



GUARDIAN MEDICAL CENTER

6000 EXECUTIVE BLVD, NORTH BETHESDA, MD

GUARDIAN
REALTY

HPRG HEALTH-PRO
REALTY GROUP

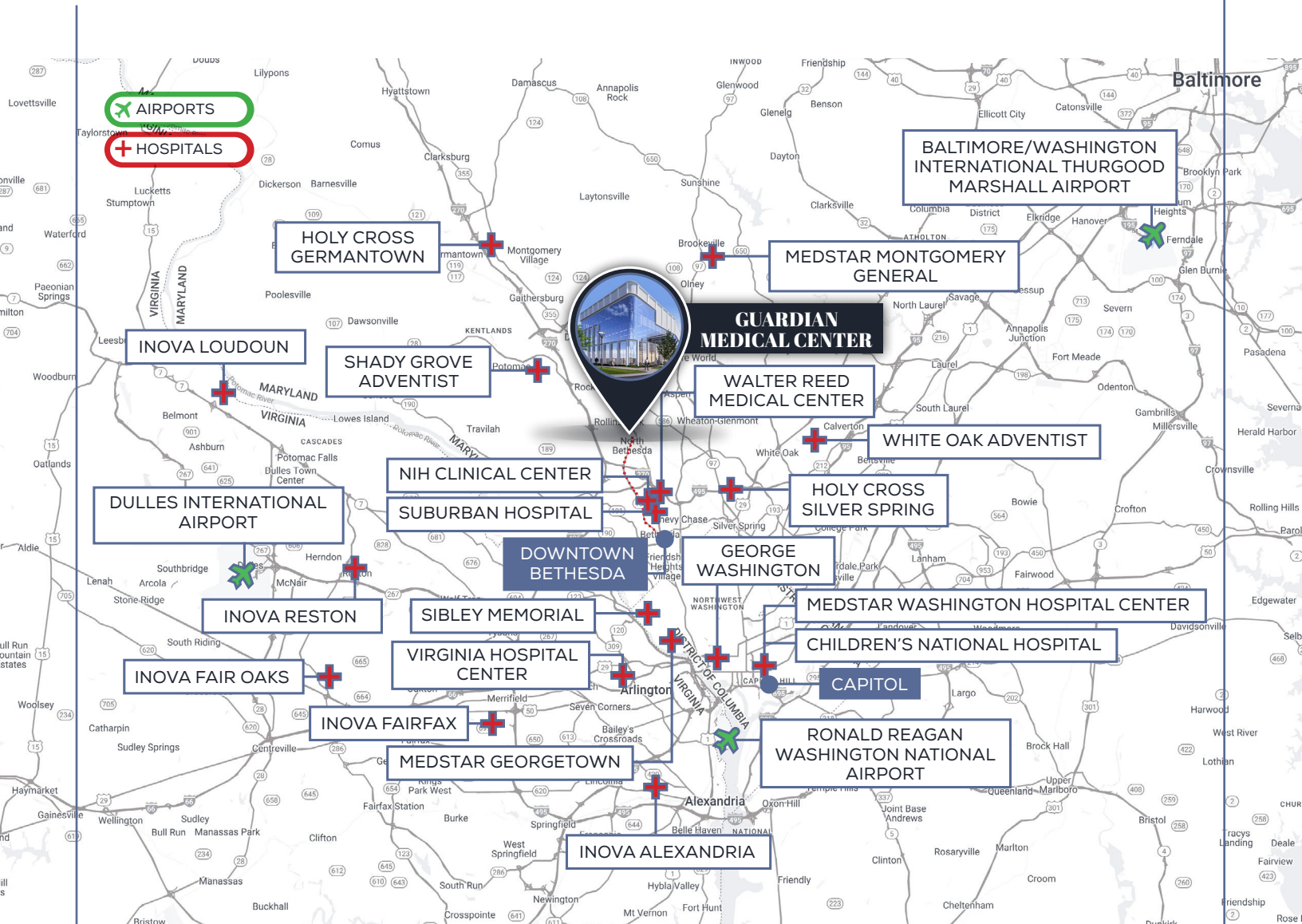
TABLE OF CONTENTS

PROPERTY HIGHLIGHTS	03
LOCATION HIGHLIGHTS	04
PROPERTY RENDERINGS	06
PLACES OF INTEREST	08
SITE PLAN AND ACCESS	09
FLOOR PLANS	10
BUILDING SECTION VIEW	12
DEMOGRAPHICS	13
ABOUT GUARDIAN REALTY	14



PROPERTY HIGHLIGHTS

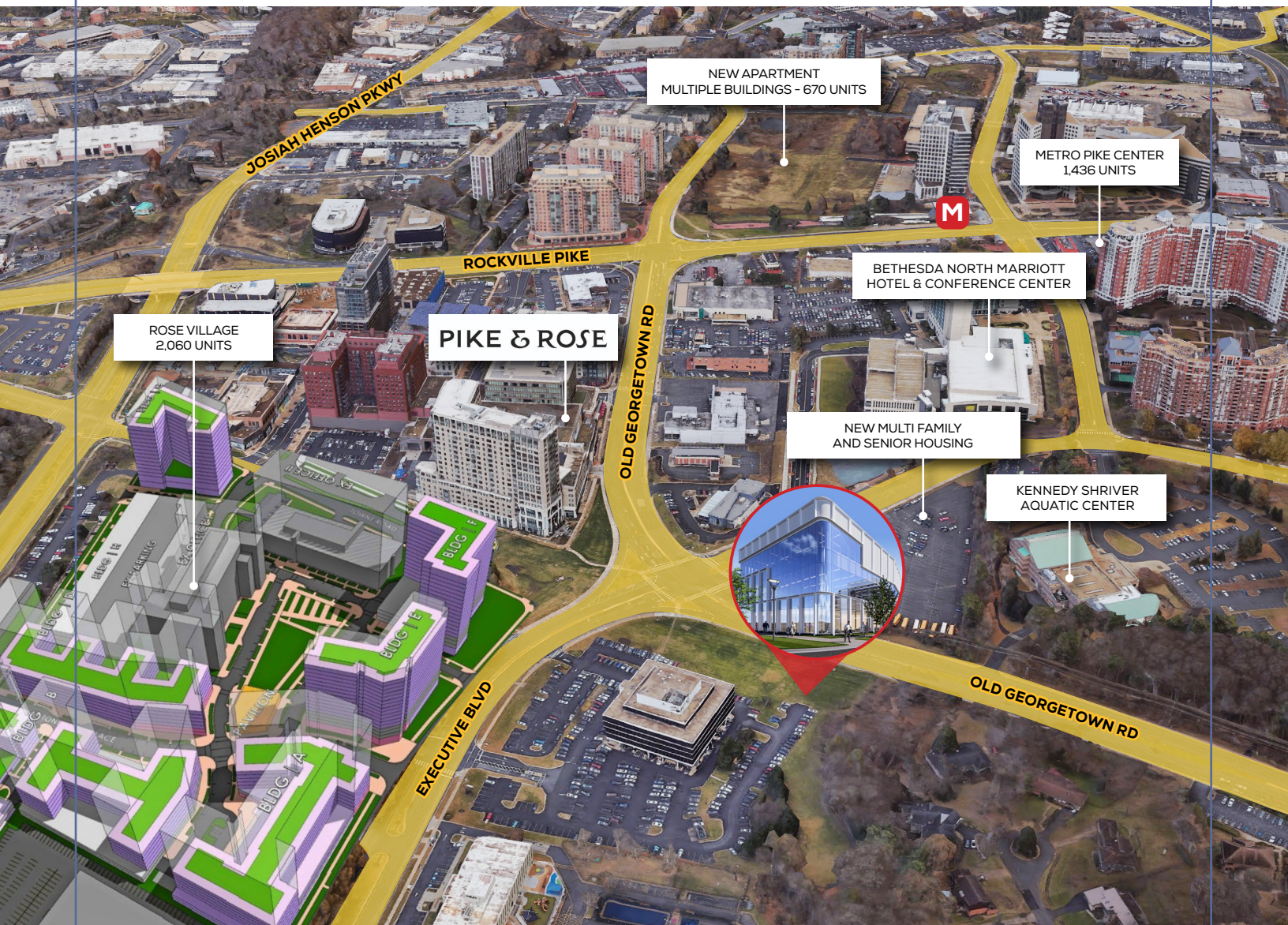
- The new 33,000 square foot Class A medical facility planned in North Bethesda, MD will be the first new Medical Office Building in North Bethesda in 24 years.
- GMC is positioned directly adjacent to and walking distance from Pike & Rose and easily accessible via Rockville Pike, Old Georgetown Rd, I-270, I-495, and Metro's Red Line.
- Dedicated covered patient drop-off, surface parking, parking garage for physicians and staff, and a Physician Lounge and Conference Center.
- Building signage and naming rights available for full building Tenant.



LOCATION HIGHLIGHTS

The new 33,000 square foot Class A medical facility planned in North Bethesda, MD will be situated directly on the corner of Executive Boulevard and Old Georgetown Road. Guardian Medical Center is centrally located within the Medical Community of the DC Metro Area, and a short drive from multiple hospitals. Within just a few minutes driving are multiple hospitals and medical research facilities. The GMC is easily accessible via Rockville Pike, Old Georgetown Road, I-270 and I-495, and Metro's Red Line.

- 10 MINUTES TO DOWNTOWN BETHESDA
- WALKING DISTANCE TO PIKE & ROSE
- TWO BLOCKS FROM NORTH BETHESDA METRO
- SURFACE AND GARAGE PARKING (DEDICATED COVERED PARKING FOR PHYSICIANS AND STAFF)
- WITHIN 25 MINUTES DRIVING OF ALL 3 MAJOR AIRPORTS IN THE AREA

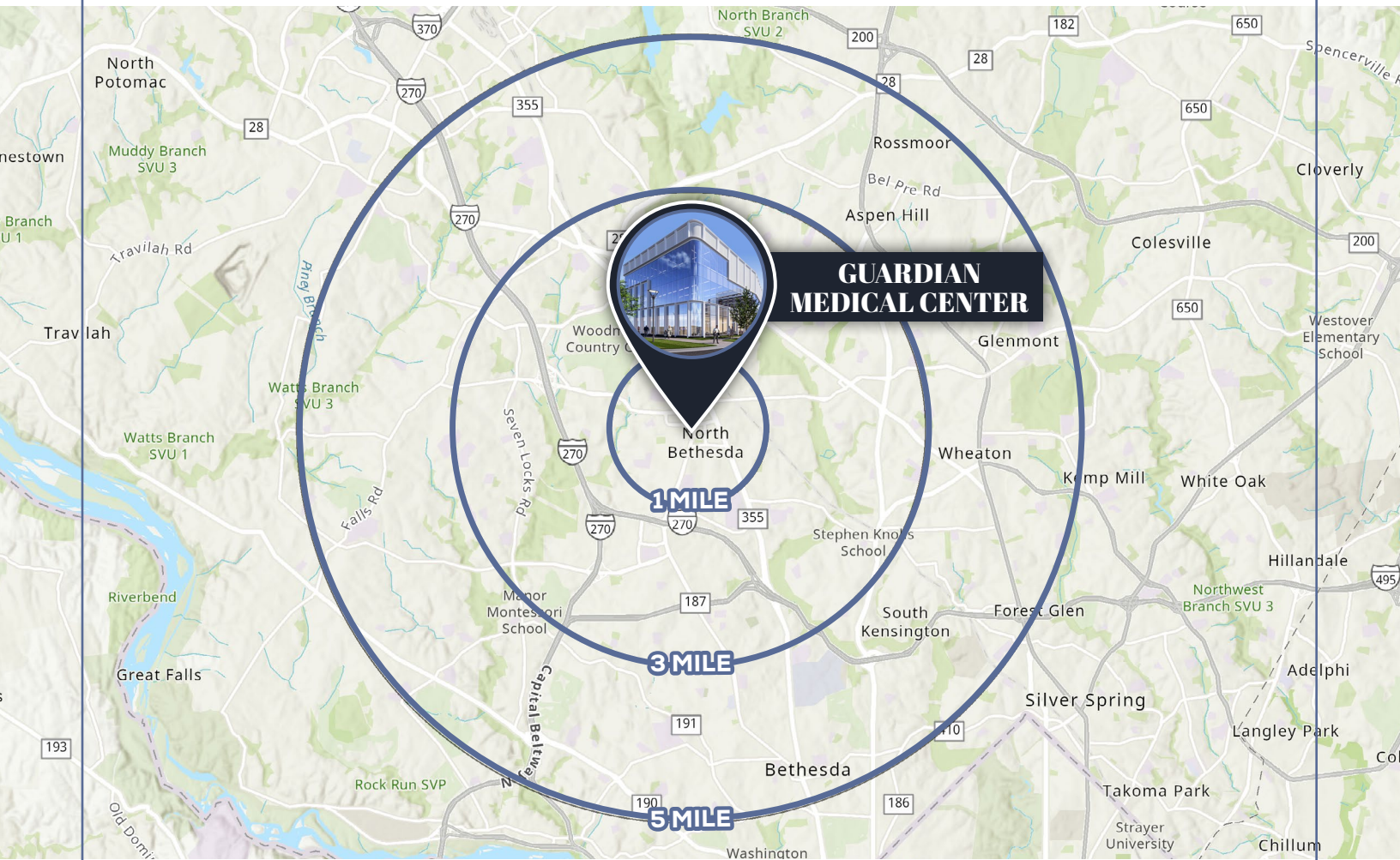


LOCATION HIGHLIGHTS

Guardian Medical Center is in the heart of one of the DC Metro Area's most attractive markets for development. With thousands of new rooftops and apartment units in North Bethesda in the development pipeline, the GMC is centrally located within an ever growing population center and patient base. This combined with the already strong patient base of the area make Guardian Medical Center centrally located within an ever growing population center.


DAILY TRAFFIC COUNT:

- OLD GEORGETOWN RD: 50,574 VPD
- EXECUTIVE BLVD: 20,490 VPD




2023 DEMOGRAPHIC SUMMARY


KEY FACTS (5 MILE)




17,153
TOTAL BUSINESSES




232,028
TOTAL EMPLOYEES



\$122,452
MEDIAN HH INCOME



\$71,282
PER CAPITA INCOME



\$393,045
MEDIAN NET WORTH

	1 MILE	3 MILES	5 MILES
Population	22,734	160,329	364,835
Population over age 40	10,356	72,144	168,430
Households	11,270	61,394	136,731
Household with income over \$100k	6,091	35,374	80,830
Families	5,117	37,160	85,708
Avg HH Size	1.97	2.58	2.63
Median Age	41.8	41.5	42.2
Median HH Income	\$106,630	\$116,928	\$122,452
Avg HH Income	\$160,664	\$178,578	\$189,744

GUARDIAN

MEDICAL CENTER

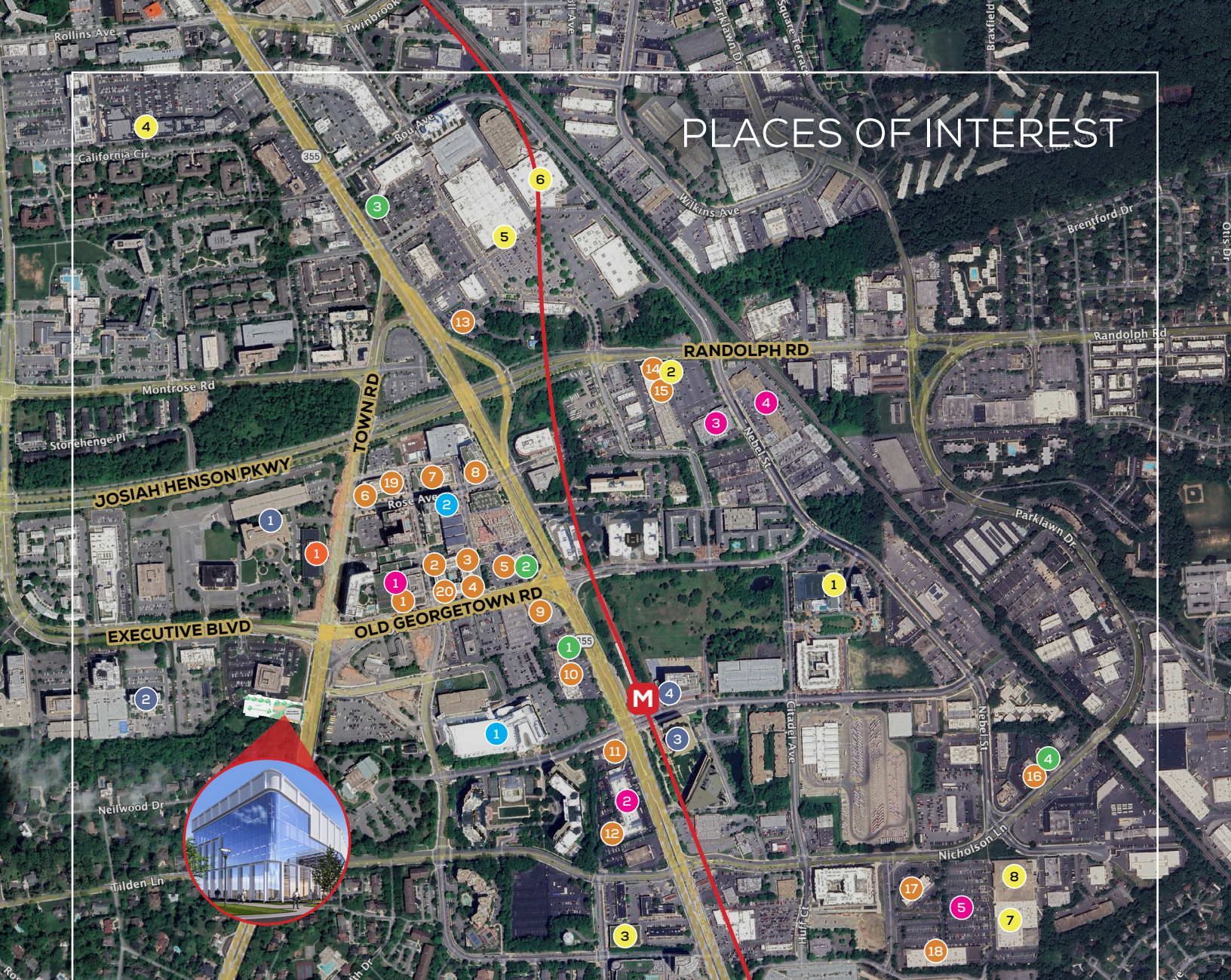


GUARDIAN

MEDICAL CENTER



PLACES OF INTEREST



GOVERNMENT

- 1 NATIONAL INSTITUTES OF HEALTH
- 2 US INTERNAL REVENUE SERVICES
- 3 US NUCLEAR REGULATORY COMMISSION
- 4 FOOD AND DRUG ADMINISTRATION

HOTELS

- 1 BETHESDA NORTH MARRIOTT HOTEL & CONFERENCE CENTER
- 2 CAPOPY BY HILTON

BANKS

- 1 PRESIDENTIAL BANK
- 2 BANK OF AMERICA
- 3 CHASE BANK
- 4 CAPITAL ONE BANK

RESTAURANTS/CAFES

- 1 ROAMING ROOSTER
- 2 SUMMER HOUSE
- 3 KUSSHI SUSHI
- 4 &PIZZA
- 5 CHIPOTLE KUNG FU TEA
- 6 LITTLE MINER TACO
- 7 THE BAKED BEAR
- 8 MELINA
- 9 POPEYES
- 10 IZES DELI & BALERY
- 11 MCDONALDS
- 12 STELLA'S BAKERY
- 13 CHICK FIL-A
- 14 SHOUK
- 15 KPOT KOREAN BBQ
- 16 FAR EAST
- 17 KUYA JA'S LECHON BELLY
- 18 CHUCK E CHEESE
- 19 PINSTRIPES
- 20 FOGO DE CHAO BRAZILIAN STEAKHOUSE

GROCERIES

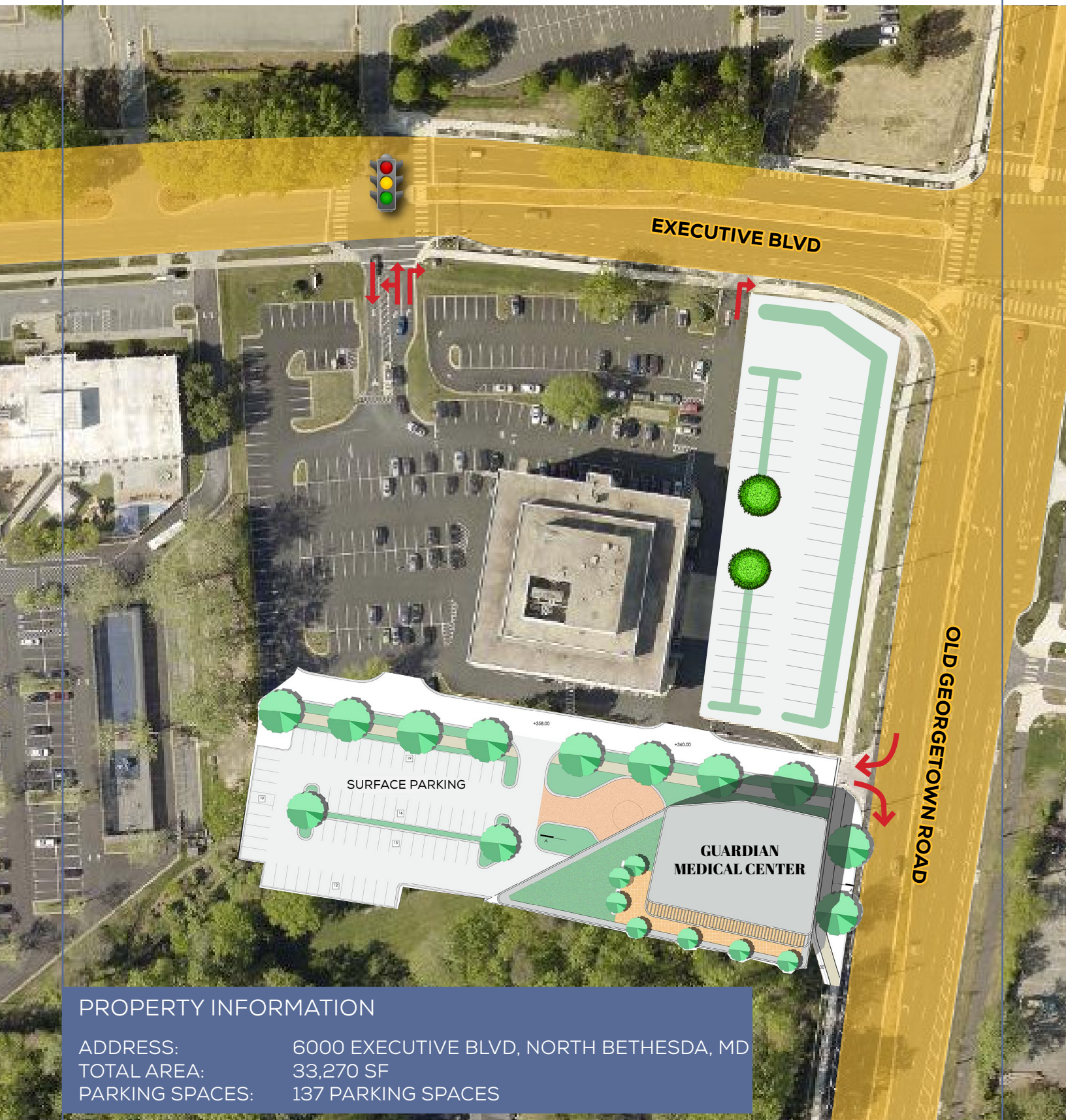
- 1 HARRIS TEETER
- 2 MOMS
- 3 WHOLEFOODS
- 4 TRADER JOE'S
- 5 GIANT FOOD
- 6 TARGET
- 7 RODMAN'S DISCOUNT STORE
- 8 ALDI

SHOPPING CENTER

- 1 PIKE AND ROSE
 - BLUEMERCURY
 - DRYBAR
 - EVOLUXXY
 - GAP
 - H&M
 - L.L.BEAN
 - LENS CRAFTERS
 - LASERAWAY
 - NATUREPEDIC
 - PRIVAI
 - REI
 - SCOUT & MOLLYS
 - SEPHORA
 - SUR LA TABLE
 - UNILO
 - VISION WORKS
 - WEST ELM
 - WARBY PARKER
- 2 METRO PIKE CENTER
 - SALVATION ARMY
 - BERTRAM'S INKWELL
 - DOLLAR TREE
 - DAVID'S BRIDAL
 - THE JEWELRY DESIGN
- 3 MONTROSE SHOPPING CENTER
- 4 RANDOLPH SHOPPING CENTER
- 5 WHITE FLINT PLAZA
 - PETSMART
 - HOMEGOODS
 - ALDI
 - COSMOPROF

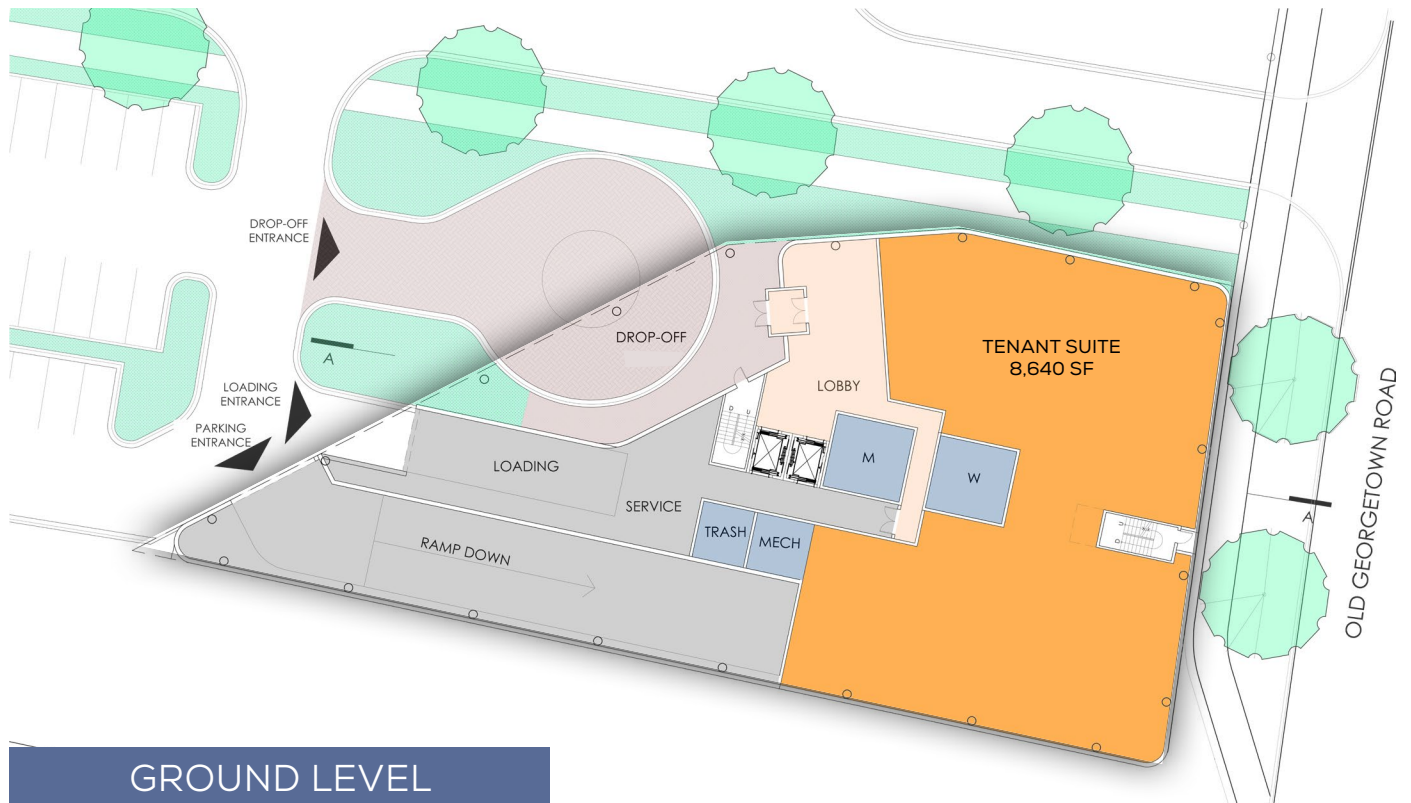
DAYCARE CENTER

- 1 SUGAR PLUMS
- 2 EXECUTIVE CHILD DEVELOPMENT CENTER
- 3 WHOLE KID ACADEMY

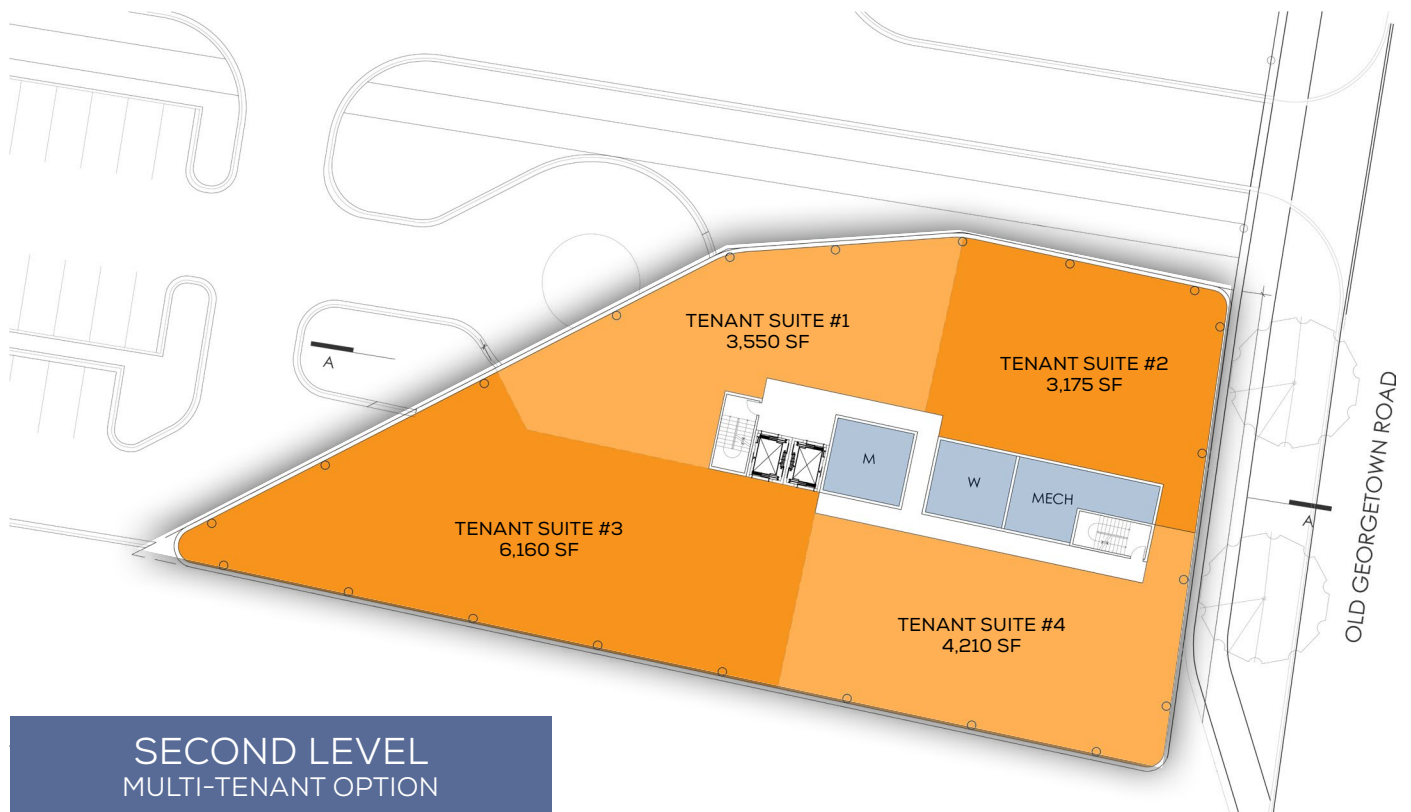


PROPERTY INFORMATION

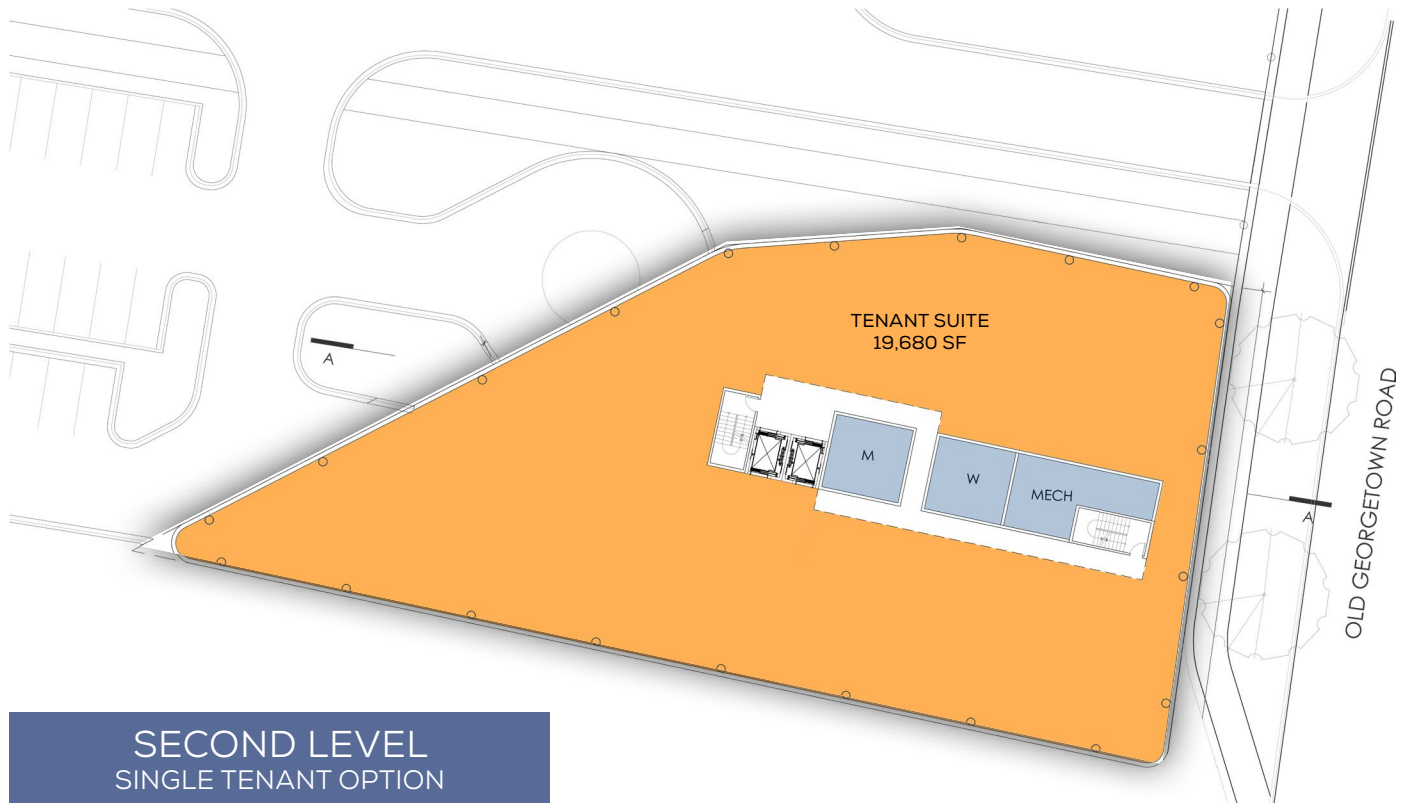
ADDRESS: 6000 EXECUTIVE BLVD, NORTH BETHESDA, MD
TOTAL AREA: 33,270 SF
PARKING SPACES: 137 PARKING SPACES



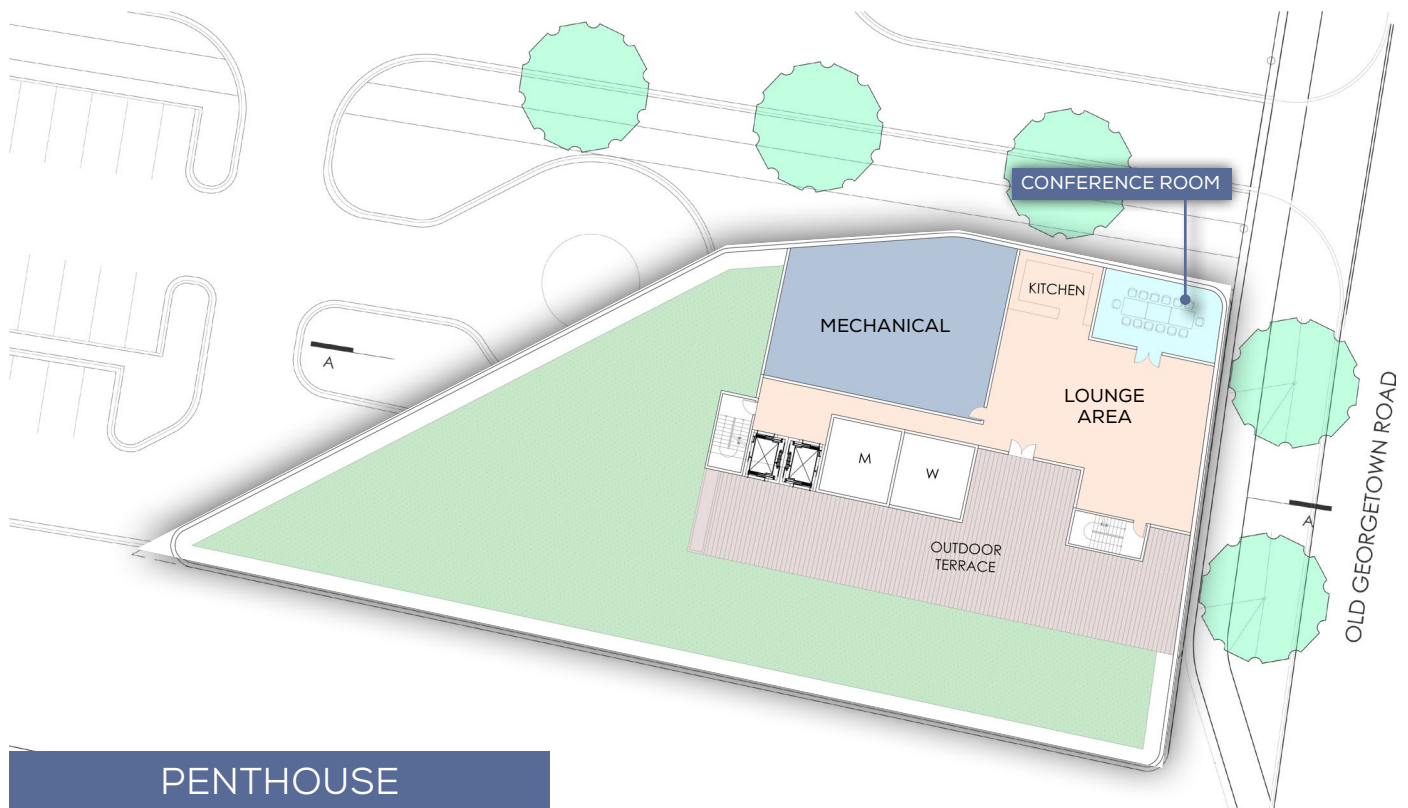
GROUND LEVEL



**SECOND LEVEL
MULTI-TENANT OPTION**

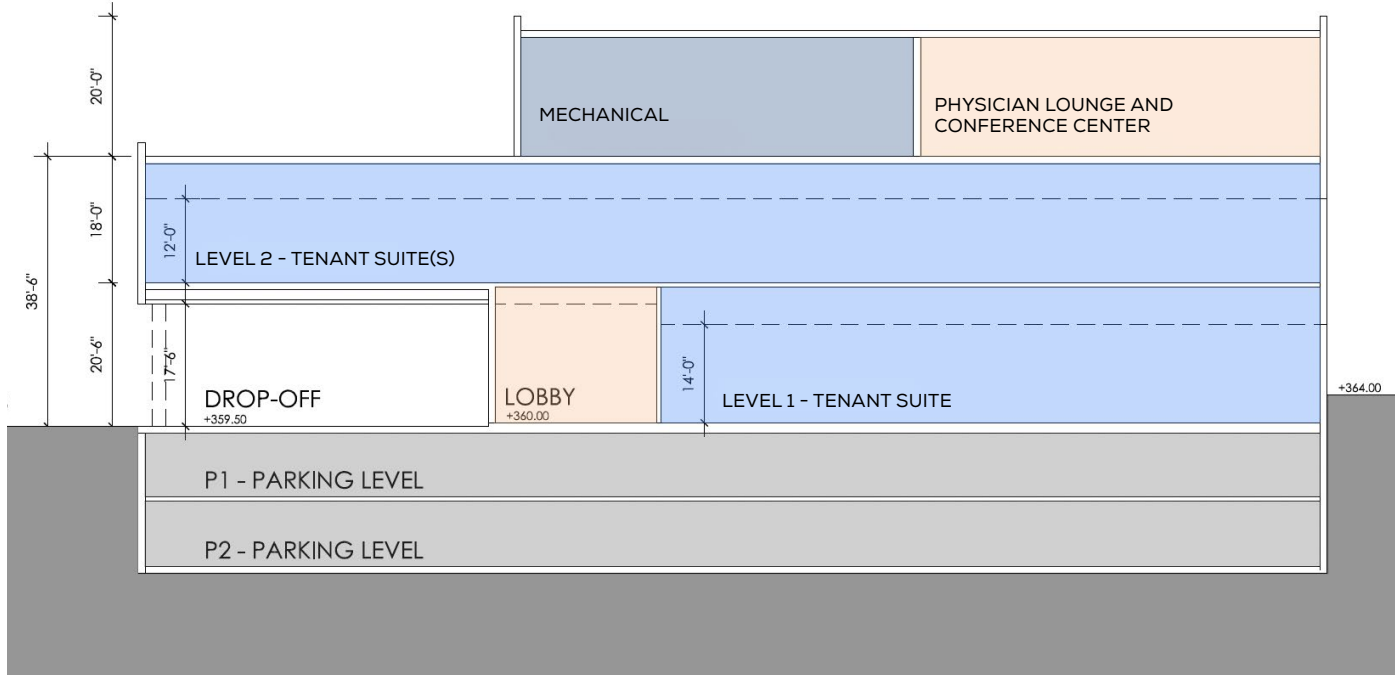


SECOND LEVEL
SINGLE TENANT OPTION



PENTHOUSE

BUILDING SECTION VIEW



ABOUT GUARDIAN REALTY

For more than 50 years, Guardian Realty has been successfully operating in the Washington, DC Metropolitan area. We are a fully integrated real estate company that develops, redevelops, acquires, manages, operates, and owns a portfolio of medical and commercial office space. We are known for our in-house management expertise and responsiveness to tenants' needs. Guardian's success is based on its integrated companies which provide on-site management, comprehensive cost controls, tenant servicing and retention. We have proven experience to seamlessly acquire and develop properties and have successfully integrated medical tenants into our portfolio of properties.

SERVICES

- **LOCAL OWNERSHIP.** Guardian was founded by Marvin Lang, a local real estate investor, with the goal of creating long term value through real estate investment focused exclusively on the Greater Washington, DC region. Capitalizing on the unique demographic and employment strengths of the region, Guardian has successfully deployed its knowledge, experience and local focus through its family office program and network of private investors.
- **MEDICAL EXPERTISE.** Guardian has proven expertise in medical leasing with over 20% of its portfolio leased to medical tenants. Guardian works with solo practitioners as well as major medical institutions such as Adventist, Johns Hopkins, Medstar and Kaiser Permanente. Guardian has proven experience in medical buildouts ranging from surgery centers to primary care providers and everything in between.
- **MANAGEMENT.** Guardian employs an integrated hands-on approach to asset and property management with its partners and executive team actively involved in all aspects. Guardian's integrated approach ensures optimal management of its assets by a team of industry experts who have demonstrated the ability to effectively lease and manage properties. The team ensures that proper attention is paid to all facets of real estate management and appropriate cost controls.
- **MANAGEMENT SERVICES.** Property management services are provided through Guardian's affiliate, Guardian Realty Management, Inc. By utilizing its in-house staff to handle most projects, Guardian maintains a hands-on strategy that ensures optimum operation, a high level of tenant retention, and lower operating costs. Guardian benefits from a diversified staff of specialists and commercial real estate professionals, all of whom have major involvement in the physical and financial oversight of its properties.

GUARDIAN
REALTY

HPRG HEALTH-PRO
REALTY GROUP

GUARDIAN MEDICAL CENTER

6000 EXECUTIVE BLVD, NORTH BETHESDA, MD

FOR MORE INFORMATION PLEASE CONTACT

CHARLES FEITEL

HPRG HEALTH-PRO
REALTY GROUP

240.372.4867
cfeitel@hprgrealty.com

LUKE POULOS

HPRG HEALTH-PRO
REALTY GROUP

301.395.7108
lpoulos@hprgrealty.com