

# OFFICE FOR LEASE CATON 95 OFFICE PARK

1501 - 1531 S. Edgewood St., Baltimore, MD 21227

Available: 1,114 - 4,536 SF

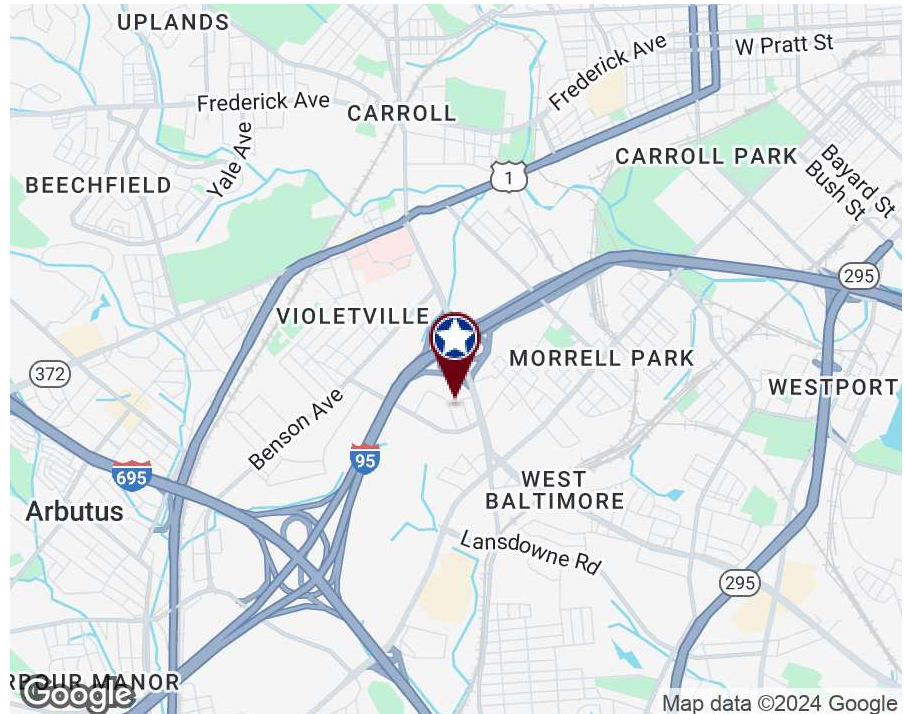


## LISTING DATA

**AVAILABLE SF:** 1,114 - 4,536 SF

## PROPERTY HIGHLIGHTS

- Caton 95 Office Park consist of three single story office buildings totaling 47,378 sf
- Direct suite entry for all suites
- Hub Zone
- Zone: OIC
- 15' Clear
- All spaces are separately metered with direct HVAC controls
- Conveniently located at Caton Avenue and I-95
- MTA Access
- \$18.25 plus utilities and janitorial



**Kate Jordan, SIOR**  
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**Marley Welsh, SIOR**  
Principal  
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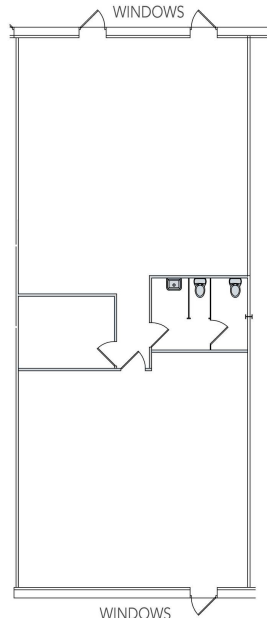
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Available: 1,114 - 4,536 SF

**1501 S. Edgewood, Suite B 2,032 SF**



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1501 S Edgewood Suite B	2,032 SF	Modified Gross	\$18.25 SF/yr	Available immediately

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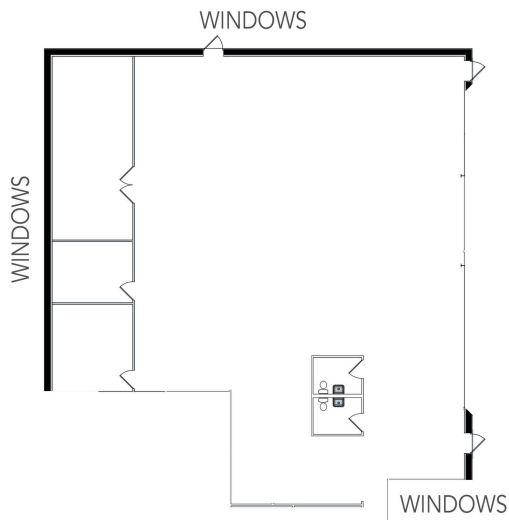
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Available: 1,114 - 4,536 SF

**1501 S. Edgewood, Suite F 4,536 SF**



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1501 S Edgewood Suite F	4,536 SF	Modified Gross	\$18.25 SF/yr	Available immediately

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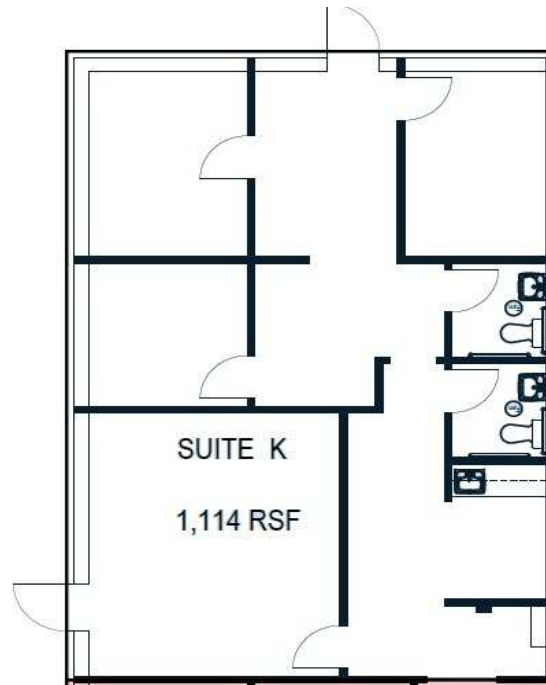
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Available: 1,114 - 4,536 SF



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1521 S Edgewood Suite K	1,114 SF	Modified Gross	\$18.25 SF/yr	Date TBD

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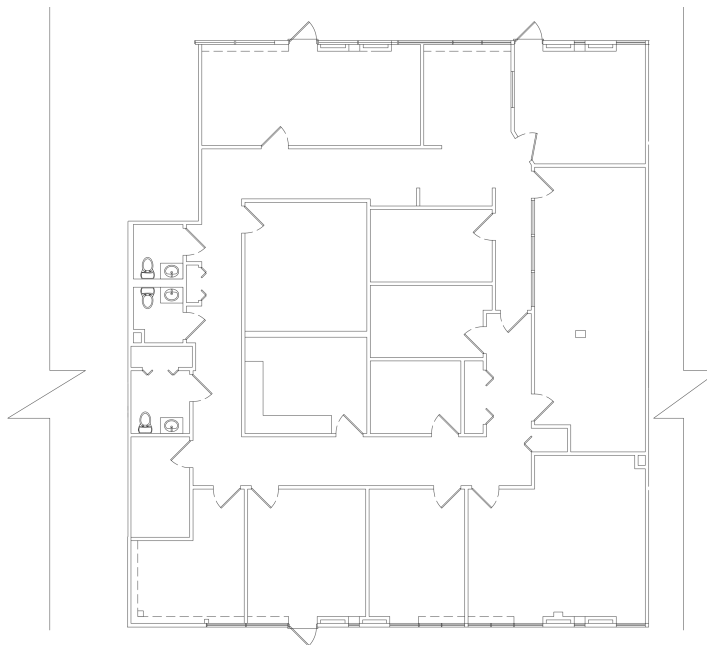
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**CATON 95 OFFICE PARK**

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Available: 1,114 - 4,536 SF



COMMERCIAL REAL ESTATE SERVICES



SUITE "P" EXISTING FLOOR PLAN

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1531 S Edgewood Suite P	3,540 SF	Modified Gross	\$18.25 SF/yr	Available Immediately

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