

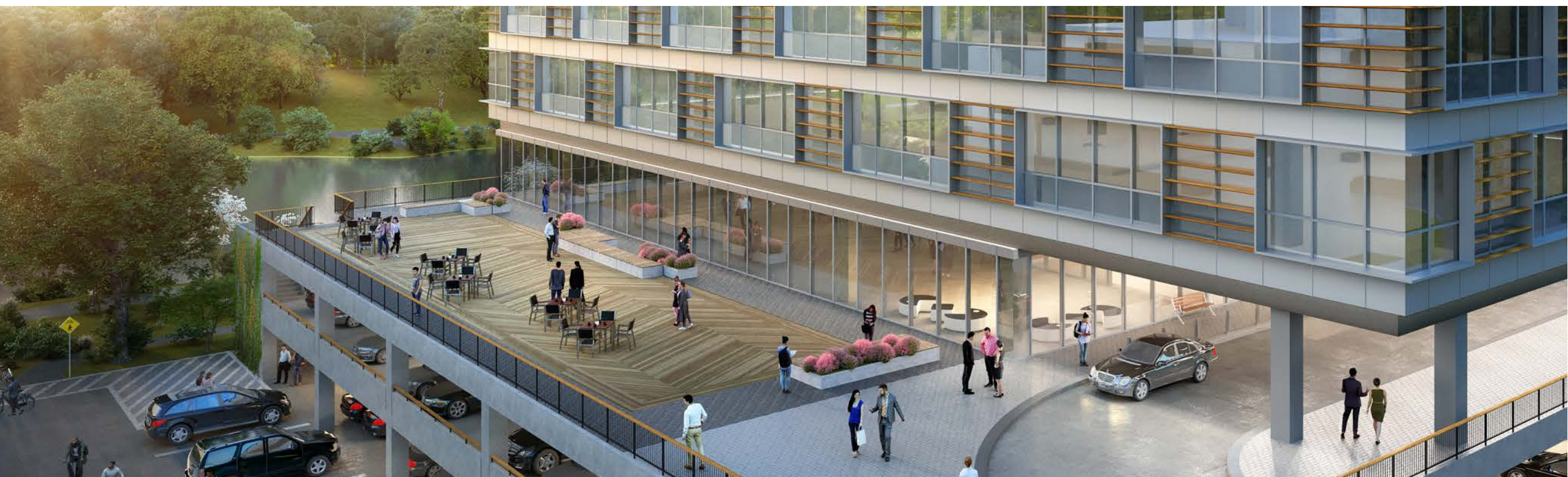
10285 Lakefront

DOWNTOWN COLUMBIA'S
PREMIER MEDICAL OFFICE BUILDING
DELIVERING IN Q4 2023



Howard Hughes

10285 Little Patuxent Pkwy, Downtown Columbia, MD



BUILDING FEATURES

86,000 ^{SF}

Class-A 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
certification 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



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



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 HOUSEHOLD INCOME \$156,284 <small>(The highest in Maryland)</small>	 MEDIAN AGE 39.3

Within 5 mile radius of Lakefront District

POPULATION 193,213 <small>(55% of Howard County)</small>	POPULATION GROWTH: 1.16% <small>(5% growth for age 65+)</small>
DENSITY 2,300 <small>(per square mile)</small>	AGE 65+ 28,000 <small>(14.3%)</small>

#10 <small>Best Places to Live - Money Magazine, 2021, 2022</small>	#1 <small>Safest city in the U.S. - WalletHub, 2019, 2020, 2021, 2022</small>	#8 <small>Healthiest Communities in the U.S. - U.S. News, 2021</small>
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PROVIDER ASSESSMENT Supply/Demand Shortages by Specialty

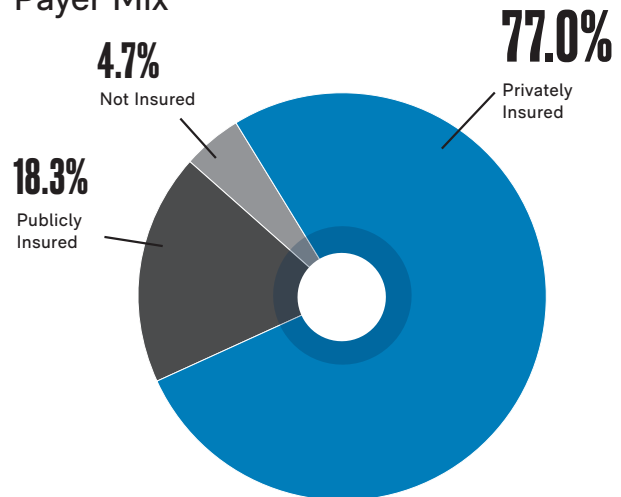
Based on full-time employees in Columbia*	Current Est. Shortage (-)	Future (2028) Shortage (-)
Family Medicine	-28%	-39%
Allergy	-36%	-46%
Cardiology	-59%	-65%
Dermatology	-61%	-64%
Endocrinology	-15%	-27%
Gastroenterology	-19%	-31%
Nephrology	-80%	-83%
Pulmonary	-50%	-57%
General Surgery	-44%	-53%
Neurosurgery	-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

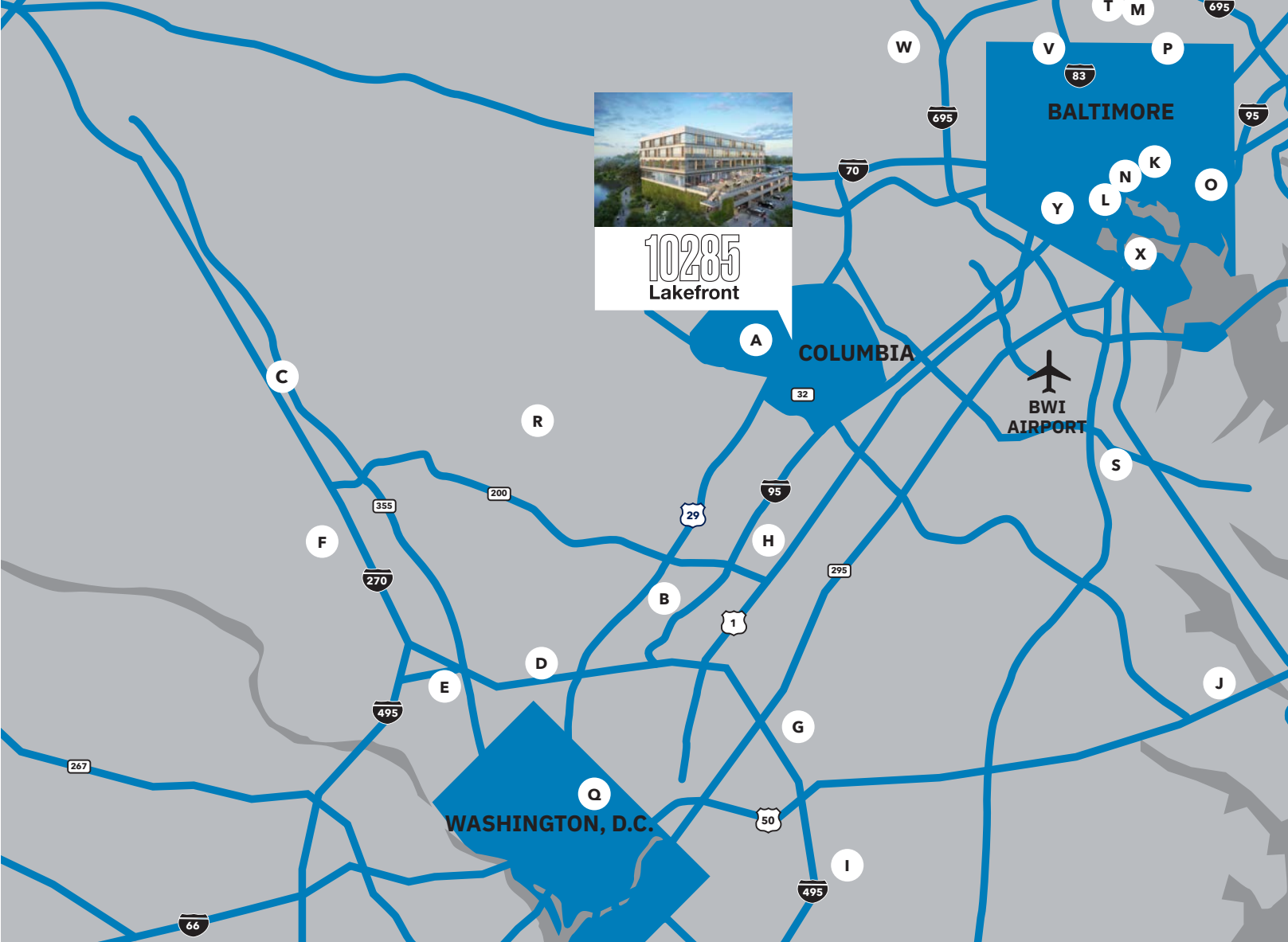
Establish a Presence in Columbia's Lakefront District

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

LAKEFRONT DISTRICT

THE MALL IN COLUMBIA

THE FOOD MARKET



MERRIWEATHER ROW

MERRIWEATHER POST PAVILION

MERRIWEATHER DISTRICT

Logos for: WHOLE FOODS MARKET, GrillMarx STEAKHOUSE & RAW BAR, SUSHI SONO JAPANESE RESTAURANT, THE COLLECTIVE ENCORE, OFFSHORE THE COLLECTIVE, merriweather lakehouse hotel, THE 3RD, pearl.



10285 Lakefront

Logos for: MEDIUM RARE, THE BLACKWALL BARN & LODGE, Toastique GOURMET TOAST & JUICE BAR, DOK KHAO THAI RESTAURANT, GYU SAN JAPANESE BBQ, THE ANGRY JERK AUTHENTIC CUBAN DOME, KYO MATCHA いっっしゃいませ, ChaRmery, BANDITOS TACOS & TEQUILA, BUSBOYS AND POETS, smashing grapes KITCHEN + WINE BAR, jrip, Peter Chang, eggSpectation®, FIGHTY QUINTS Barbecue, GAMEON bar + arcade.

MINUTES AWAY FROM
JOHNS HOPKINS
HOWARD COUNTY
MEDICAL CENTER

LOCAL PATHS AND PARKS

Healthy from the inside out

100+
miles of trails



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



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
Corner Bakery
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



YogaSix
Mayweather Boxing + Fitness
F45
Title Boxing Club



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



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



3,447 APARTMENTS
Downtown Columbia has 2,772 existing apartments. 675 more apartment units in Lakefront North (walking distance to 10285 Lakefront) will deliver in 2025.



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



Verizon
At&T
T-Mobile



2.2 Million SF
of office space in Downtown Columbia



Howard Hughes



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