

# 10285 Lakefront

## MERRIWEATHER DISTRICT'S PREMIER MEDICAL OFFICE BUILDING

10285 Little Patuxent Pkwy  
Columbia, MD



### THE FUTURE OF HEALTH & WELLNESS

86,000 SF

Trophy Medical  
Office Building



Abundant parking  
including the surface  
lot and 160 covered  
garage spaces

23,500 SF

Per floor



LEED  
Gold Goal



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



For office leasing information please contact:

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## Additional Building Overview



4 Floors



Fully ADA compliant access



Multiple gurney-sized elevators



Lobby lounge with coffee bar and complimentary wifi

### 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

# #1

Howard County is number 1 of all 24 Maryland counties for projected population growth rate and 65+ growth rate

# #10

Best Places to Live  
- Money Magazine, 2021, 2022

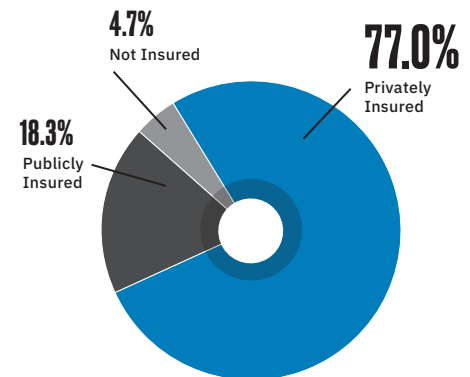
# #1

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

# #8

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

## Payer Mix



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