

10285 Lakefront

MERRIWEATHER DISTRICT'S PREMIER
MEDICAL OFFICE BUILDING



Howard Hughes
COMMUNITIES



**GITTLESON
ZUPPAS
PAPANTONIOU**
MEDICAL REALTY

10285 Little Patuxent Pkwy, Downtown Columbia, MD



BUILDING FEATURES

86,000^{SF}

Trophy Medical Office Building



Floor heights:
Floor 1
16' slab to slab)
(13' clear)
Floors 2-4
13' slab to slab
(10' clear)



Column spacing: With the building columns located at the exterior of the building and in the building's core, the leasable area of the building is essentially column free with 30' X 45' spacing



Convenient covered patient pick up & drop off



Abundant parking including the surface lot and 160 covered garage spaces



Flexibility to accommodate Tenant generators



Multiple gurney-sized elevators



Building is located on a trailhead connecting to 100+ miles of trails; showers on-site





LEED / FITWEL CERTIFICATION GOALS



LEED Gold Goal



Fitwel building certification goal aiming to improve health of employees, visitors and residents of the surrounding community



Dedicated outside air system (DOAS) combined with sensible cooling vav boxes and CO2 sensors will allow for delivery of outside air where needed in occupied spaces



Bike storage with on-site showers exclusively for Tenant's use



Electric vehicle charging stations



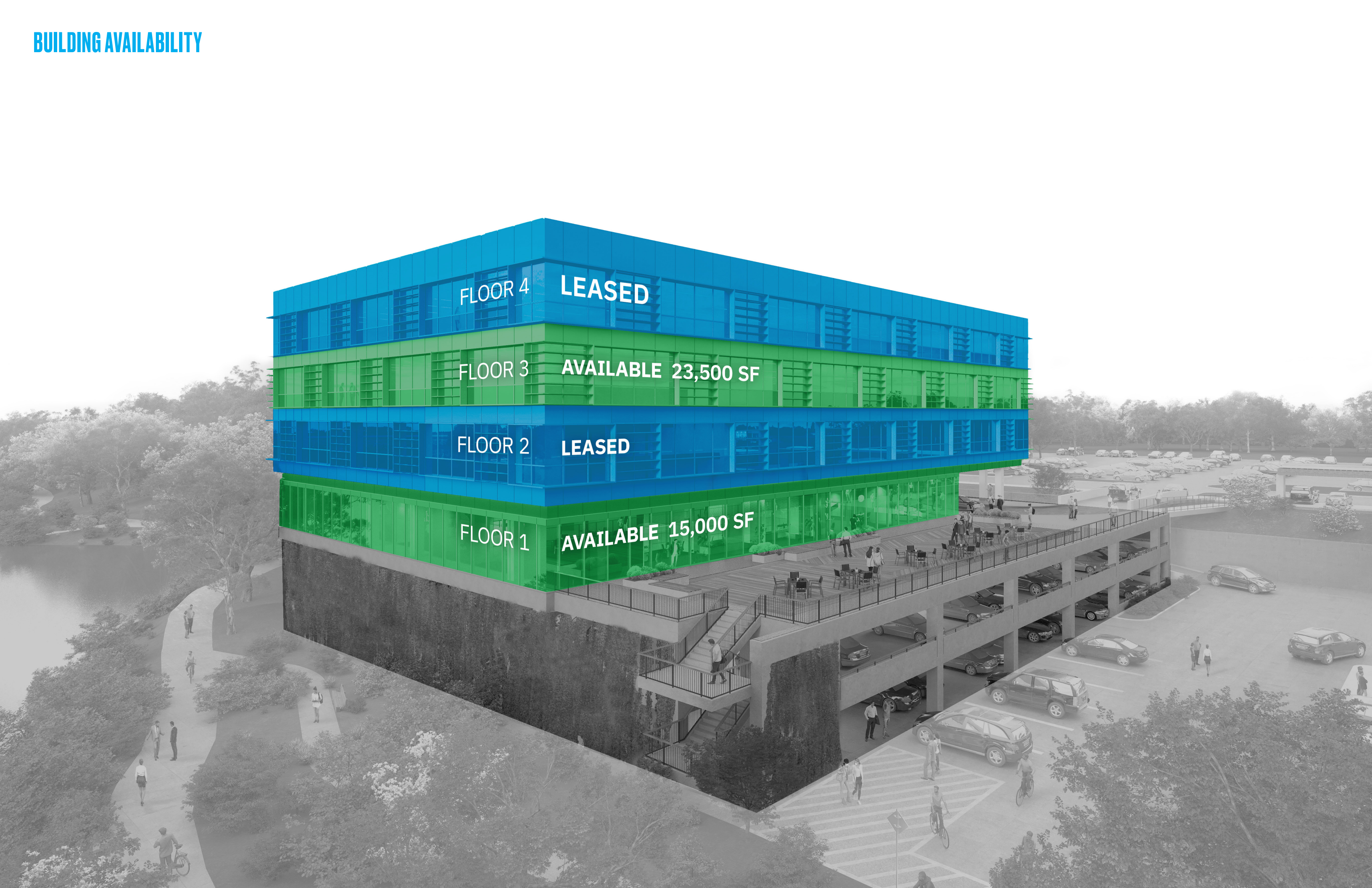
All electric service; no gas and boilers



Enhanced indoor environment promoting health and wellness including green wall and views to lake and landscape

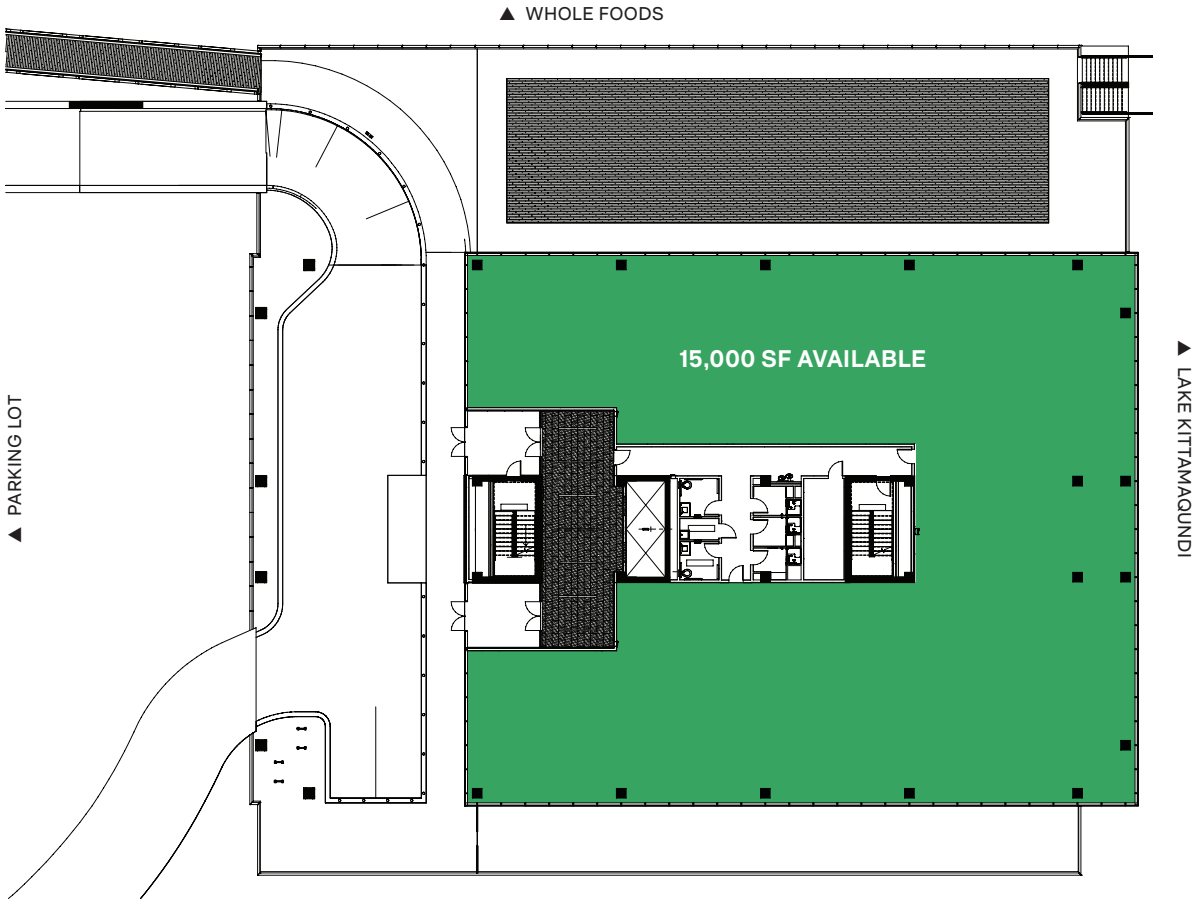


Indoor fixtures and fittings and no outdoor irrigation to minimizing water consumption

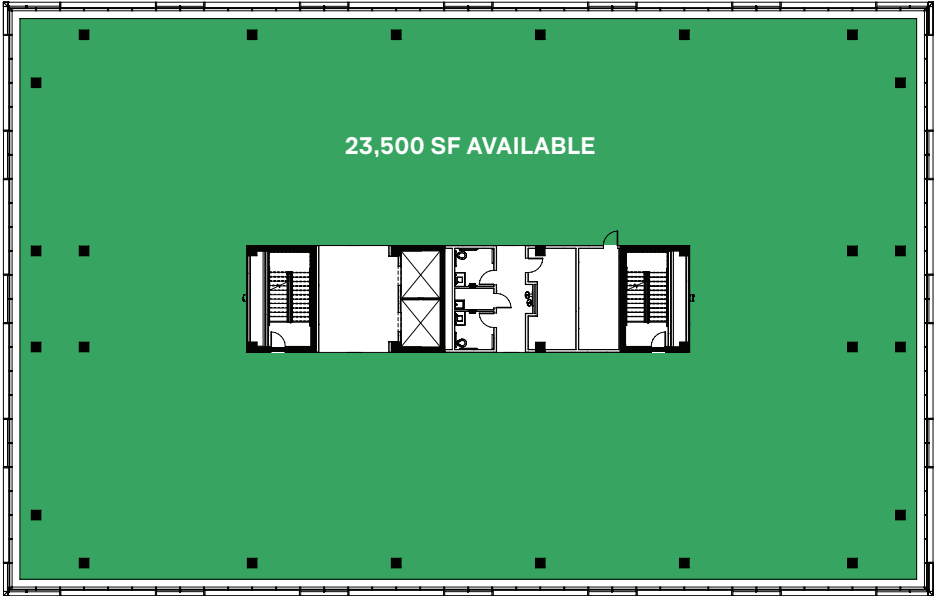


FLOOR PLANS

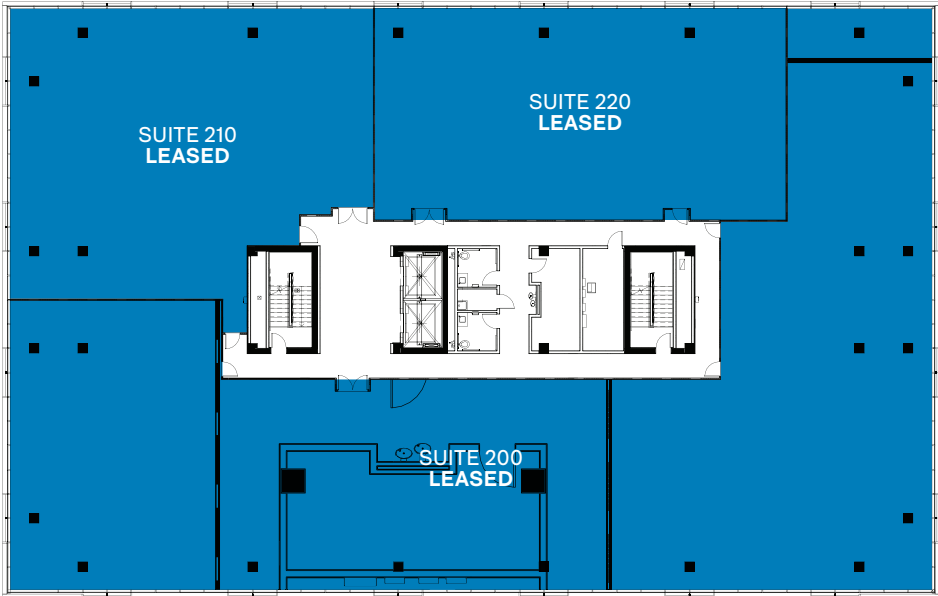
Level 1



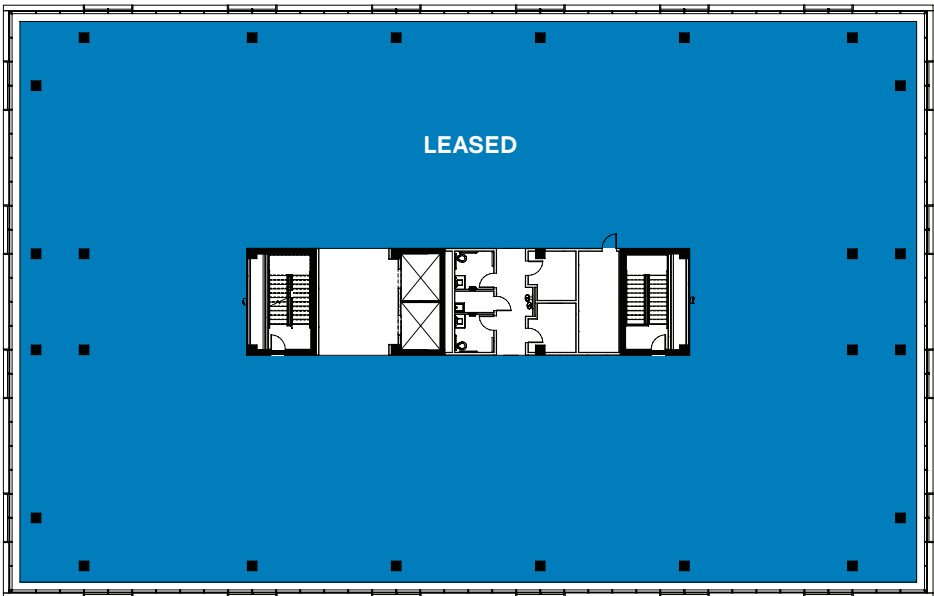
Level 3

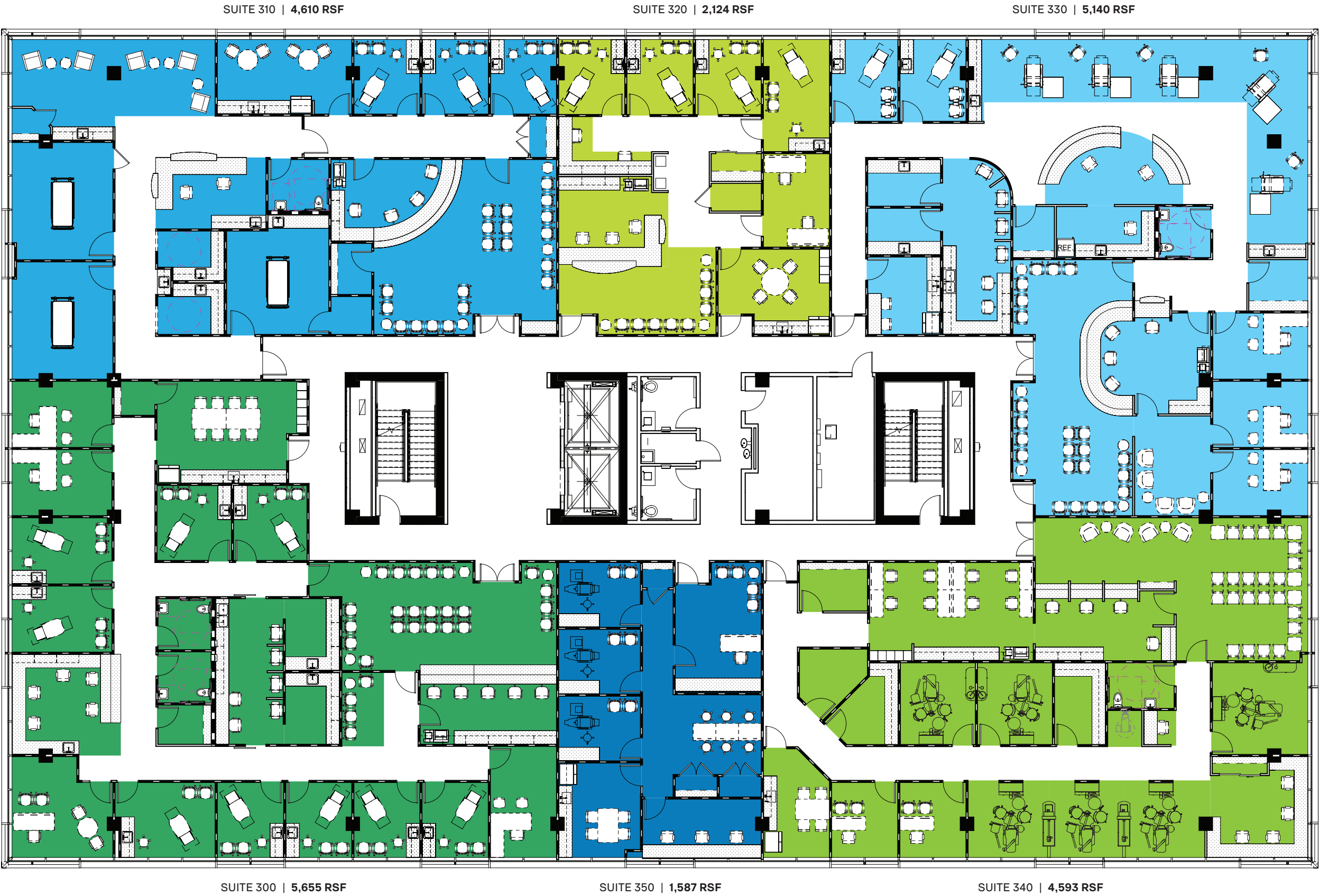


Level 2



Level 4





MARKET REPORT

Howard County
Population Density & Growth

POPULATION

334,529

ADULTS WITH COLLEGE DEGREES

65%

JOBS

208,000

OVER 55 YEARS OLD

27.5%

AVERAGE HOUSE HOLD INCOME

\$156,284

(The highest in Maryland)

MEDIAN AGE

39.3

Within 5 mile radius of
Lakefront District

POPULATION

193,213

(55% of Howard County)

POPULATION GROWTH:

1.16%

(5% growth for age 65+)

DENSITY

2,300

(per square mile)

AGE 65+

28,000

(14.3%)

#10

Best Places to Live
– Money Magazine, 2021, 2022

#1

Safest city in the U.S.
– WalletHub, 2019, 2020, 2021, 2022

#8

Healthiest Communities in the U.S.
– U.S. News, 2021

PROVIDER ASSESSMENT
Supply/Demand
Shortages by Specialty

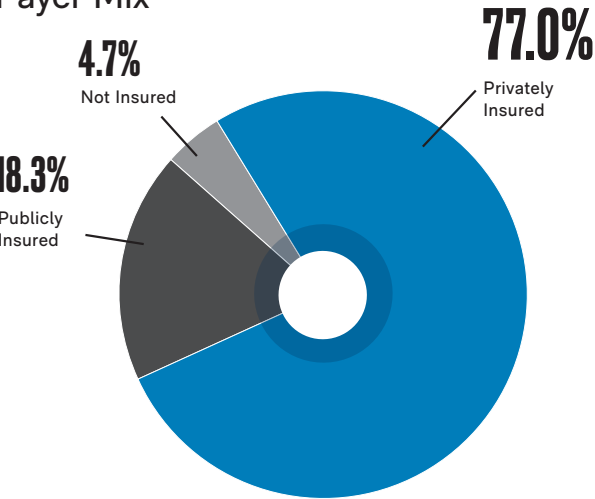
Based on full-time employees in Columbia*	Current Est. Shortage (-)	Future (2028) Shortage (-)
Family Medicine	-28%	-39%
Allergy	-36%	-46%
Cardiology	-59%	-65%
Dermatology	-61%	-64%
Endocrinology	-15%	-27%
Gastroenterology	-19%	-31%
Nephrology	-80%	-83%
Pulmonary	-50%	-57%
General Surgery	-44%	-53%
Neurosurgery	-88%	-90%
Ophthalmology	-42%	-50%
Orthopedic Surgery	-76%	-80%
Otolaryngology	-72%	-76%
Urology	-81%	-84%
Vascular	-100%	-100%
Radiology	-54%	-60%

*Provided by WhiteCap Health Advisors

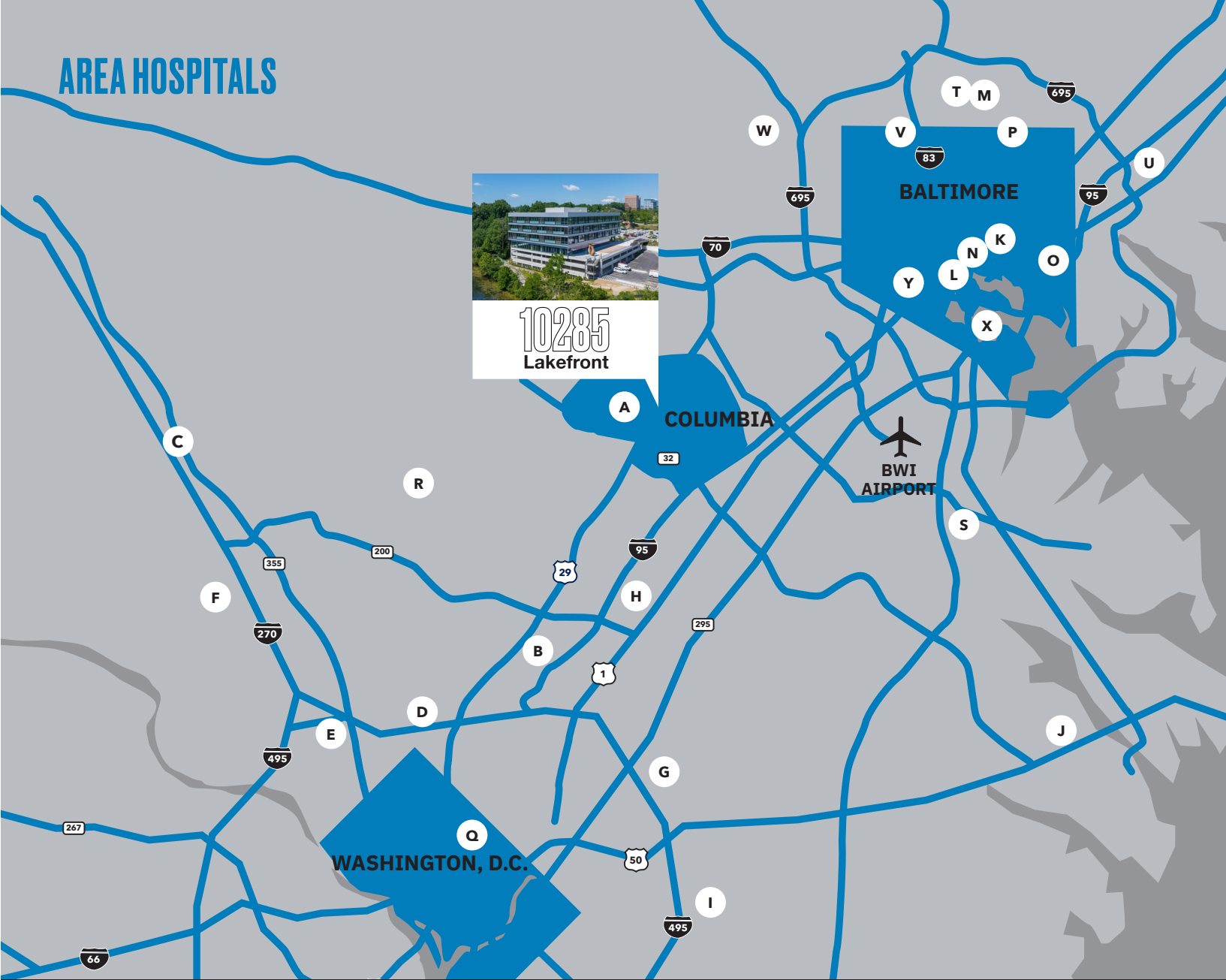
Establish a Presence in Columbia’s
Lakefront District

Columbia’s overall demographic profile presents an incredible opportunity for healthcare providers to tap into unmet patient demand which has been driven by Howard County’s overall population increase and accelerated growth of the 65+ age group.

Payer Mix



AREA HOSPITALS



Local Network of Hospitals

- A. Johns Hopkins Howard County Medical Center

B. White Oak Adventist Hospital

C. Holy Cross Hospital – Germantown

D. Holy Cross Hospital - Silver Spring

E. Suburban Hospital – Johns Hopkins

F. Shady Grove Adventist Hospital

G. Doctors Community Hospital

H. UM Laurel Medical Center

I. UM Capital Region Medical Center

J. Anne Arundel Medical Center

K. Johns Hopkins Hospital – Baltimore

L. UM Medical Center – Baltimore

M. UM St. Joseph Medical Center
- N. Mercy Medical Center

O. Johns Hopkins Bayview Medical Center

P. MedStar Good Samaritan Hospital

Q. MedStar Washington Hospital Center

R. MedStar Montgomery Medical Center

S. UM Baltimore Washington Medical Center

T. Greater Baltimore Medical Center (GBMC)

U. MedStar Franklin Square Medical Center

V. Sinai Hospital of Baltimore

W Northwest Hospital

X. MedStar Harbor Hospital

Y. St. Agnes Hospital

LOCAL FAVORITES

THE MALL IN COLUMBIA

THE FOOD MARKET

Vacation



THE COLLECTIVE
OFFSHORE ENCORE



10285
Lakefront



MERRIWEATHER POST
PAVILION

MEDIUM RARE

DOK KHAO THAI CATERING

Charmery

BANDITOS TACOS & TEQUILA

Peter Chang

eggspectation®

THE BLACKWALL BARN & LODGE

GYU SAN JAPANESE BBQ

BUSBOYS & POETS

smashing grapes KITCHEN + WINE BAR

THIRTY THIRDS Barbeque

Toastique GOURMET TOAST & JUICE BAR

KYO MATCHA いらっしゃいませ

Clove & Cardamom Eat • Bing • Repeat

GAMEON bar + arcade

MINUTES AWAY FROM
JOHNS HOPKINS
HOWARD COUNTY
MEDICAL CENTER



Shops & Restaurants at Your Doorstep



Lululemon Athletica
Apple
Coach
Anthropologie
Nordstrom
J. Crew
Athleta
Sephora
Ann Taylor
Loft
H&M
Banana Republic
Arhaus Furniture
Papyrus
Hanna Andersson
Barnes & Noble
Microsoft
Amazon Pop-Up
Lenscrafters
Fedex Office



Whole Foods
Sushi Sono
Cured
18th & 21st
Mod Pizza
Cold Stone Creamery
Bonchon Chicken
Kung Fu Tea
Maggiano's Little Italy
Seasons 52
The Cheesecake Factory
P.F. Changs
Urban Plates
Shake Shack
Zoe's Kitchen
Starbucks
Panera Bread
One Merriweather Deli
Parkview Deli
Lakeside Deli
Union Jack's
Noodles & Co
Five Guys Burger & Fries
Toastique

Chick-Fil-A
Chipotle
Uncle Julio's
Walrus Oyster Co.
The Charmery
Peter Chang
Dok Khao Thai Eatery
Clove & Cardamom
Busboys & Poets
Medium Rare
Banditos Tacos & Tequila
The Blackwall Barn & Lodge
GameOn Bar + Arcade
Mighty Quinn's BBQ
The Angry Jerk
The Collective Offshore
Gyusan
Kyo Matcha
eggspectation
Smashing Grapes
The Food Market
Gyusan
Bark Social



YogaSix
Title Boxing Club



Paws Up Vets



Columbia Bank
BB&T Bank
Wells Fargo
Pnc Bank
Bank Of America
M&T Bank
Pinnacle Bank



The Pearl Spa
European Wax Center
Floyd's Barbershop
Village Nail Bar
Bubbles
Allure Nails Spa
Waxing the City



Merriweather Post
Pavilion
Main Event
AMC Theaters
18th & 21st Jazz Club
The Collective Encore



Verizon
At&T
T-Mobile



3,447 APARTMENTS

Merriweather District has 2,772 existing apartments. 675 more apartment units in Lakefront North (walking distance to 10285 Lakefront) will deliver in 2025.



2.2 Million SF

of office space in Downtown Columbia





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