ST. JOHN PROPERTIES

410.788.0100 | SJPI.COM

Caton Research Center

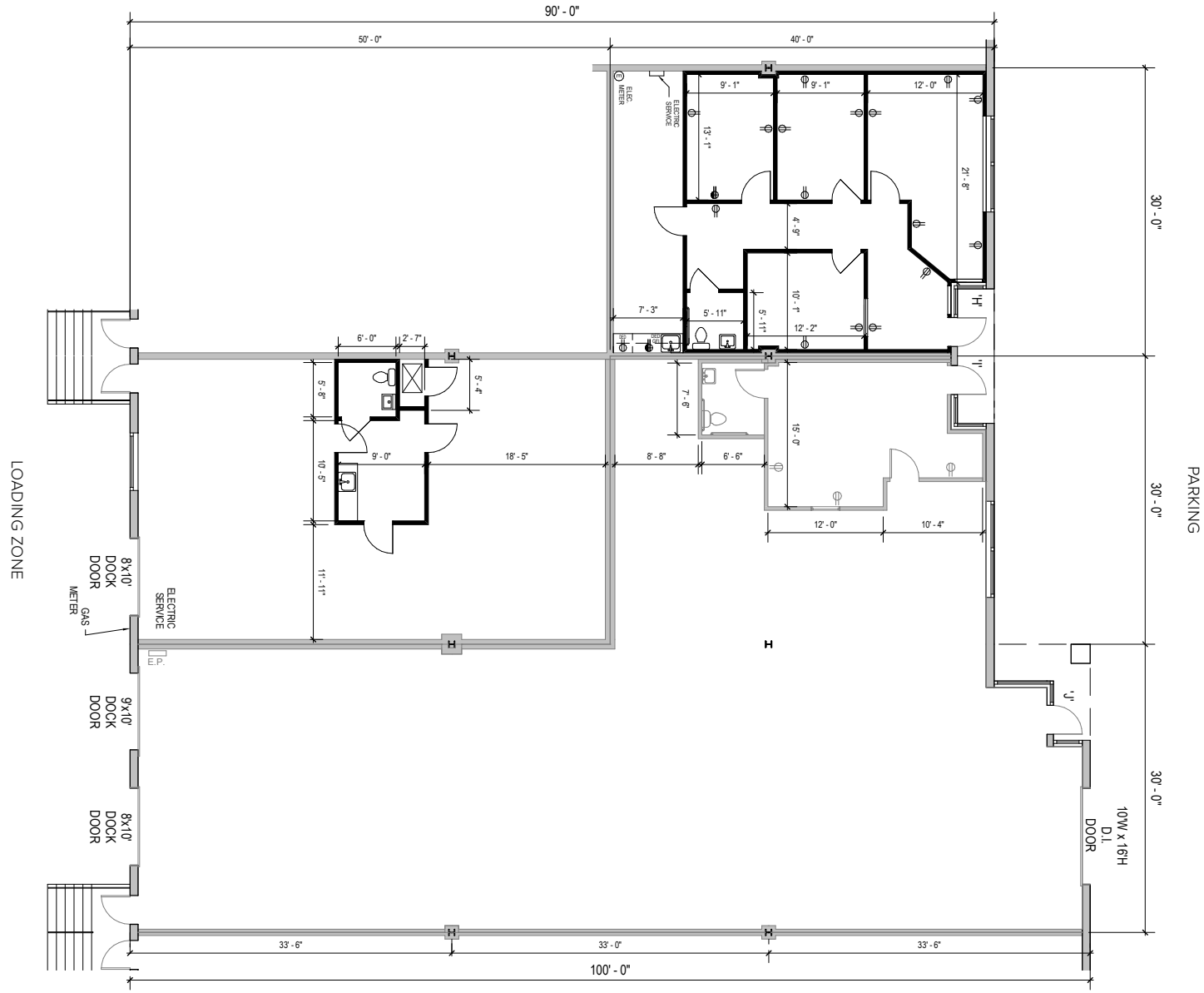
3922 Vero Road | Arbutus, MD 21227

Suites H(front) & I-J

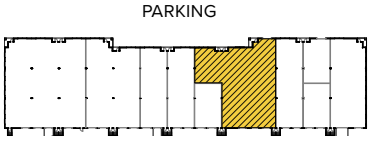
WHAT IS FLEX?

Total SF Available:
6,900 SF

1,578 sq. ft. office, 5,322 sq. ft. warehouse with 10'x16' drive-in loading door (1), 8'x10' dock door with ramp (1), 9'x10' dock door (1), and 8'x10' dock door (1)



KEY PLAN
NOT TO SCALE



Note: *This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*

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.

Bulk/Warehouse Space	
1615-1627 Knecht Ave.	64,056 SF
3901-3915 Benson Ave. 3900-3924 Vero Road	192,500 SF
Bulk/Warehouse Specifications	
Ceiling Height	22 ft. clear
Zoning	ML-IM

Flex/R&D Space	
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

For more information on Caton Research Center, visit: sjpi.com/caton

Distances to:

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

Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

For additional leasing information or to schedule a tour, contact:

Claire Cobert Metz
Leasing Representative
CMetz@sjpi.com | 410.369.1274

Corporate Headquarters:
2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

Connect with us **@stjohnprop**

USGBC MEMBER

MARYLAND CREDA COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 07/26