

Luminis Health

EASTON PAVILION

Easton, MD

CBRE



Luminis HealthSM

(MOODY'S: A3 | S&P: A-)

100% Leased to Investment-Grade Health System with 13 Years of Remaining Term

Investment Highlights



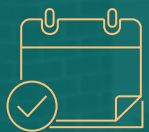
HEAVY BARRIERS TO ENTRY WITH CERTIFICATE OF NEED REGULATION



100% LEASED TO INVESTMENT-GRADE HEALTH SYSTEM (MOODY'S: A3 | S&P: A-)



STRONG HEALTHCARE FUNDAMENTALS AND AGING POPULATION



CORPORATELY GUARANTEED, TRIPLE-NET LEASE WITH 13 YEARS OF WALT



ABUNDANT PARKING IN HIGHLY AMENITIZED AREA



CLASS A, BUILD-TO-SUIT MEDICAL FACILITY FOR LUMINIS HEALTH



BASIS WELL BELOW REPLACEMENT COST

ADDRESS:

28438 Marlboro Ave.
Easton, MD 21601

TOTAL SIZE:

24,982 RSF

YEAR BUILT:

2019

STORIES:

One (1)

OCCUPANCY:

100%

OWNERSHIP:

Fee Simple

COUNTY:

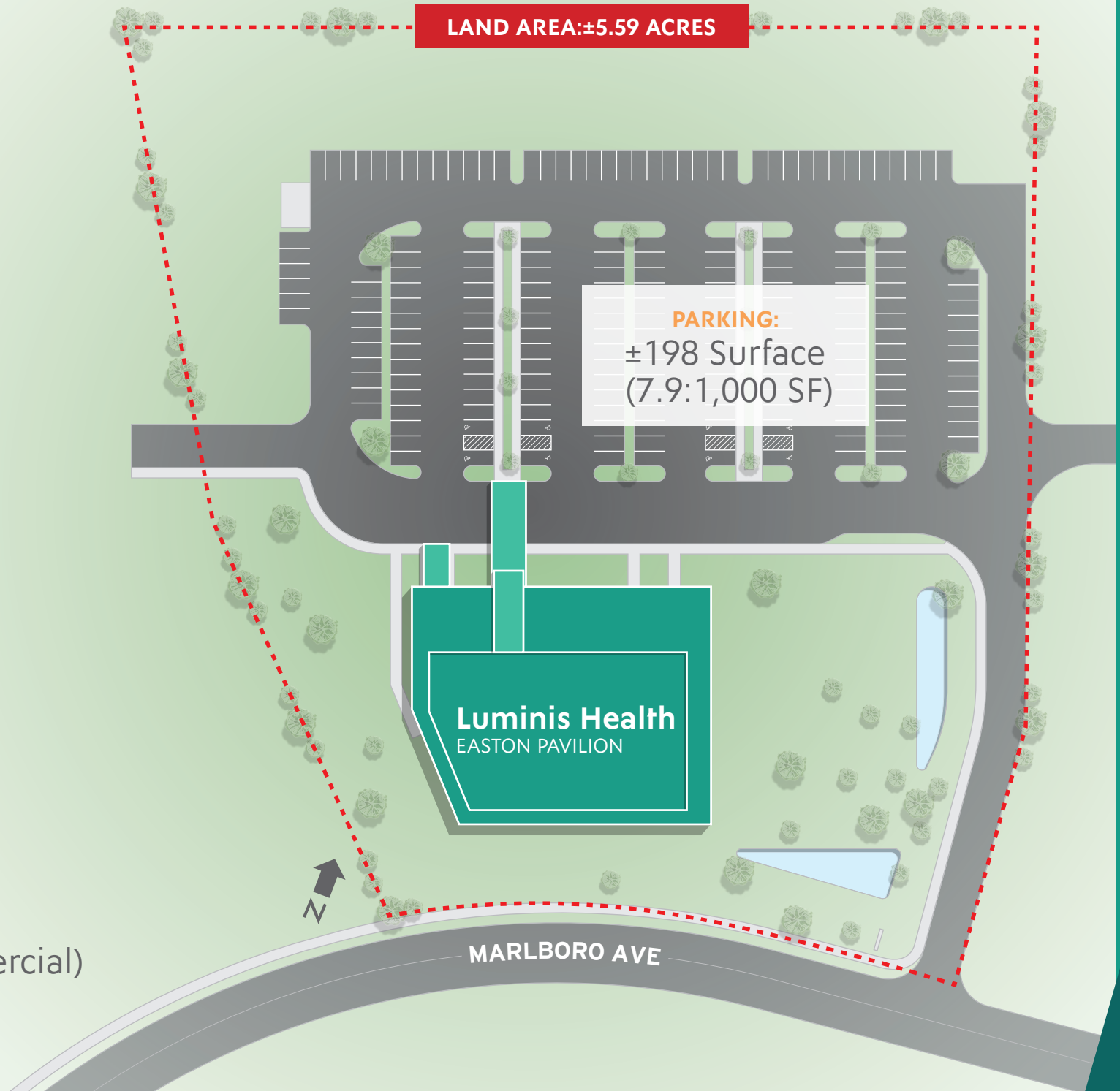
Talbot

PARCEL NUMBER:

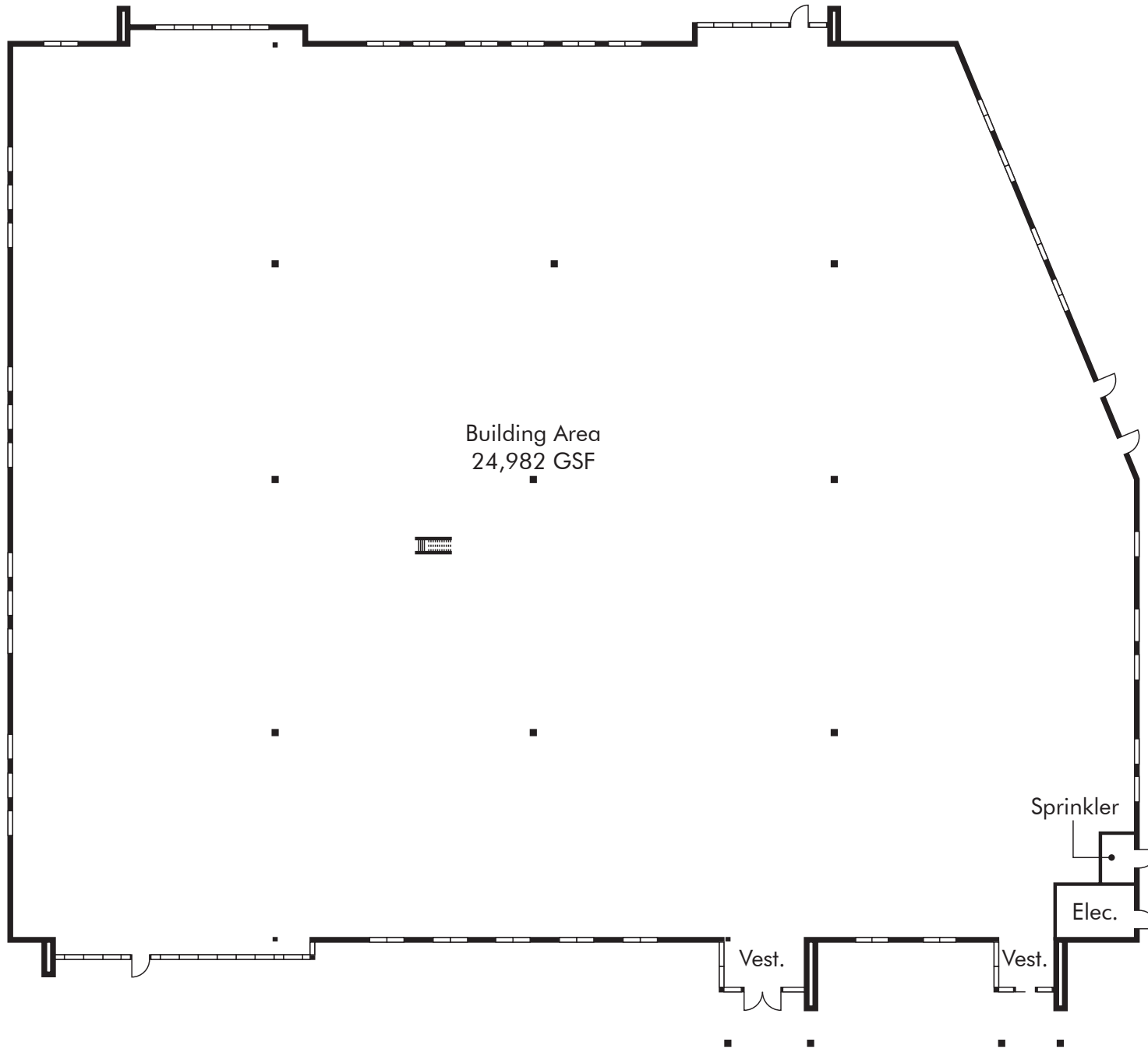
01-198877

ZONING:

BC (Business Commercial)



1st Floor



Easton Medical Outpatient Market Overview

The Easton medical outpatient market is supported by Talbot County's population of 38,243 people and consists of 23 medical facilities totaling approximately 431,570 square feet within a 5-mile radius of the Property. In Q4 2025, the market occupancy rate reached 97%, the highest level since Q1 2018, highlighting the area's resurging demand for outpatient care. Rental rates reached a new high watermark of \$26.51/SF/YR NNN, a 1.8% increase year-over-year and a 25.8% increase over the past five years. With construction costs continuing to impact new development, limited available space, and strong healthcare fundamentals, rental rates are expected to continue to rise while occupancy is forecasted to remain at heightened levels.



23
MOBS



431,570
TOTAL SF

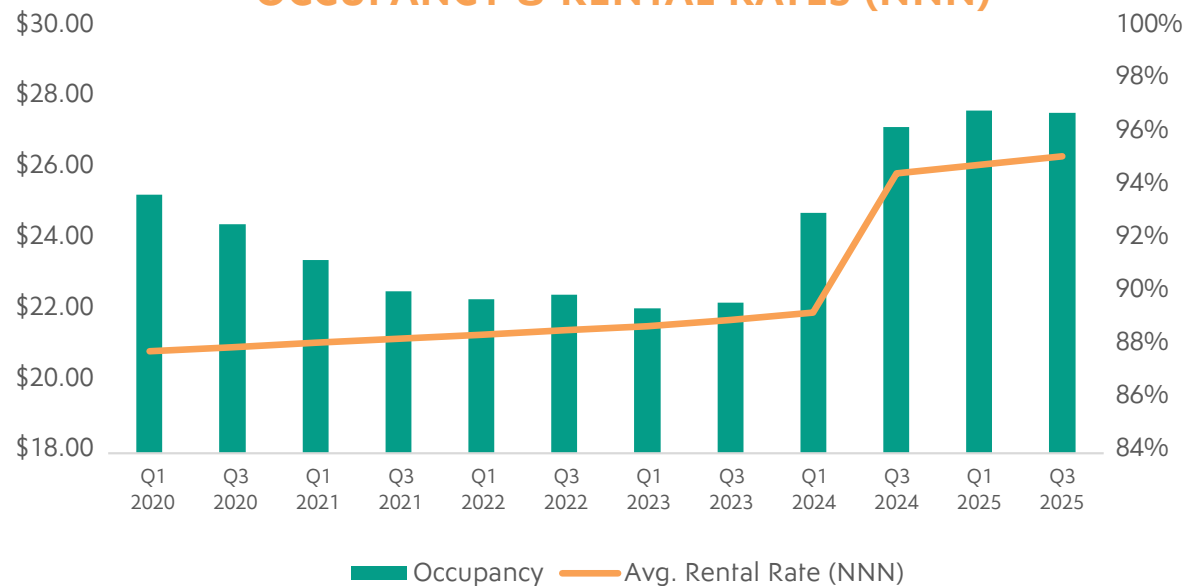


3.0%
VACANCY RATE



25.8%
5-YR RENTAL RATE GROWTH

EASTON MEDICAL OUTPATIENT OCCUPANCY & RENTAL RATES (NNN)



Easton, Maryland

Easton, Maryland, is the cultural and economic heart of Talbot County with a history dating back more than 300 years. Known for its historic charm and vibrant arts community, Easton offers a unique blend of small-town character and modern amenities. Its downtown district features preserved colonial architecture, boutique shops, and fine dining, while cultural institutions like the Avalon Theatre and Academy Art Museum anchor a thriving arts scene. The town hosts major events such as the Waterfowl Festival, attracting visitors from across the country and reinforcing Easton's reputation as a destination for heritage tourism. Surrounded by the Chesapeake Bay and scenic waterways, Easton provides abundant opportunities for boating, fishing, and outdoor recreation, making it a desirable location for residents and visitors alike. This combination of cultural vitality, natural beauty, and community spirit positions Easton as a premier lifestyle destination on Maryland's Eastern Shore.



ECONOMY

Easton's economy is diverse and resilient, anchored by healthcare, education, and professional services. Healthcare and social assistance represent the largest employment sector, followed by retail trade, accommodation and food services, and professional services. Agriculture and aquaculture remain integral to the local economy, with grain crops and seafood, particularly oysters and crabs, contributing to Talbot County's economic base. Easton benefits from Maryland's strong fiscal environment, with the state's GDP exceeding \$432 billion in 2024 and healthcare among one of its fastest growing sectors.

LOCATION & DEMOGRAPHICS

Easton spans roughly 11.5 square miles along Maryland's Eastern Shore and features a population of approximately 17,500 in 2025, a 7.4% increase since 2010. The town's average household income is approximately \$105,700 with the average home value exceeding \$460,000 in 2025. Easton is strategically located about one hour from Annapolis and a two-hour drive from Washington, D.C., Baltimore, and Philadelphia, offering access to major metropolitan markets while maintaining a low cost of living (82.2 compared to the U.S. average of 100).



LEADING EMPLOYMENT SECTORS:



Healthcare



Retail



Education



Agriculture



Professional Services



Aquaculture

Process & Offer Instructions

DISTRIBUTE OFFERING MEMORANDUM

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

MARKETING PERIOD

During the marketing period, interested parties are encouraged to: (i) review materials posted to the "Virtual Deal Room" section of www.LuminisHealthEastonPavilion.com, (ii) schedule showings and market tours with exclusive listing brokers and (iii) dialogue with exclusive listing brokers to clarify any information provided in the offering memorandum.

OFFERS PROCESS

Offers should be submitted in writing and include the following:

TERMS

- ▶ Purchase Price
- ▶ Earnest Money Deposit
- ▶ Inspection Period
- ▶ Closing Period

INVESTOR INFORMATION

- ▶ Description of Purchaser's entity structure and capital source
- ▶ Details on Purchaser's debt (if any) & equity structure
- ▶ Description of Purchaser's due diligence process
- ▶ Description of any contingencies, caveats and approvals of which the Ownership should be aware in evaluating Purchaser's offer

Please submit one electronic copy of the offer to Brannan Knott (brannan.knott@cbre.com), Chris Bodnar (chris.bodnar@cbre.com) and Cole Reethof (cole.reethof@cbre.com).

**INTERESTED PARTIES
ARE REQUESTED
TO DIRECT ALL
COMMUNICATION
REGARDING THE
PROPERTY TO:**

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