

# EMPIRE MEDICAL BUILDING

200 Hospital Drive, Glen Burnie, MD



## Backed by Experience. Driven by Performance.

A commitment to performance, efficiency,  
and tenant success.

### Recent Building Enhancements

#### EFFICIENCY

 LED Lighting Retrofit

 Energy Optimization  
Using Carbon Lighthouse initiatives  
to help cut energy costs

 Motion Sensors  
Throughout the common areas

#### SECURITY

 Building Concierge

#### INFRASTRUCTURE

 Elevator Renovations

 HVAC Upgrades  
In the units and PTACs

#### EXTERIOR IMPROVEMENTS

 Parking Lot Repairs

 Seal Coat & Striping

### Institutional Strength, Local Execution

American Healthcare  
REIT's Proven Performance  
& Institutional Stability

20.1M

SF Under Management

297

Healthcare Properties

### Fully Integrated Operating Platform

As a self-managed REIT, American  
Healthcare REIT operates through  
its own in-house team, enabling  
direct oversight, faster execution,  
and aligned ownership interests.

### Flexible Leasing Options

- Move-in Ready Spec Suite
- Aggressive TI Packages
- Custom Buildout Options
- Turnkey Solutions

### Find Out More

 Transwestern ×  American Healthcare REIT

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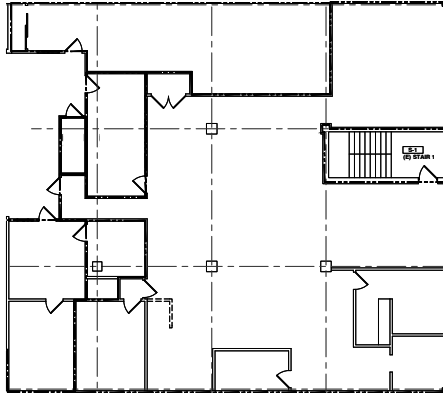
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## Floorplan Availabilities

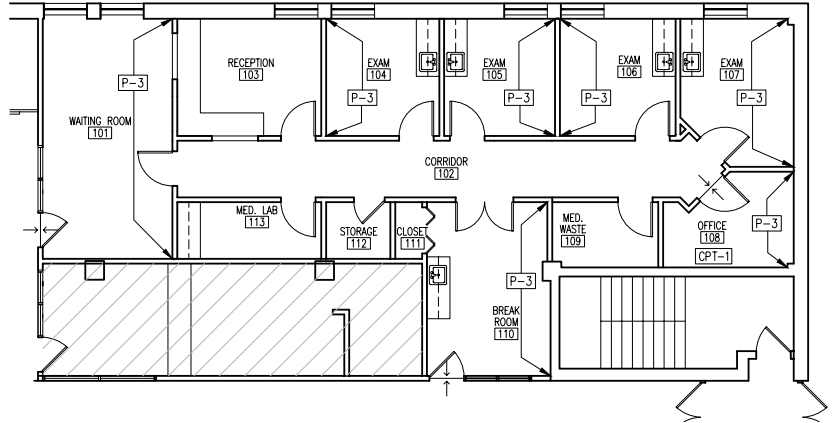
### Suite 20A

5,621 RSF - Lower Level



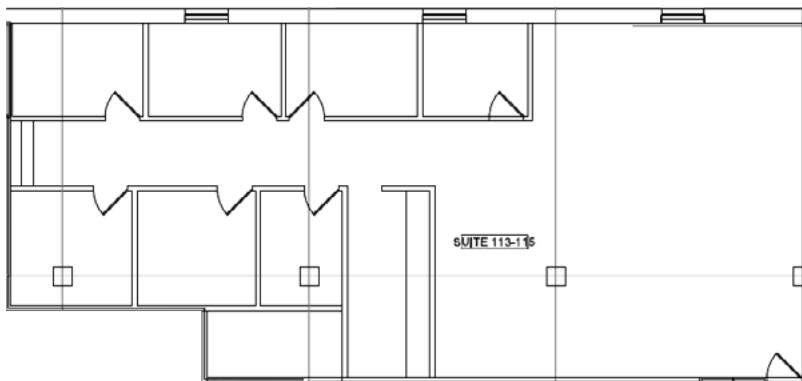
### Suite 100

1,750 RSF | New Buildout | Lobby Exposure | Move-In Ready



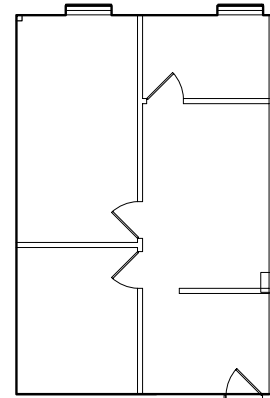
### Suite 113-115

2,329 RSF



### Suite 116

755 RSF



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