

# OFFICE/FLEX FOR LEASE CATON 95 OFFICE PARK

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

Available: 2,032 - 4,536 SF

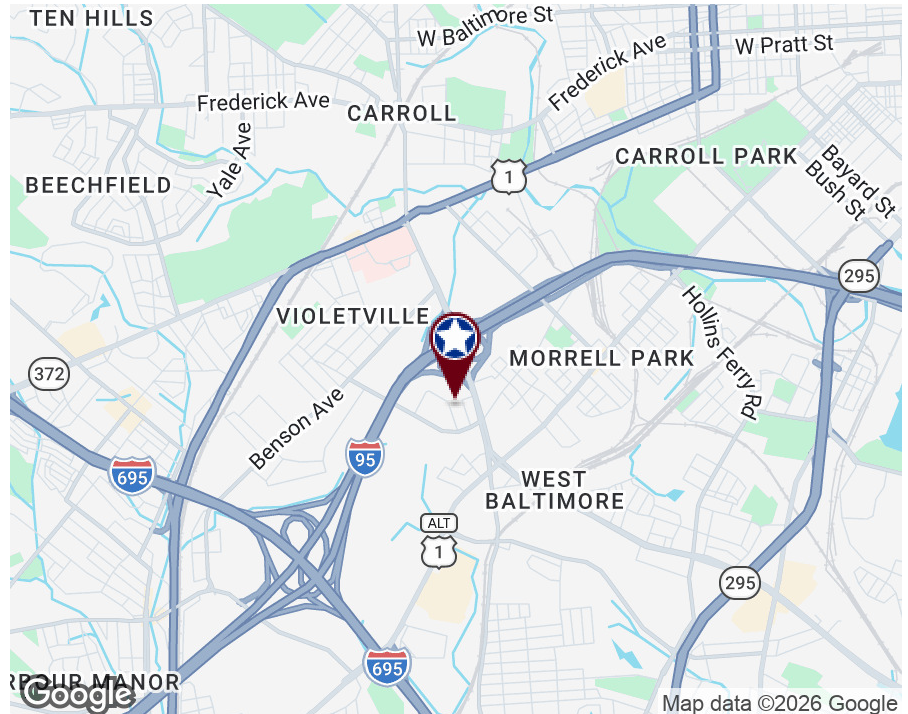


## LISTING DATA

**AVAILABLE SF:** 2,032 - 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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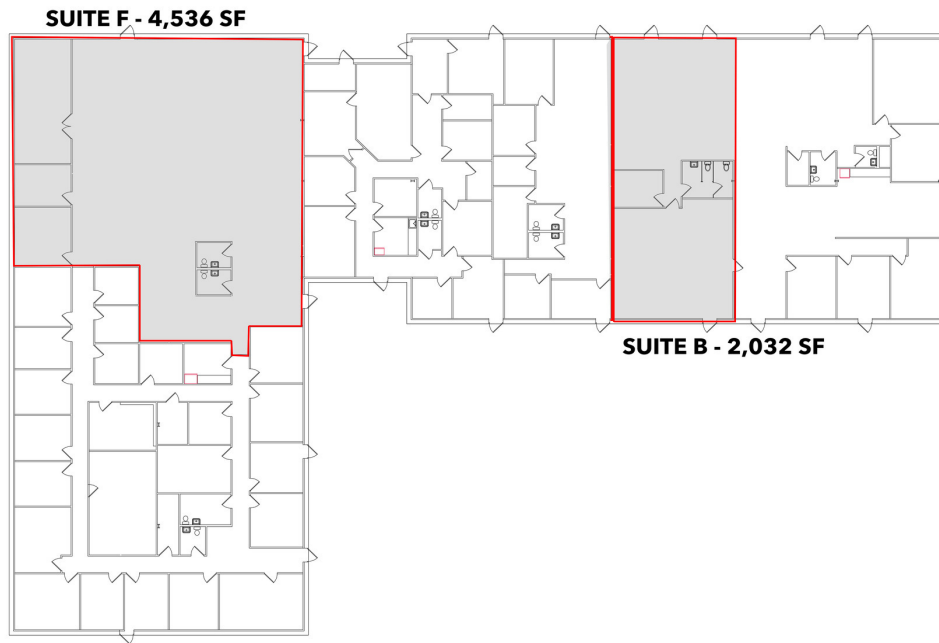
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**BLDG. 1501**



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1501 S Edgewood Suite B	2,032 SF	Modified Gross	\$18.25 SF/yr
1501 S Edgewood Suite F	4,536 SF	Modified Gross	\$18.25 SF/yr

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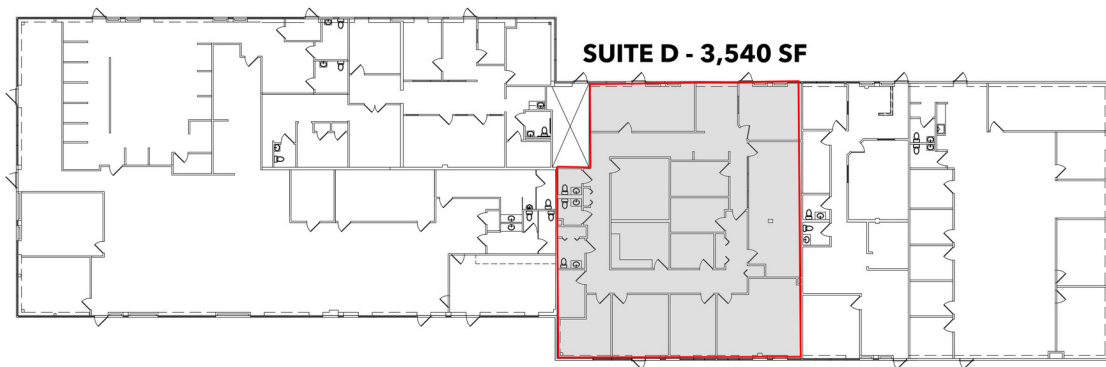
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**CATON 95 OFFICE PARK**

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

Available: 2,032 - 4,536 SF

**BLDG. 1531**



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

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