



# Caton Research Center

Interstate 695 at Interstate 95

Arbutus, MD 21227





## About Caton Research Center

Caton Research Center is a 60-acre business community located off Caton Avenue at the intersection of Interstate 95 and the Baltimore Beltway (Interstate 695) in Arbutus, MD. The unified architecture of St. John Properties' 16 buildings, comprising more than 818,600 square feet of office, flex/R&D and warehouse space, provides Caton Research Center a campus-like business environment.

Tenant sizes from 1,500 square feet to 48,300 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well maintained atmosphere. Thirty-foot-wide spaces combined with 16 foot ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

*For more information on Caton Research Center, visit: [sjpi.com/caton](http://sjpi.com/caton)*



## Bulk/Warehouse Space & Specifications

### Bulk/Warehouse Building

1615-1627 Knecht Ave. 64,056 SF

3901-3915 Benson Ave. 192,500 SF  
3900-3924 Vero Road

### Bulk/Warehouse Specifications

Ceiling Height 22 ft. clear

Zoning ML-IM



## Flex/R&D Space & Specifications

### Flex/R&D Buildings

1500 Caton Center Drive 42,400 SF

1510 Caton Center Drive 45,400 SF

1520 Caton Center Drive 47,400 SF

1530 Caton Center Drive 48,300 SF

1540 Caton Center Drive 44,400 SF

1550 Caton Center Drive 36,500 SF

1560 Caton Center Drive 35,400 SF

4625-4643 Benson Ave. 14,300 SF

3916 Vero Road 37,500 SF

3918 Vero Road 36,300 SF

3920 Vero Road 43,800 SF

3921 Vero Road 44,700 SF

3922 Vero Road 38,500 SF

1667 Knecht Avenue 47,200 SF

### Flex/R&D Specifications

Suite Sizes 1,500 up to 48,300 SF

Ceiling Height 16 ft. clear minimum

3920 Vero Road 20 ft. clear minimum

Offices Built to suit

Parking 4 spaces per 1,000 SF

Heat Gas

Roof EPDM rubber

Exterior Walls Brick on block

Loading Dock or drive-in

Zoning ML-IM







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#### Distances to:

Annapolis, MD (Downtown) .....	25 miles
Baltimore, MD (Downtown) .....	5 miles
BWI Airport .....	7 miles
Columbia, MD .....	15 miles
Interstate 95 .....	1 mile
Interstate 97.....	5 miles
Interstate 495 (Capital Beltway) .....	25 miles
Interstate 695 (Baltimore Beltway) .....	2 miles
MD Route 295 .....	3 miles
Washington, D.C. ....	35 miles



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#### About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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