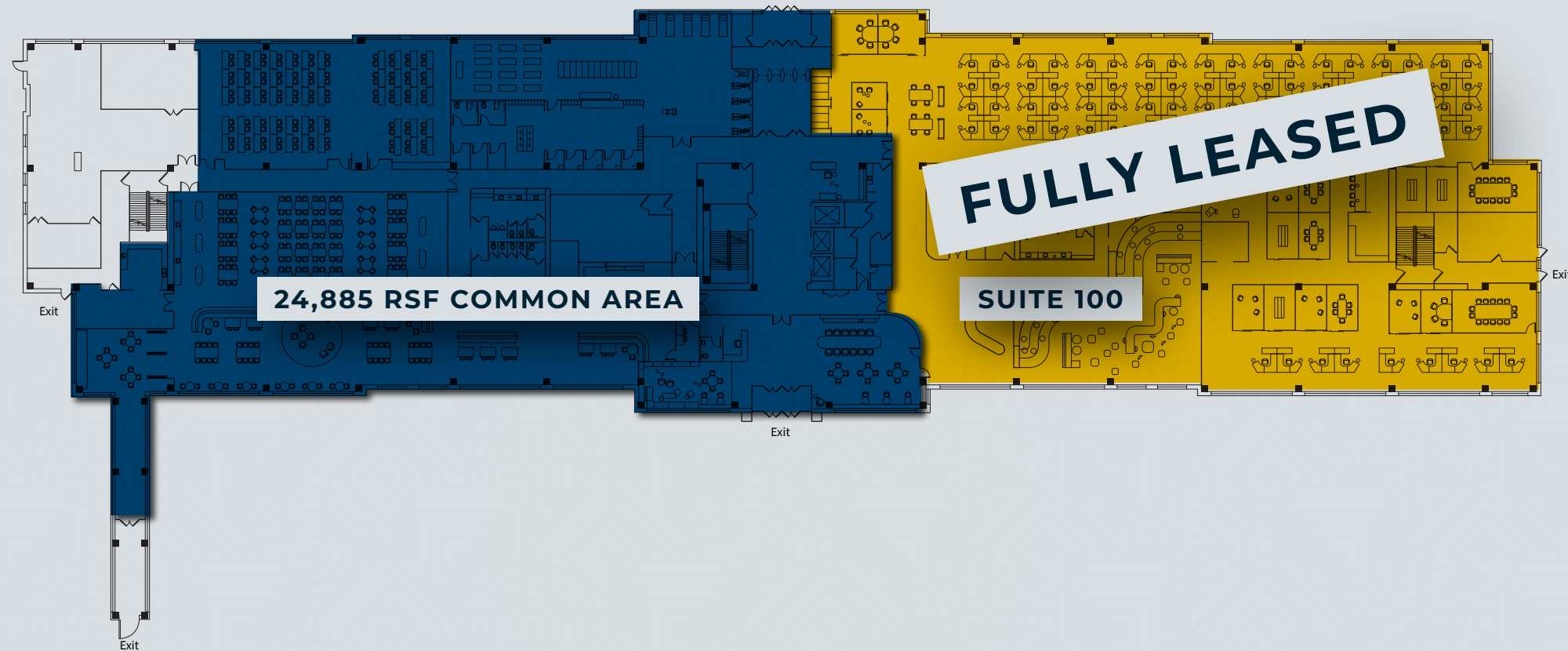
- (283) Cubicles/task chairs
- (2) Cantina spaces
 - 15 Bar height stools per cantina
 - (4) 30" Round bar height tables per cantina
 - (3) 42" Dining height table per cantina
 - (12) Dining height chairs per cantina
 - (1) Large L-shape sectional with coffee table per cantina
 - (2) Lounge swivel chairs per cantina
- (2) Hospitality Collaboration
 - (8) Bar height stools per HC
 - (1) 10' Bar height table with power per HC
 - (2) L-shape sectionals with coffee table per HC
 - (2) Rugs
 - (4) Lounge swivel chairs
- (12) Focus Rooms
 - (16) Lounge tablet arm chairs per floor
 - (4) Half round table with power per floor
- (2) War room
 - (10) Training tables per room
 - (20) Training chairs
 - (2) Mobile whiteboards
 - (1) Section bleacher seating
- (2) Retreat
 - (2) Large rocking lounge chairs per retreat
 - (1) Foot rest
 - (2) Swings
 - (1) Rug
 - (2) Bar height mobile tables
 - (2) Bar height stools
 - (2) Tablet tables
 - (2) Wood bookshelf dividers



3075 Loyalty Circle Parking Space Allocation		
TYPE	ICON	Number of spaces
Associate Spaces		1074
Reserved		11
Visitor		55
Ada (Handicap)		29
EV Charging Spaces (Electric vehicle)		8
EV Charging Spaces (Non Charging Parking)		11
Motorcycle Parking		13
HOV Spaces (High Occupancy)		6
Total Spaces		1207

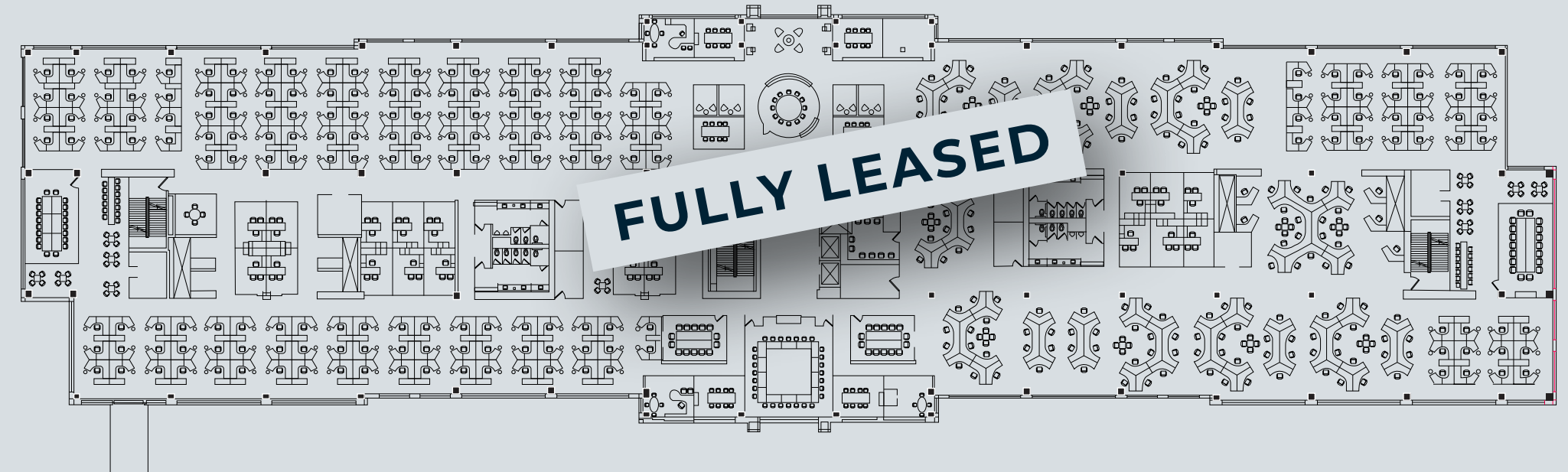


FLOOR 1 - SUITE 100 - 29,238 RSF - FULLY LEASED

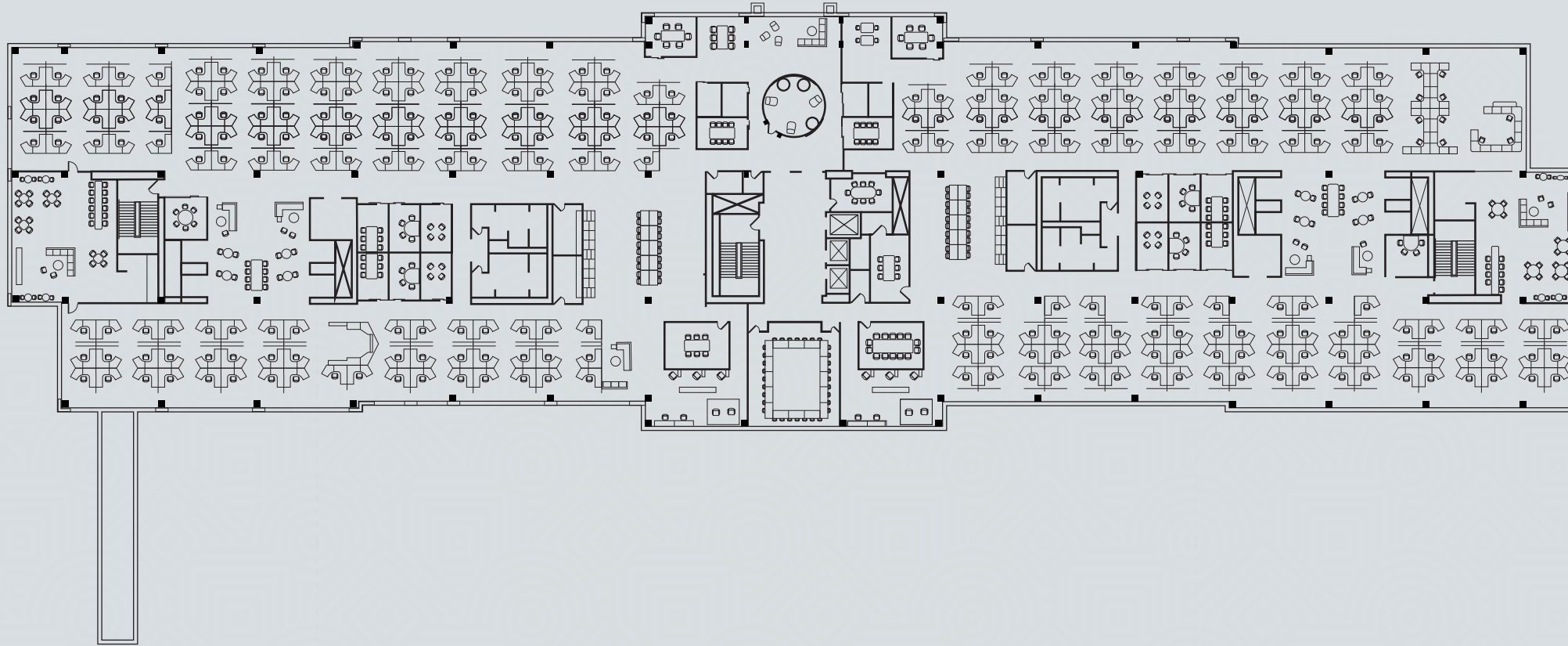


CURRENT FLOOR PLANS

FLOOR 2 - 67,816 RSF - FULLY LEASED



FLOOR 3 - 67,816 RSF



CURRENT FLOOR PLANS

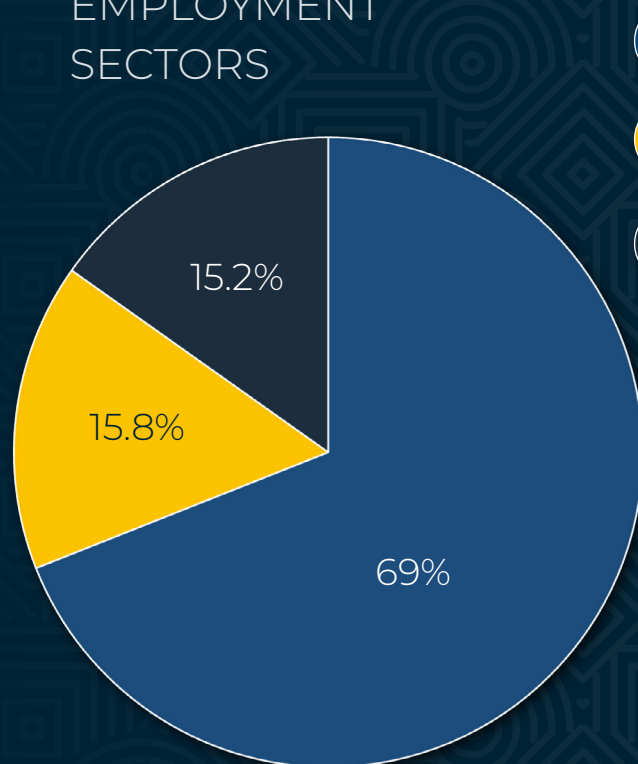
FLOOR 4 - 67,816 RSF - FULLY LEASED



WELCOME TO EASTON

10 MILE RADIUS STATISTICS

PRIMARY EMPLOYMENT SECTORS



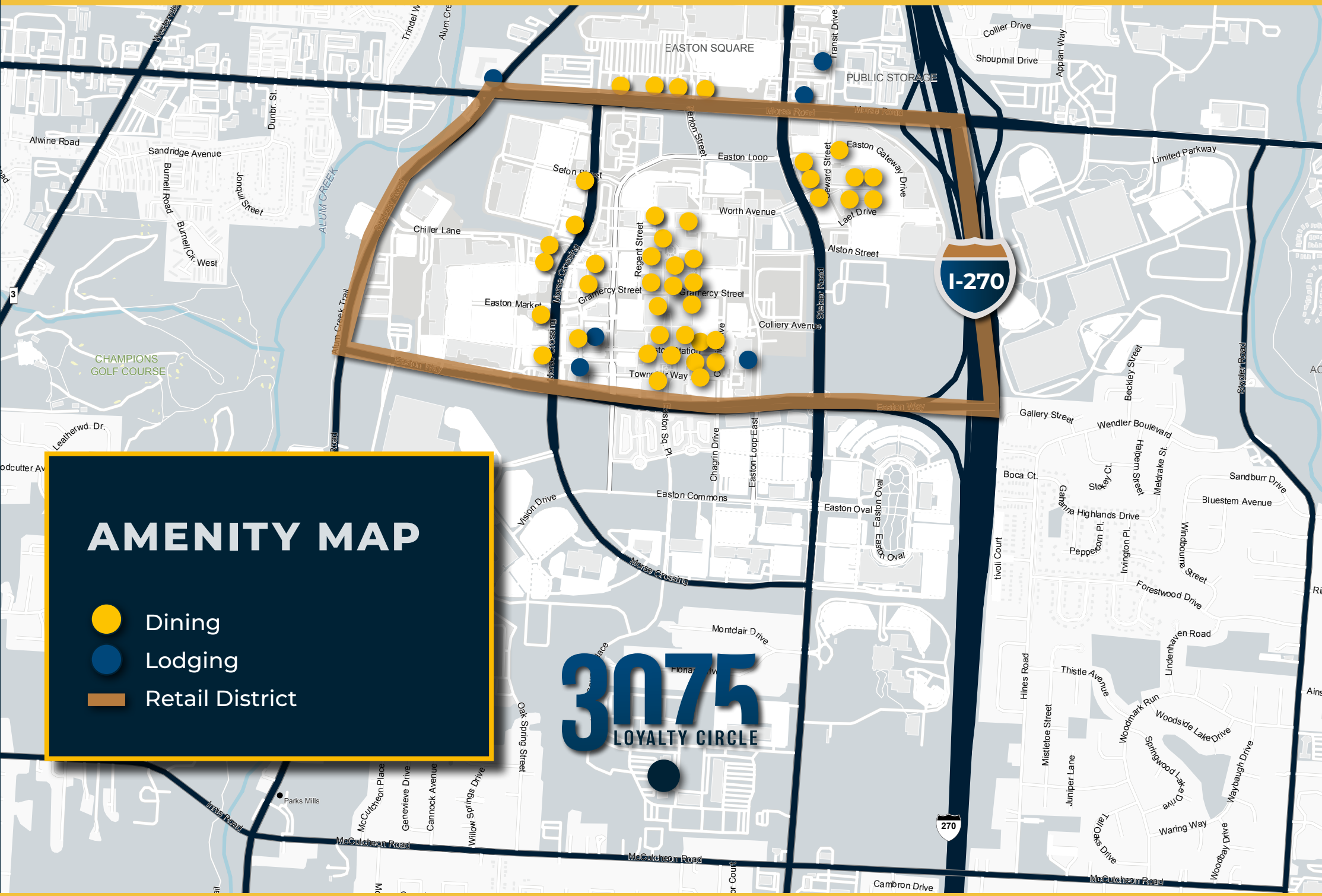
- Professional, business, sales & financial
- Industrial, construction & transportation
- Healthcare, support & services

DEMOGRAPHICS 2022

- Total Population: **1,007,496**
- Annual Pop. Growth Rate: **48%**
- Median age: **35.4**
- Total households: **406,449**
- Average household income: **\$66,951**
- Per capita income: **\$41,029**
- Master's Degree or Higher: **17%**
- Bachelor's Degree: **28.9%**

AMENITY MAP

- Dining
- Lodging
- Retail District





12



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