

PAVILION III

THE AMBULATORY CENTER AT UM UPPER CHESAPEAKE HEALTH CENTER



STATE OF THE ART- ON CAMPUS
MEDICAL OFFICE OPPORTUNITY
60,000 SF | 4 Levels | 15,000 SF each

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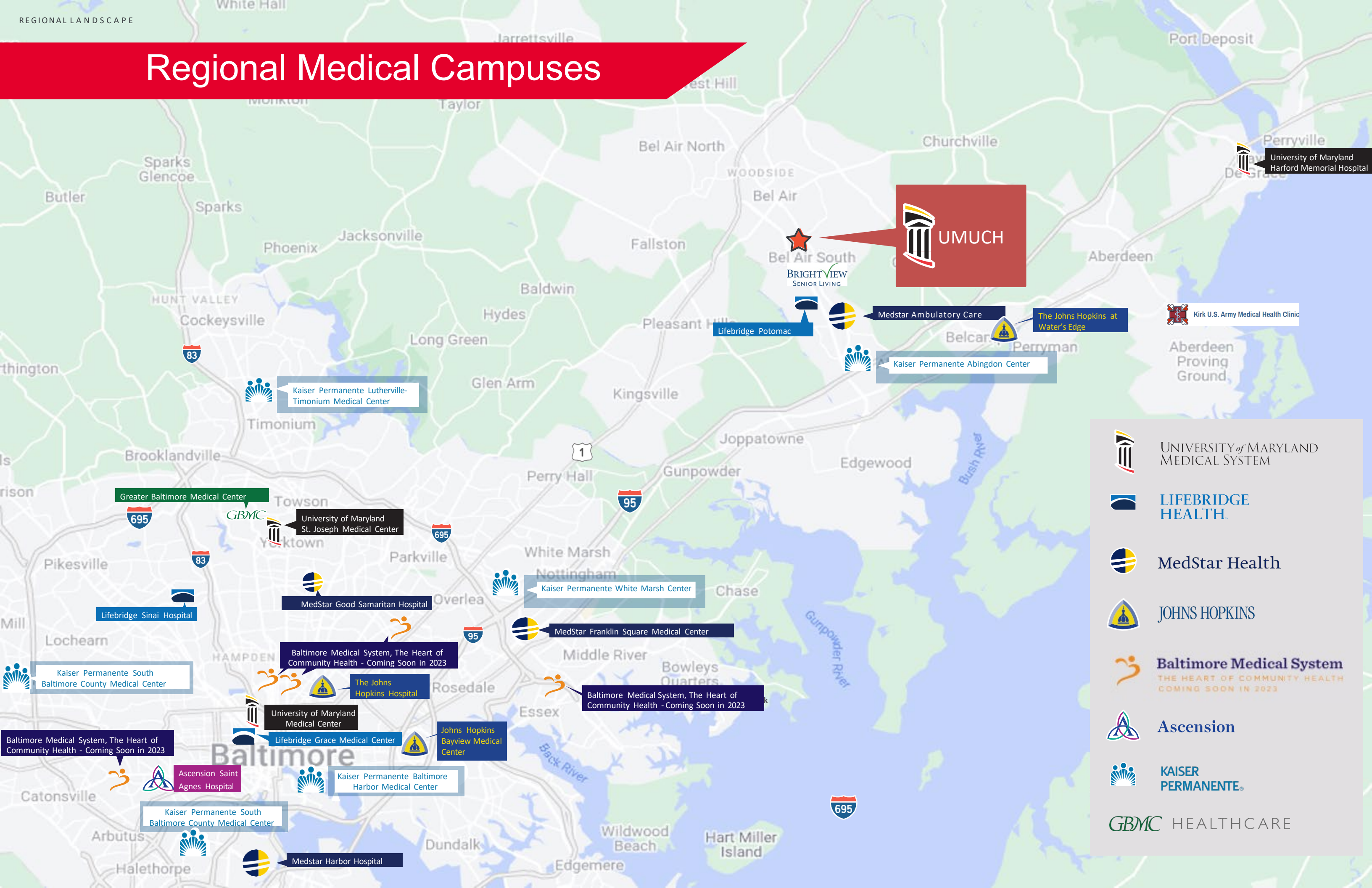


Cushman & Wakefield is pleased to present the Pavilion III at University of Maryland - Upper Chesapeake Health (UM - UCH)

- This 60,000 SF ambulatory facility offers a prime leasing opportunity for physician practices seeking build-to-suit clinical space with a synergistic connection to UM UCH's acute care and specialty-practice center of excellence.
- The building features state-of-the-art design and systems with flexible floor plans to provide an exceptional patient and provider experience.
- The 1st floor will include a 12,000-sf ambulatory surgery center with two operating rooms and two procedure rooms. Additionally, UM UCH's outpatient rehabilitation and sports medicine practice.
- The 2nd floor will feature UM UCH's 15,000 sf Orthopedic, Spine and Hand/Plastics Institute.
- The ASC's benefits are enhanced by its location at MacPhail Rd and RT 24 (Veterans Highway), less than 3 miles from I-95, at the crossroads of Harford County's growing residential and retail markets.
- Proximity of this building adjacent to the 350,000 sf UM UCH campus and diverse amenities make this a rare opportunity for growing practices. The flagship UM UCH Medical Center which will grow to a 285-bed facility by 2024 anchors the campus.



Regional Medical Campuses



-  UNIVERSITY of MARYLAND MEDICAL SYSTEM
-  LIFEBRIDGE HEALTH
-  MedStar Health
-  JOHNS HOPKINS
-  **Baltimore Medical System**
THE HEART OF COMMUNITY HEALTH
COMING SOON IN 2023
-  Ascension
-  KAISER PERMANENTE
-  GBMC HEALTHCARE

NEIGHBORHOOD OVERVIEW

Bel Air Plaza

TARGET CVS pharmacy STARBUCKS COFFEE KIRKLAND'S YOUR HOME DECOR STORE ALDI
BED BATH & BEYOND IHOP ROSS DRESS FOR LESS McDonald's

McPhail Crossing

DICK'S SPORTING GOODS weis markets
Exxon Patient First

Harford Mall

PETSMART Panera BREAD LENS CRAFTERS
sears AMERICAN EAGLE OUTFITTERS Office DEPOT.
DOLLAR TREE the Greene Turtle macy's FIVE GUYS BURGERS and FRIES

Tollgate Market Place

THE HOME DEPOT SPROUTS FARMERS MARKET T.J. maxx Michaels
Staples ups MISSION BBQ WELLS FARGO BARNES & NOBLE

Tollgate & Baltimore Pike

goodwill Wawa Firestone COMPLETE AUTO CARE PNC
AutoNation BONEFISH GRILL



UNIVERSITY of MARYLAND
UPPER CHESAPEAKE
MEDICAL CENTER



BOULTON STREET

MARKETPLACE DRIVE

BALTIMORE PIKE

TOLLGATE ROAD



MACPHAIL ROAD



HARFORD COUNTY HEALTHCARE DEMOGRAPHICS



Population

1 MILE	9,939
3 MILE	67,783
5 MILE	118,916



Households

1 MILE	4,183
3 MILE	25,702
5 MILE	44,805



Median HH income

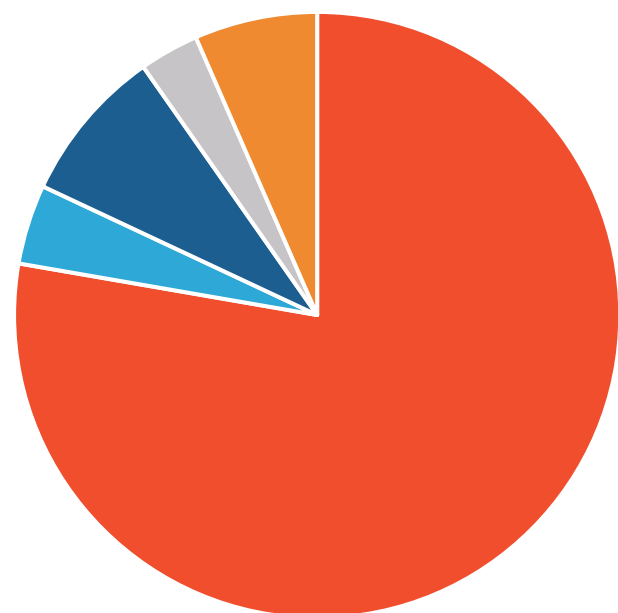
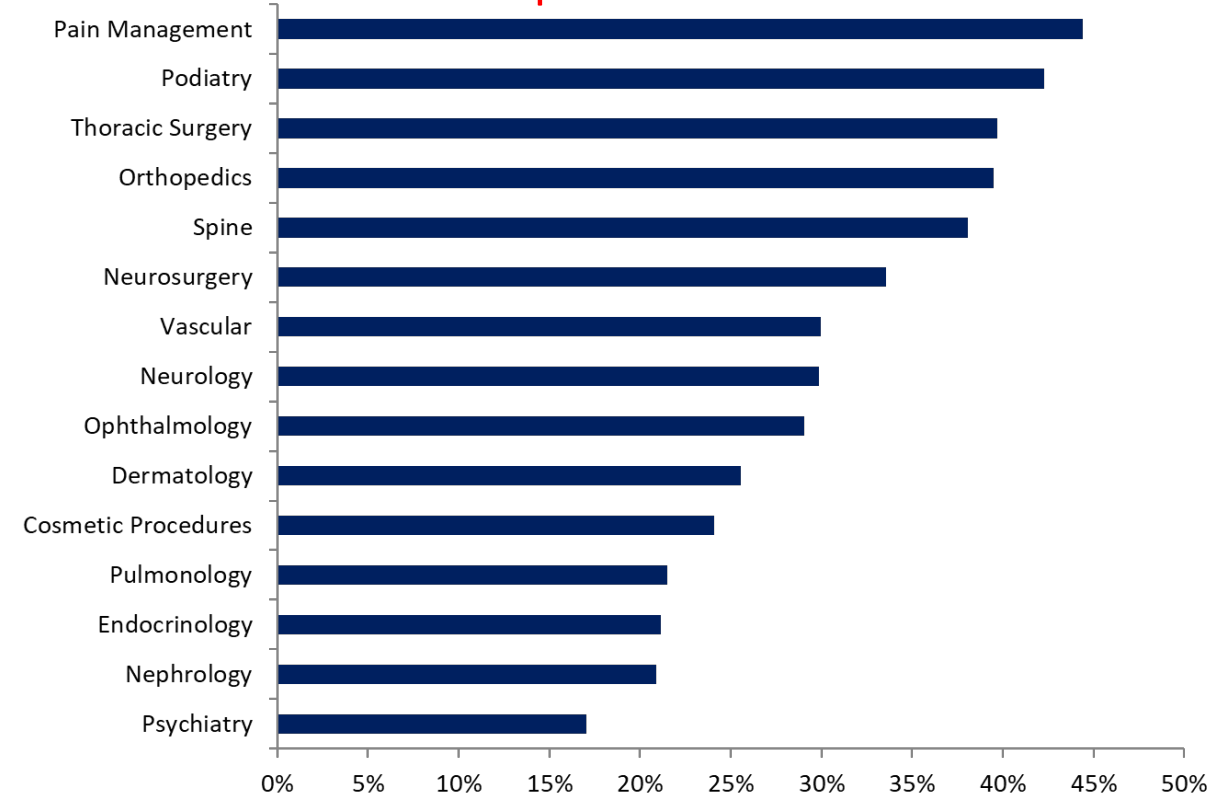
1 MILE	\$100,293
3 MILE	\$107,054
5 MILE	\$106,264



Median Age

1 MILE	48.1
3 MILE	42.1
5 MILE	41.5

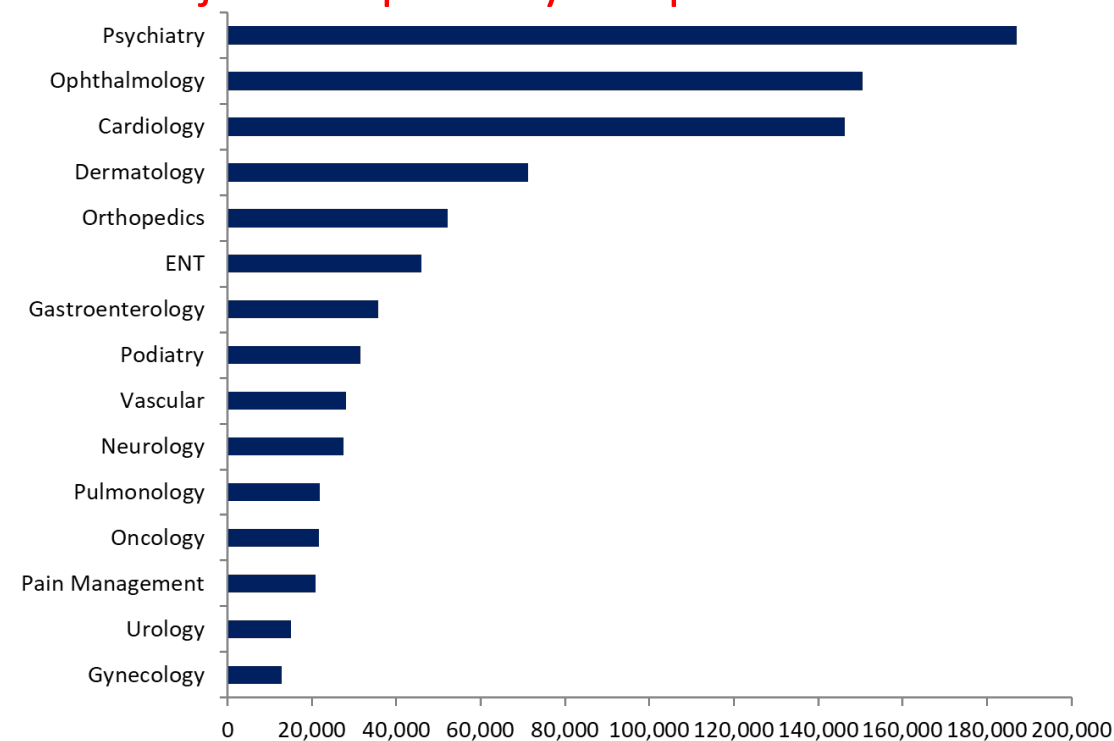
10-Year Growth in Outpatient Medical Procedures



Payer Mix

- COMMERCIAL
- MEDICAID
- MEDICARE
- UNINSURED
- OTHER

Total Projected Specialty Outpatient Procedures for 2030



BUILDING IMAGES



Conceptual development renderings

INTERIOR RENDERINGS



Conceptual development renderings

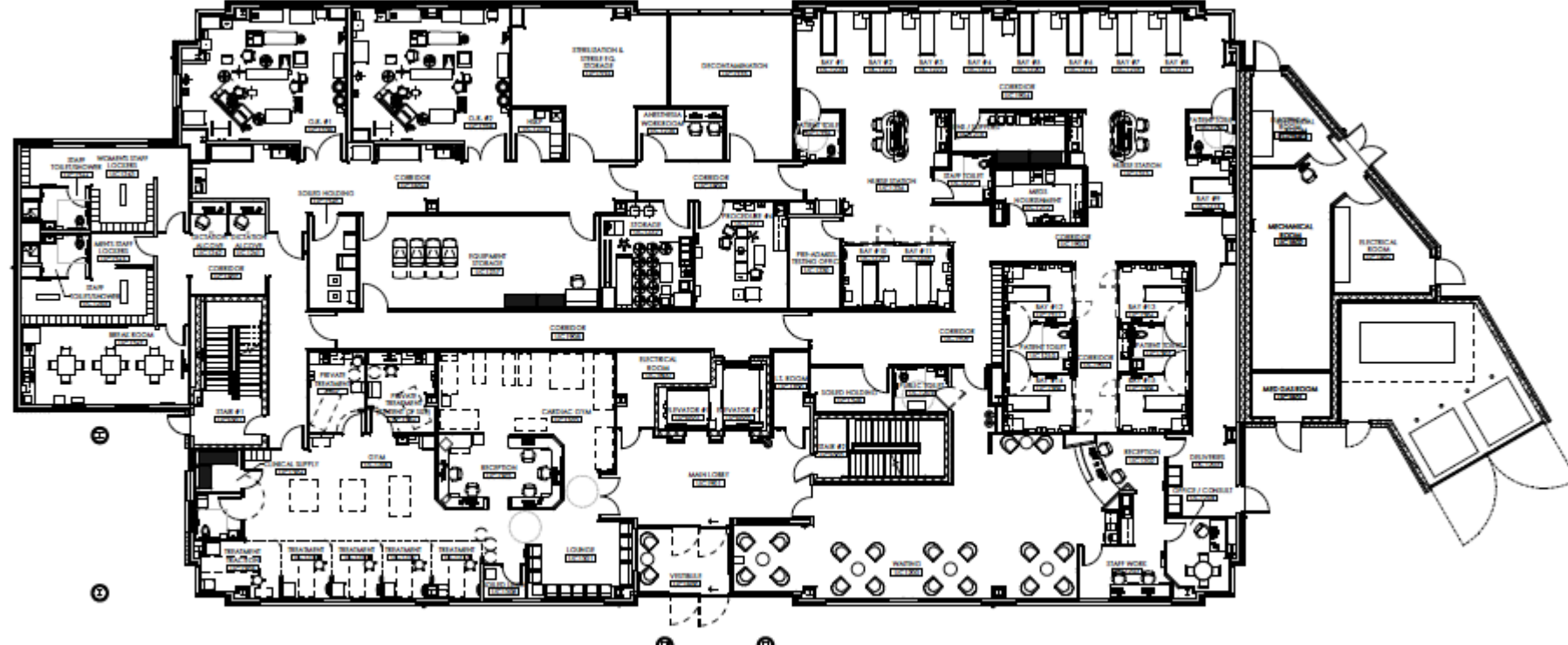
INTERIOR RENDERINGS



Conceptual development renderings

FLOOR PLANS

1ST FLOOR



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

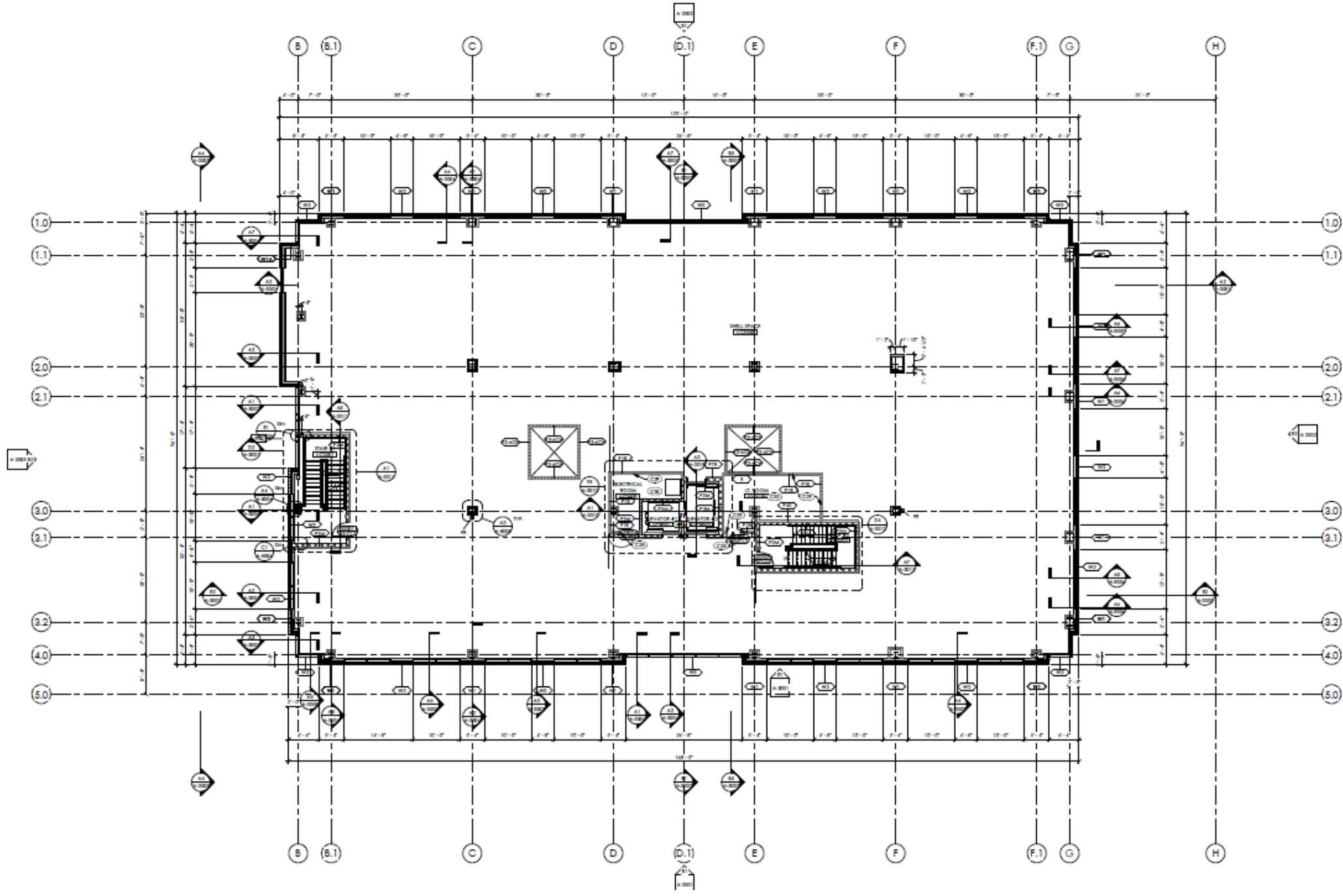
2ND FLOOR



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

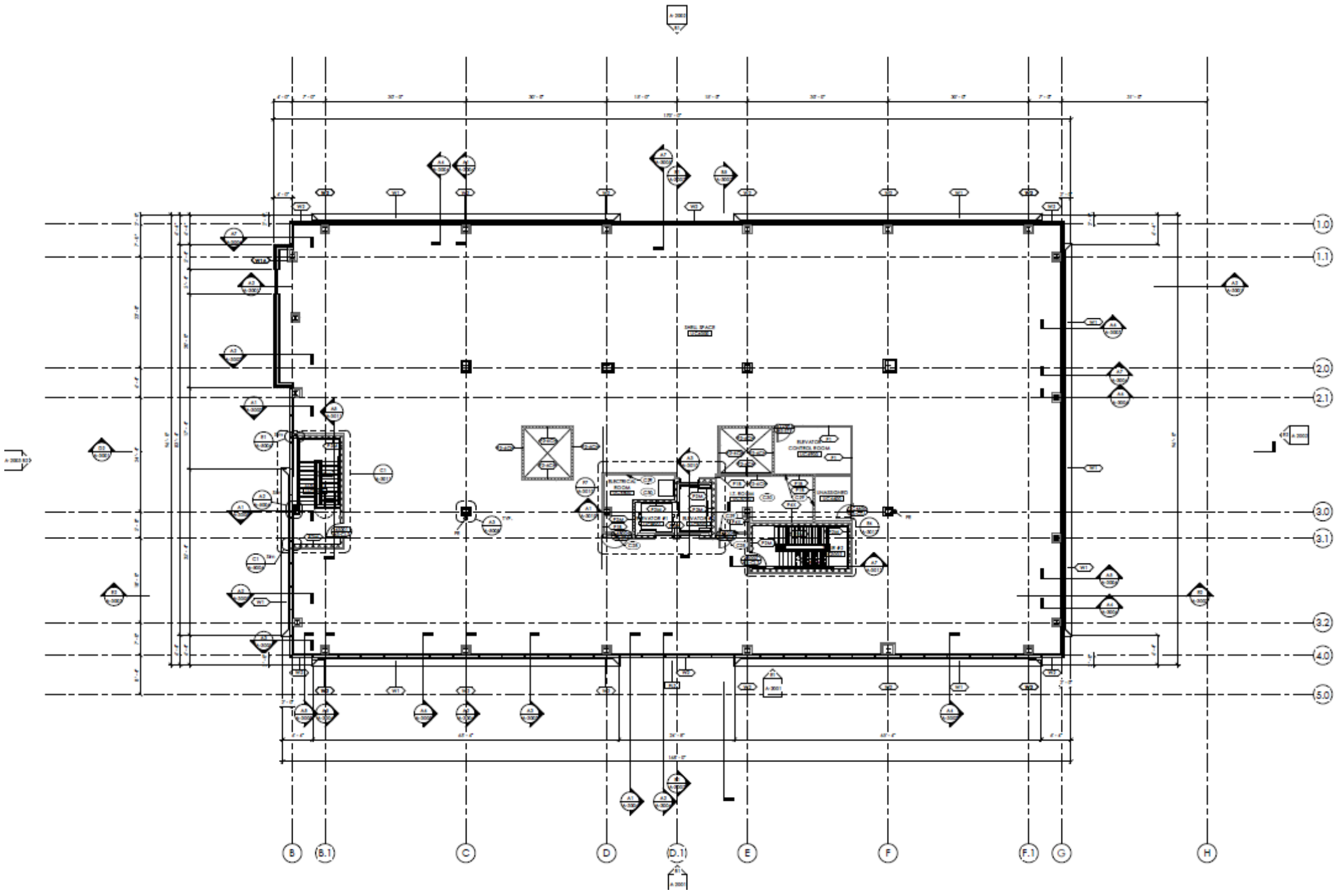
SAMPLE FLOOR PLANS

3RD FLOOR



SAMPLE FLOOR PLANS

4TH FLOOR



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NEW DEVELOPMENT
MEDICAL OFFICE OPPORTUNITY
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For Leasing Information Contact:

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