

510-520 UPPER CHESAPEAKE DRIVE
BEL AIR, MD 21014



Premier Medical Office Space for Lease

PAVILION II @ UM UPPER CHESAPEAKE MEDICAL CENTER MEDICAL OFFICE BUILDING

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 **CUSHMAN &
WAKEFIELD**
Building owned and managed by
HEALTHCARE REALTY

Opportunity

- A five-story, 85,798 RSF medical office building in Bel Air at UM Upper Chesapeake Medical Center
- Built in 2008
- Covered patient drop-off area
- Parking: Garage for patients/visitors and surface lot for employees
- Connected to UM Upper Chesapeake Medical Center; a full service and emergency care hospital with over 250 beds and over 600 physicians
- Easy access to I-95

Building Features

- Move-in ready medical suites
- Multi-specialty tenant base
- Build-to-suit improvement packages
- Public transportation to building

Healthcare Demographics



Population

1 Mile	7,812
3 Mile	65,578
5 Mile	121,217



Households

1 Mile	3,280
3 Mile	25,253
5 Mile	46,073



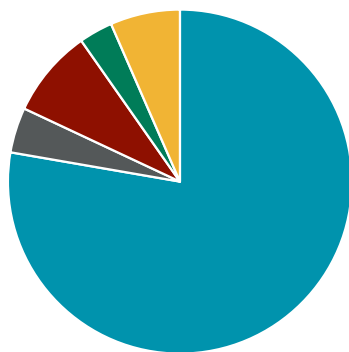
Median HH income

1 Mile	\$104,794
3 Mile	\$113,664
5 Mile	\$114,194



Median Age

1 Mile	45.4
3 Mile	41.7
5 Mile	41.3

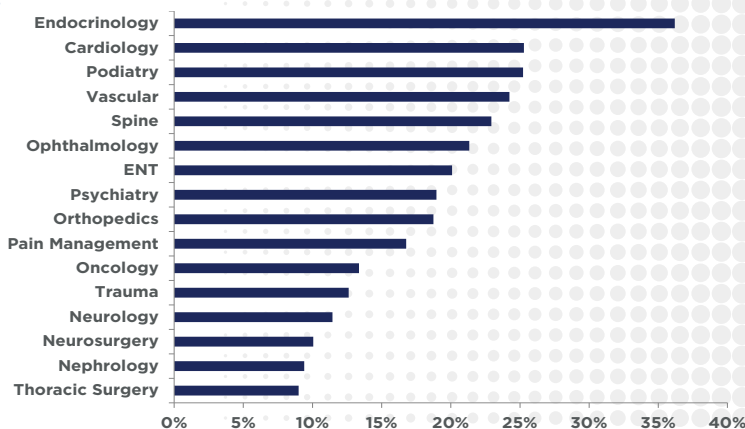


Payer Mix

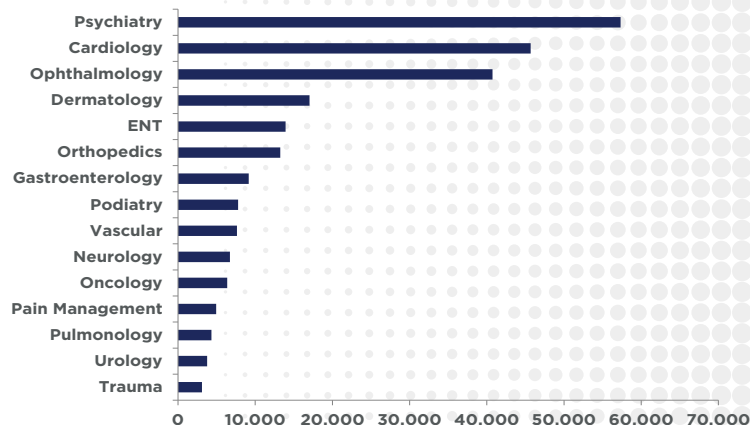
- COMMERCIAL
- MEDICAID
- MEDICARE
- UNINSURED
- OTHER

Source: Advisory Board Outpatient Market Estimator and Primary Care Market Estimator

10-Year Growth in Outpatient Medical Procedures



Total Projected Specialty Outpatient Procedures for 2034



Existing Specialties on Campus

- Dentist (Pavilion I)
- Comprehensive Care (Pavilion I)
- Pediatrics (Pavilion II)
- Vascular Specialist (Pavilion II)
- Women's Care (Pavilion II)
- Wound Care (Pavilion II)
- Performance Improvement (Pavilion II)
- Hyperbaric Medicine (Pavilion II)
- Rheumatology (Pavilion II)
- Perinatal Center (Pavilion II)
- Spine and Pain Center (Pavilion II)
- Dermatology (Pavilion II)
- Endocrinology (Pavilion II)

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Nearby Amenities



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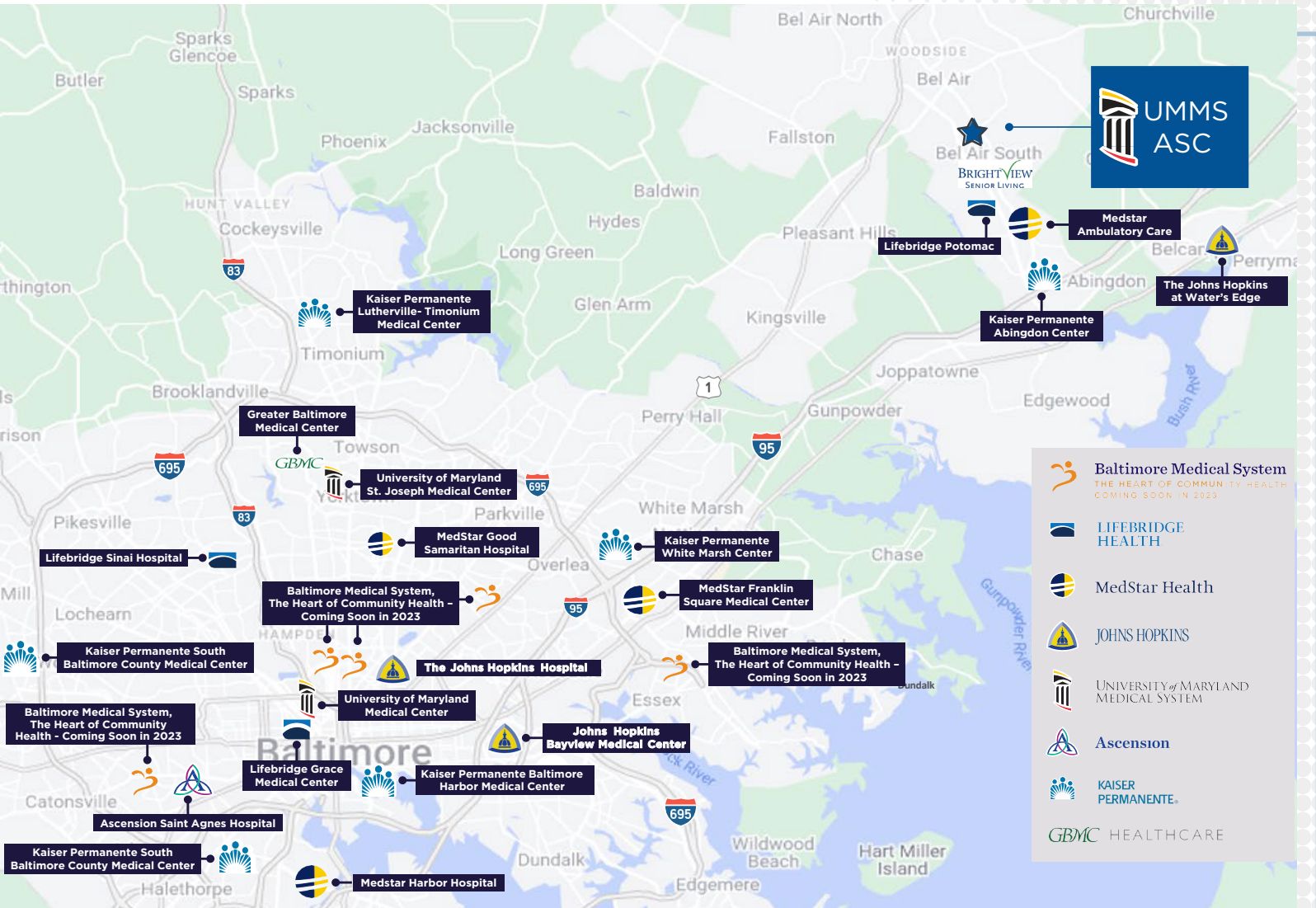
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Regional Medical Campuses



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