



# WHITE MARSH HEALTH CENTER

8114 SANDPIPER CIRCLE | BALTIMORE, MD 21236

# FOR LEASE



## RENTAL RATE

**\$24.95 FS**  
\*net of janitorial

## AVAILABLE SPACES

Suite 106 - 1,738 RSF  
Suite 113 - 1,359 RSF

## PROPERTY HIGHLIGHTS

- Excellent access to I-95 and I-695
- Convenient to Downtown Baltimore, Port of Baltimore, Towson, and Harford County
- Minutes to White Marsh Mall, The Avenue at White Marsh and Nottingham Commons
- Immediately adjacent to Johns Hopkins Physician Pavilion, Kaiser Permanente and Hilton Garden Inn

## LEASING CONTACT

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# PROPERTY SNAPSHOT



**PROPERTY ADDRESS**  
**8114 SANDPIPER CIRCLE,**  
**NOTTINGHAM, MD 21236**



**YEAR**  
**CONSTRUCTED**  
**1986**



**BUILDING**  
**CLASS**  
**B**



**RENTABLE BUILDING**  
**AREA SF**  
**44,808**



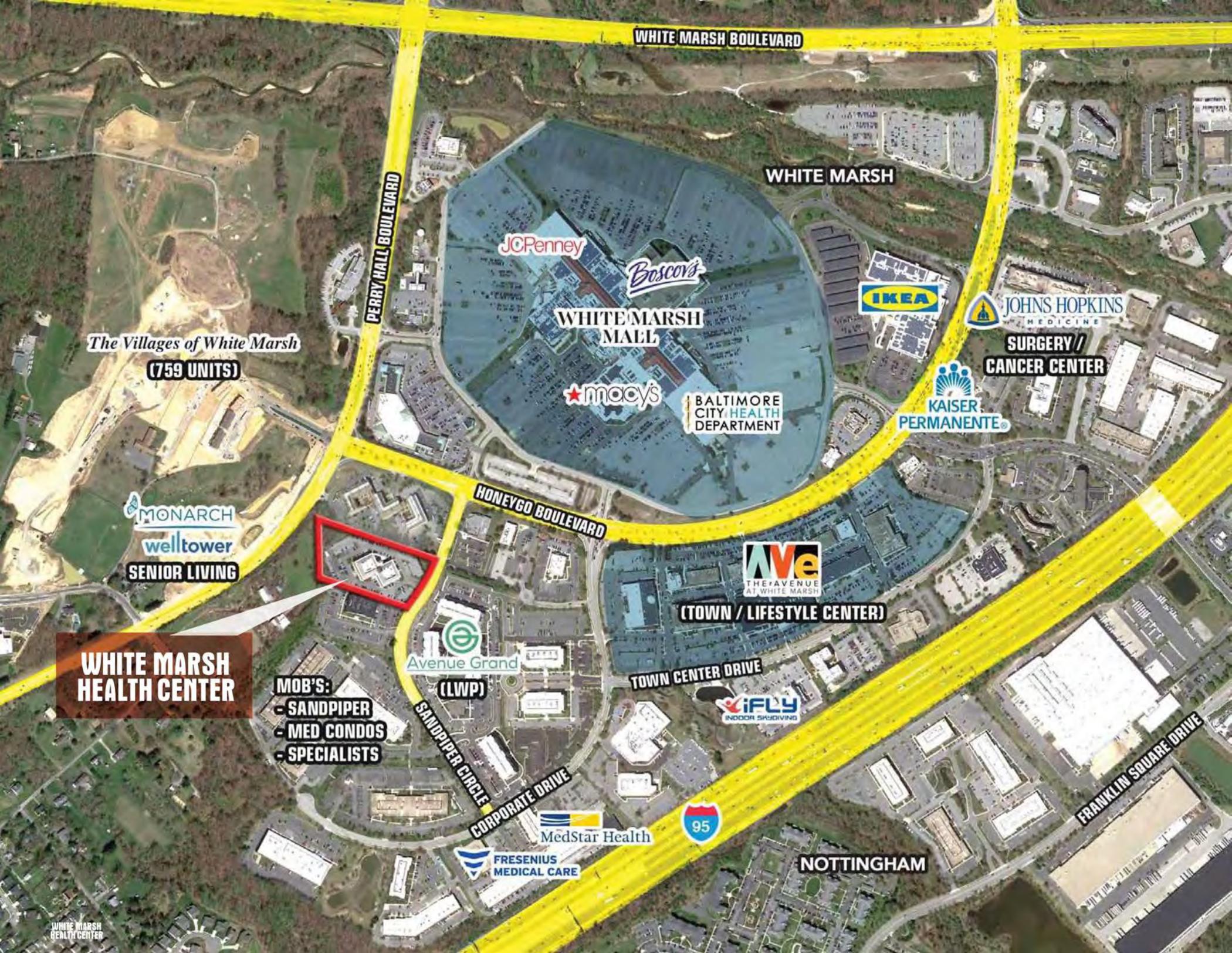
**PARKING**  
**268 SURFACE SPACES**  
**AND RATIO TO 5.96 PER**  
**1,000 RSF**



**NUMBER OF**  
**STORIES**  
**2**



**CURRENT MAJOR TENANTS:**  
**AMERICAN RED CROSS**  
**HONEYGO PEDIATRICS**  
**INNOVATIVE PERIODONTICS**  
**LIFEBRIDGE SPORTS MEDICINE**  
**LIFEBRIDGE CARDIOLOGY**  
**CHESAPEAKE OPEN MRI**  
**QUEST DIAGNOSTICS**  
**LABCORP**



WHITE MARSH BOULEVARD

PERRY HALL BOULEVARD

WHITE MARSH

JCPenney

Boscov's

WHITE MARSH MALL

macys

IKEA



JOHNS HOPKINS MEDICINE

SURGERY / CANCER CENTER

KAISER PERMANENTE

BALTIMORE CITY HEALTH DEPARTMENT

The Villages of White Marsh (759 UNITS)

MONARCH welltower SENIOR LIVING

HONEYGO BOULEVARD

Ave THE AVENUE AT WHITE MARSH

(TOWN / LIFESTYLE CENTER)

WHITE MARSH HEALTH CENTER

MOB'S: SANDPIPER MED CONDOS SPECIALISTS

Avenue Grand (LWP)

TOWN CENTER DRIVE

iFLY INDOOR SKIING

SANDPIPER CIRCLE

CORPORATE DRIVE

MedStar Health

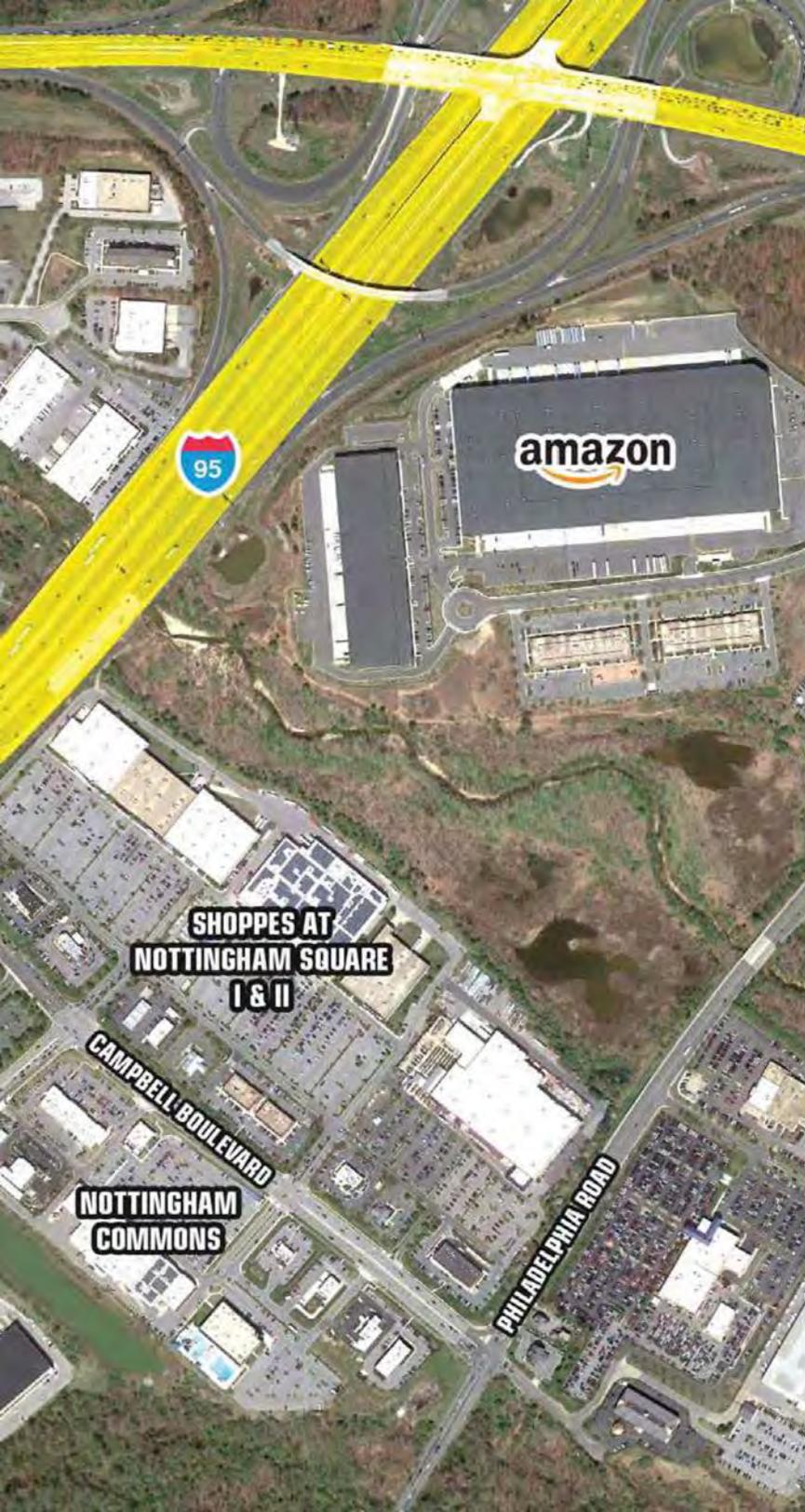


FRESENIUS MEDICAL CARE

NOTTINGHAM

FRANKLIN SQUARE DRIVE

WHITE MARSH HEALTH CENTER



## WELLTOWER/MONARCH COMMUNITIES' SENIOR LIVING

The Property will benefit from an additional adjacent demand driver, as Monarch and Welltower are under construction (2023 completion) on a 188-bed senior living community directly across the street;



## RICH, DENSE AMENITY BASE

The Property is within walking distance of 1.8 million square feet of restaurants, shops and essential services at White Marsh Mall and The Avenue;

## SUPERB ROADWAY ACCESS

Easy access to I-95, I-695, Route 1, with John's Hopkins Baltimore & Bayview Campuses within short drive;



*The Avenue*

# PROPERTY DESCRIPTION





# PROPERTY OVERVIEW

**Address:**

8114 Sandpiper Drive  
White Marsh, Maryland 21236

**Tax Identification:**

Baltimore County Tax Map 0082, Parcel 0832

**Building Size:**

44,808 rentable square feet

**Total No. of Levels:**

Two, served by one Otis 2,500 lb capacity hydraulic elevator

**Year Built:**

1987

**Acreage:**

3.99 acres

**Zoning:**

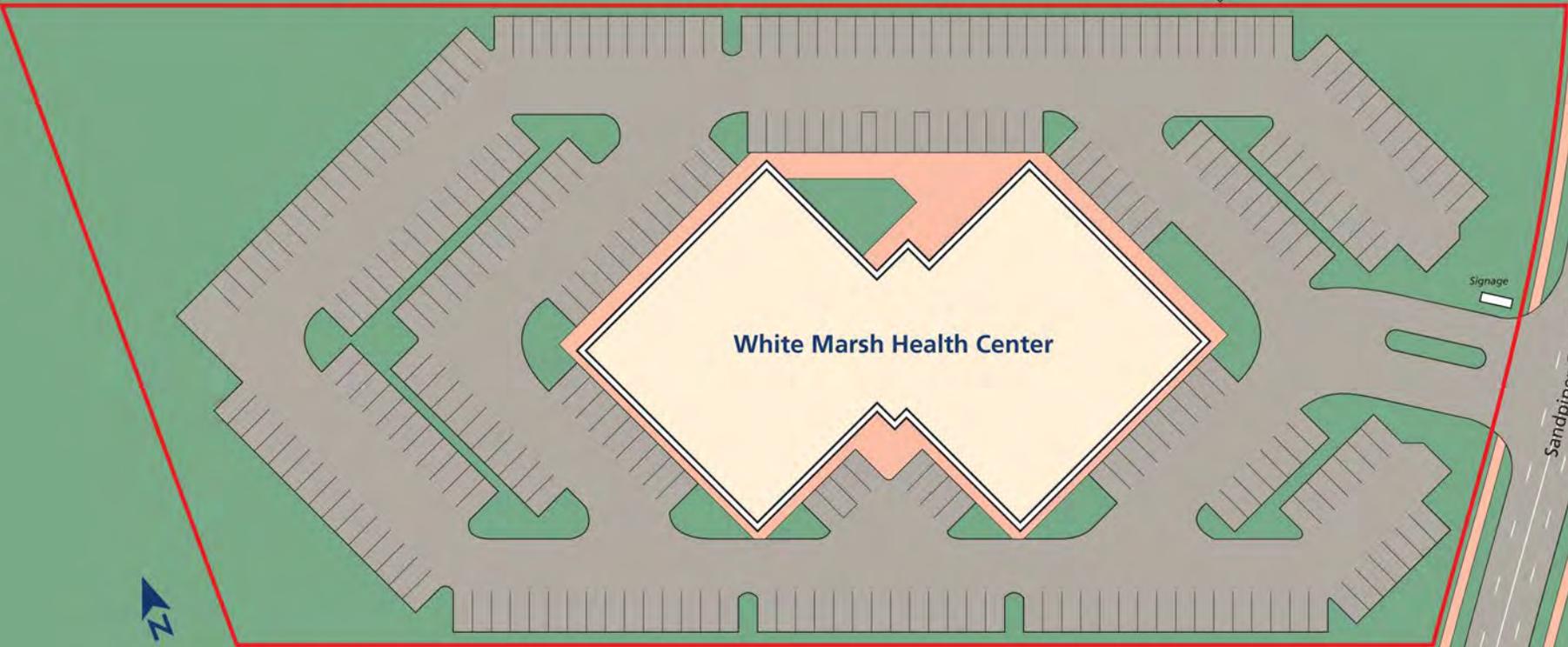
MLB, Manufacturing, Light, Restricted

**Parking:**

268 spaces serve the property;  
5.96 spaces/1,000 square feet

# PROPERTY OVERVIEW (CONTINUED)





**White Marsh Health Center**

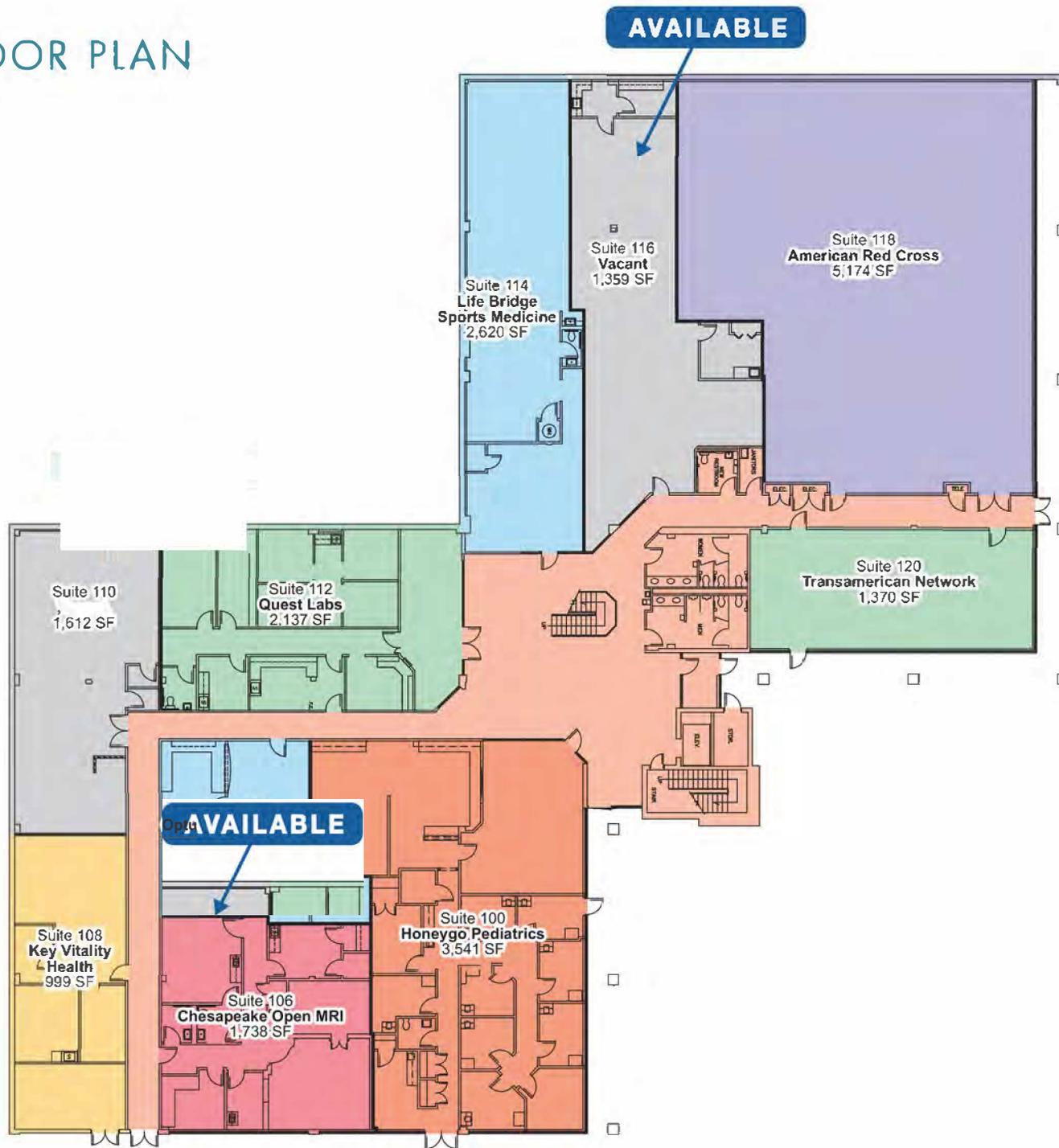
Signage

Sandpiper Circle



Approximate Property Boundaries

# FIRST FLOOR PLAN





## LOCATION OVERVIEW

### Baltimore County

Baltimore County is the largest jurisdiction in the Baltimore region and almost completely surrounds the City of Baltimore. With 612 square miles of land and a deep-water port, Baltimore County has the third largest population and the second highest number of jobs in Maryland. The County is home to several Fortune 500 companies and is home to some of the world's greatest medical, high technology and R&D employers, including T. Rowe Price, Greater Baltimore Medical Center, Medstar, BD Life Sciences, CareFirst BlueCross BlueShield, Sheppard Pratt Health Systems, Lockheed Martin, University of Maryland St. Joseph Medical Center, and LifeBridge Health/Northwest Hospital Center. The healthcare industry is a core economic driver in Baltimore County fostering a robust demand for skilled workforce to support major medical institutions, research and development centers, senior housing laboratories and private practices across the county. In fact, Baltimore County itself houses nearly 15% of the State of Maryland's healthcare workforce, with 50,000 skilled healthcare workers serving the over 5,000 healthcare employers in the jurisdiction. Offering a business-friendly environment, highly desirable demographics, skilled healthcare workforce, an outstanding transportation infrastructure and rich amenities and permanent healthcare employment demand drivers, the County is poised for continued, growth for the foreseeable future.



# MAJOR MEDICAL INSTITUTIONS IN BALTIMORE COUNTY



**Greater Baltimore Medical Center  
(GBMC)**  
3,900 employees



MedStar Franklin Square  
Medical Center

**MedStar Franklin  
Square Hospital**  
2,800 employees



UNIVERSITY of MARYLAND  
ST. JOSEPH MEDICAL CENTER

**University of Maryland St. Joseph  
Medical Center**  
2,230 employees



Sheppard Pratt

**Sheppard Pratt Health Systems**  
1,910 employees



**LifeBridge Health and  
Northwest Hospital Center**  
1,600

## KEY MARKET STATISTICS & NOTES



Baltimore was founded in 1729 and is the **second largest US seaport** in the Mid-Atlantic, and it is the **21st largest metro** area in the US.



Due to Baltimore's **close proximity to Washington, DC**, it has become home to many Defense Contractors, Information Technology professionals, and the Professional, Scientific, and Technical (PST) industry.



More than **200,000 Cyber Security professionals** reside within Baltimore-Washington with upwards of 75,000 in the Greater Baltimore/Central Maryland area.



**University of Maryland Medical Center and Johns Hopkins Hospital** maintain approximately 11,900 full-time, part-time, and medical/doctoral student staff members between the two hospitals.



Baltimore is home to the **Under Armour Headquarters, National Bohemian Brewery, and the first Guinness Brewery** in the US.



# WHITE MARSH - A WALKABLE, LIVE-WORK-PLAY TOWN CENTER

White Marsh is one of Baltimore County's fastest growing business and residential communities, attracting over four million square feet of commercial development in the past ten years. The market benefits from its location astride Interstate 95, providing residents, employees, and visitors fast and easy access to the entire Baltimore-Washington Corridor. In addition, White Marsh is known as a retail, recreational and entertainment destination, with amenities that include White Marsh Mall, The Avenue at White Marsh and the Villages at White Marsh, currently under construction.



# MODERN HOSPITAL CENTERS ANCHOR THE AREA

The medical office market in the White Marsh area is extremely constrained, which will continue to benefit White Marsh Health Center and enhance tenant attraction and retention. In the broader geographic Baltimore County East market from White Marsh, North on I-95 to MD Route 24 and West to Bel Air, there are 51 office properties marketed as medical office on Costar. These assets comprise a medical office market of nearly 900,000 square feet. These assets collectively have an occupancy rate of 92%. If we further segment this universe of medical office buildings in the submarket to include only those larger assets (> 30,000 SF) that are multi-tenanted Class B properties with at least a 4.0/1000 parking ratio, the vacancy rate is just 5%.



White Marsh Health Center's neighborhood is an established medical destination for the surrounding communities. The Property is just 3 miles from MedStar Franklin Square Medical Center, a 350-bed hospital and the third largest in Maryland. By 2020, the hospital invested over \$300 million in new inpatient tower, emergency department, NICU, and state-of-the-art surgical pavilion. Kaiser Permanente's White Marsh Medical Center is less than 1 mile from the Property and offers the community a 30,000 square foot medical facility whose 67 physicians cover 24 specialty areas of medicine.

Johns Hopkins Health and Surgery Center is also located less than 1 mile from the Property. This comprehensive health care facility offers cardiology, plastic surgery, internal medicine, orthopedics, otolaryngology, and many other specialties as well as an ambulatory surgery center.



# PROPERTY DEMAND DRIVERS

There are several additional reasons for these extreme supply constraints and low vacancy rates in medical office buildings such as White Marsh Health Center. An excellent transportation infrastructure and the presence of walkable amenities and demand drivers, plus the delivery of the Monarch White Marsh assisted living and memory care facility directly across the street from the Property should continue to foster high demand for medical office buildings such as White Marsh Health Center.



# DENSE SURROUNDING AMENITY BASE

*White Marsh Health Center offers tenants and visitors a convenient mix of essential retailers and services with The Avenue at White Marsh, White Marsh Mall, and many other offerings.*

## WHITE MARSH MALL

This amenity base is anchored by Brookfield Properties' White Marsh Mall, a 1.1 million square-foot super-regional shopping mall featuring 134 retailers and eateries. The mall is anchored by Macy's, Boscov's, Dave and Busters, and JC Penney.





The Avenue at White Marsh is a 315,000 square foot entertainment and shopping destination for the entire region and is just steps from White Marsh Health Center. This exciting lifestyle center is anchored by an AMC / IMAX theater complex, iFLY Indoor Skydiving and dozens of high-end shops and restaurants. In the winter, the Avenue is home to a 6,900 outdoor ice-skating rink.



