

OFFICE FOR LEASE CATON 95 OFFICE PARK

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

Available: 1,114 - 4,536 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

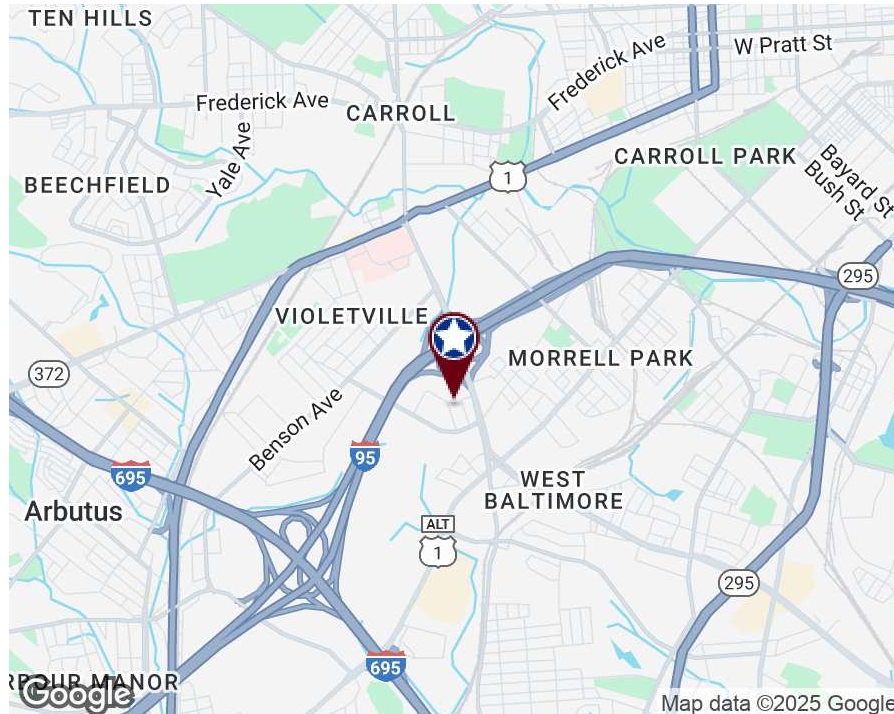


LISTING DATA

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



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Marley Black, SIOR
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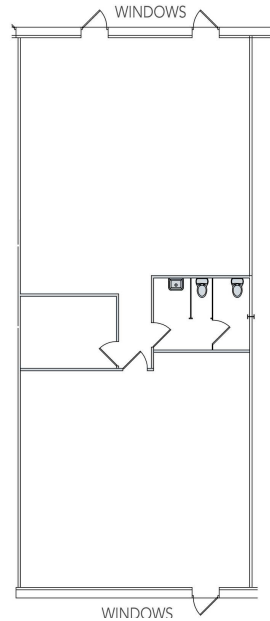
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1501 S. Edgewood, Suite B 2,032 SF



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

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1501 S. Edgewood, Suite F 4,536 SF and Suite C 1,890 SF



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1501 S Edgewood Suite C	1,890 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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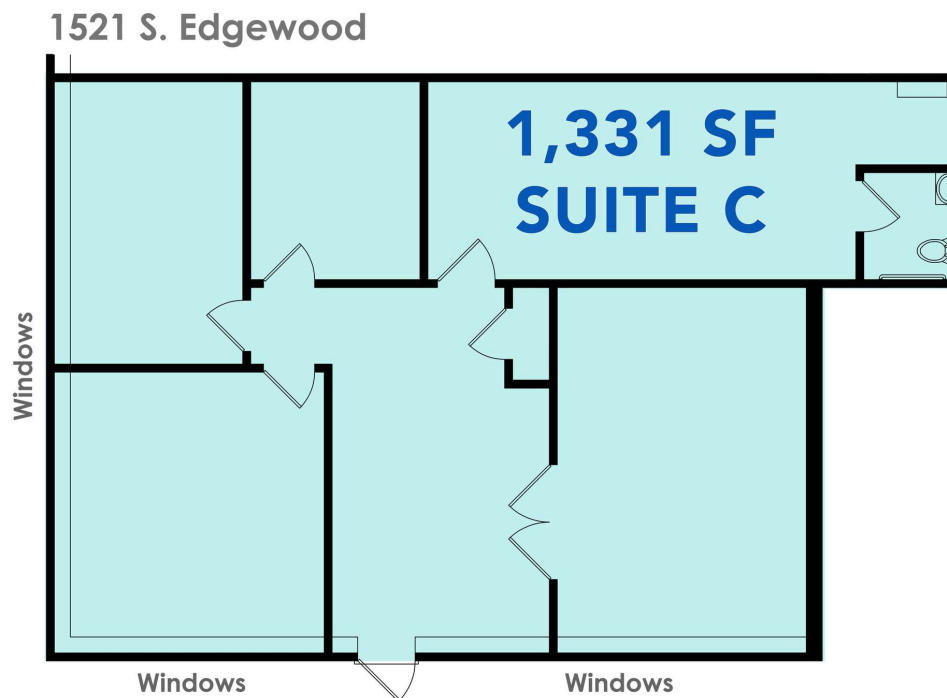
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1521 S Edgewood Suite C	1,331 SF	Modified Gross	\$18.25 SF/yr	Available 12/1/2025

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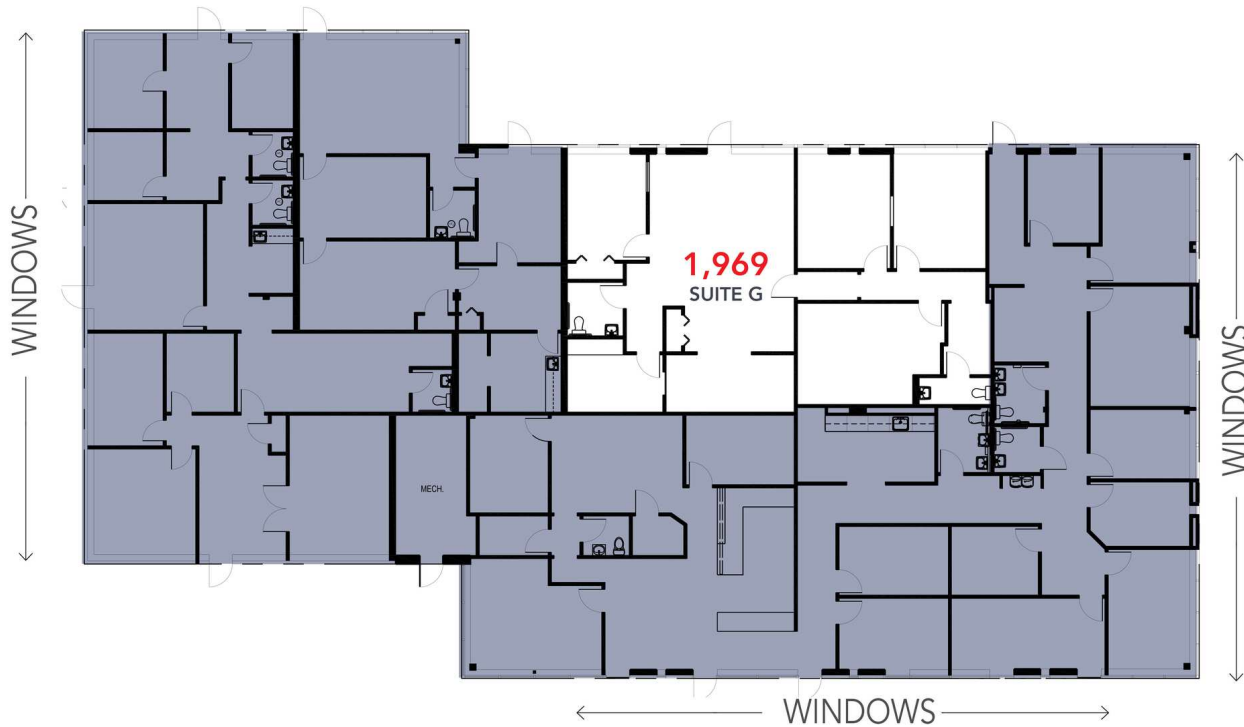
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1521 S Edgewood Suite G	1,969 SF	Modified Gross	\$18.25 SF/yr

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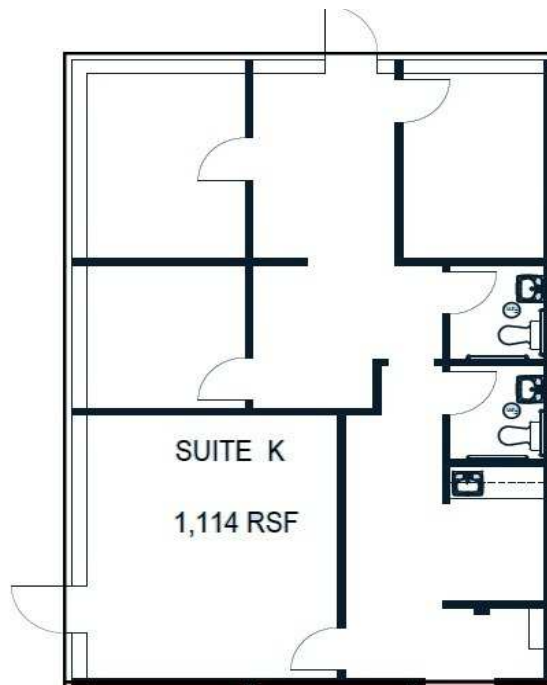
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1521 S Edgewood Suite K	1,114 SF	Modified Gross	\$18.25 SF/yr

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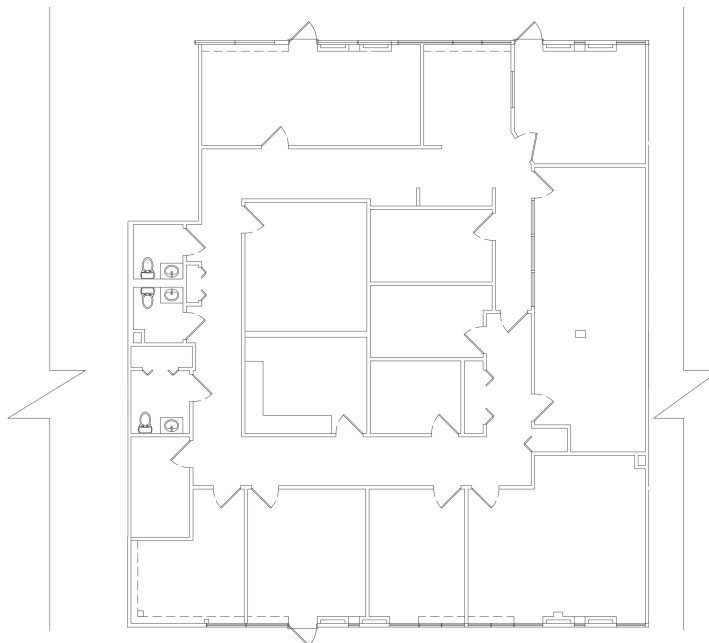
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SUITE "P" EXISTING FLOOR PLAN

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

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