

10285 Lakefront

DOWNTOWN COLUMBIA'S
PREMIER MEDICAL OFFICE BUILDING



Howard Hughes

10285 Little Patuxent Pkwy, Columbia, MD



BUILDING FEATURES

86,000 ^{SF}

Trophy Medical Office Building



Floor heights:

Floor 1
16' slab to slab)
(13' clear)

Floors 2-4
13' slab to slab
(10' clear)



Column spacing: With the building columns located at the exterior of the building and in the building's core, the leasable area of the building is essentially column free with 30' X 45' spacing



Convenient covered patient pick up & drop off



Abundant parking including the surface lot and 160 covered garage spaces



Flexibility to accommodate Tenant generators



Multiple gurney-sized elevators



Building is located on a trailhead connecting to 100+ miles of trails; showers on-site



LEED / FITWEL CERTIFICATION GOALS



LEED Gold Goal



Fitwel building certification goal aiming to improve health of employees, visitors and residents of the surrounding community



Dedicated outside air system (DOAS) combined with sensible cooling vav boxes and CO2 sensors will allow for delivery of outside air where needed in occupied spaces



Bike storage with on-site showers exclusively for Tenant's use



Electric vehicle charging stations



All electric service; no gas and boilers



Enhanced indoor environment promoting health and wellness including green wall and views to lake and landscape



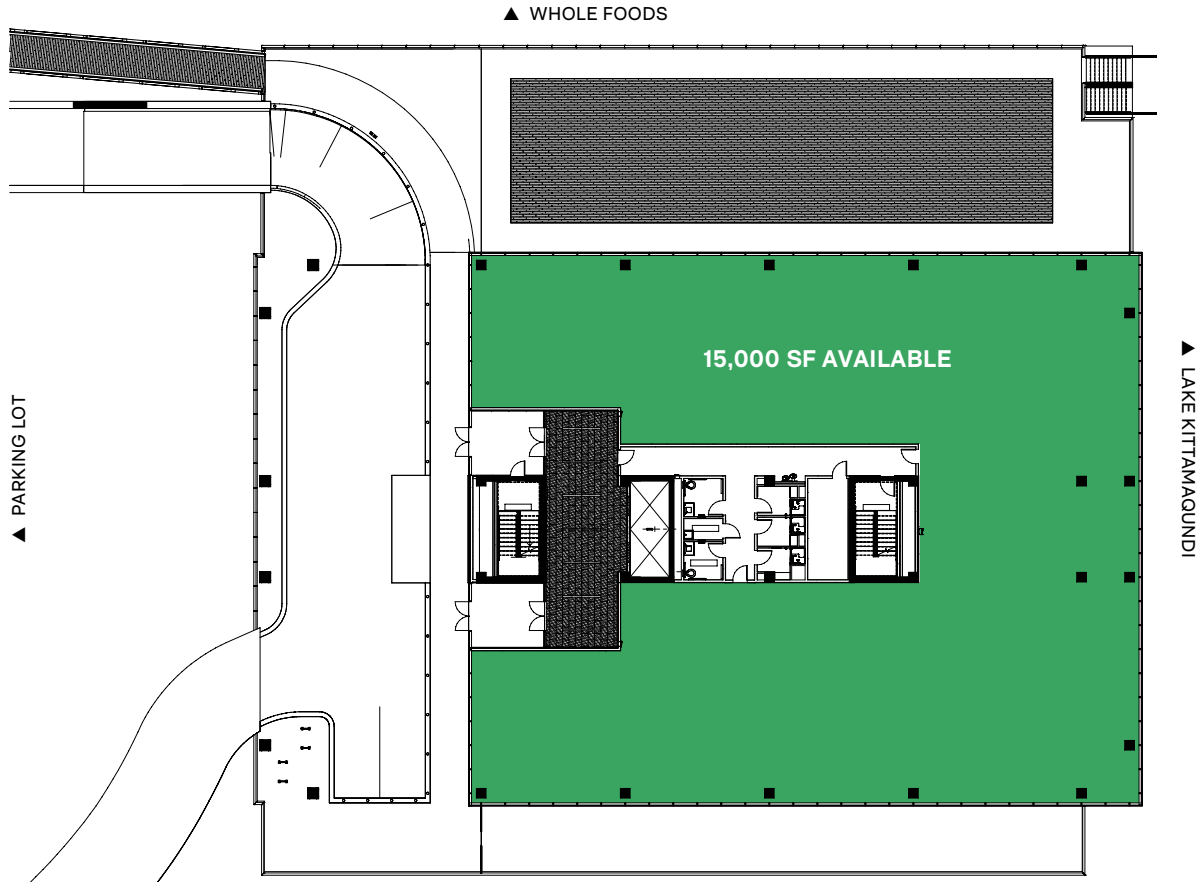
Indoor fixtures and fittings and no outdoor irrigation to minimizing water consumption

BUILDING AVAILABILITY

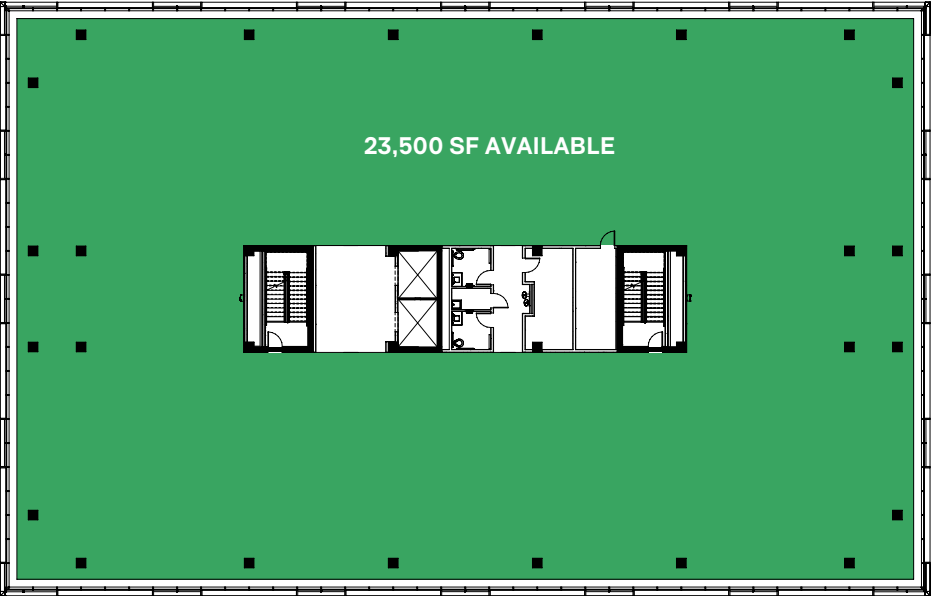


FLOORPLANS

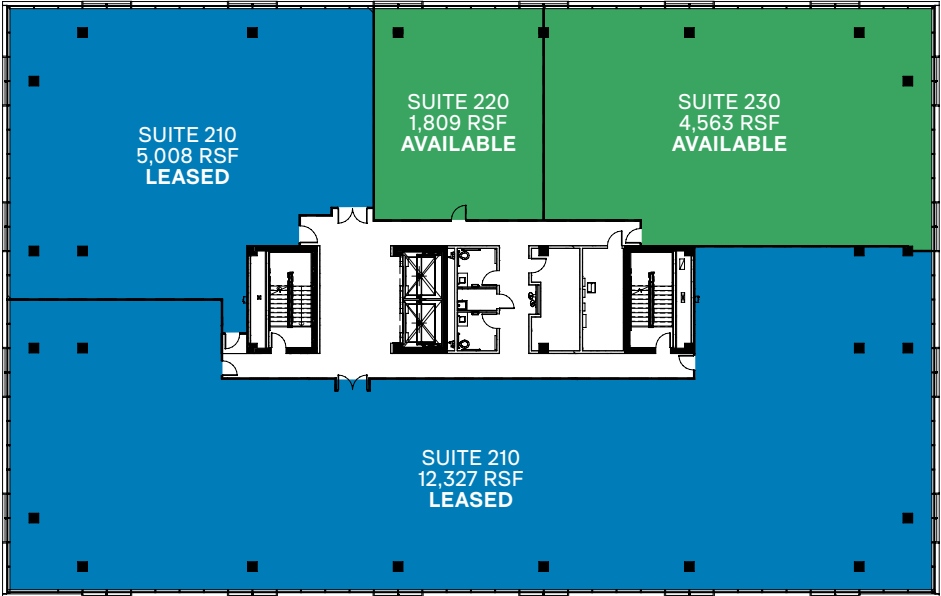
Level 1



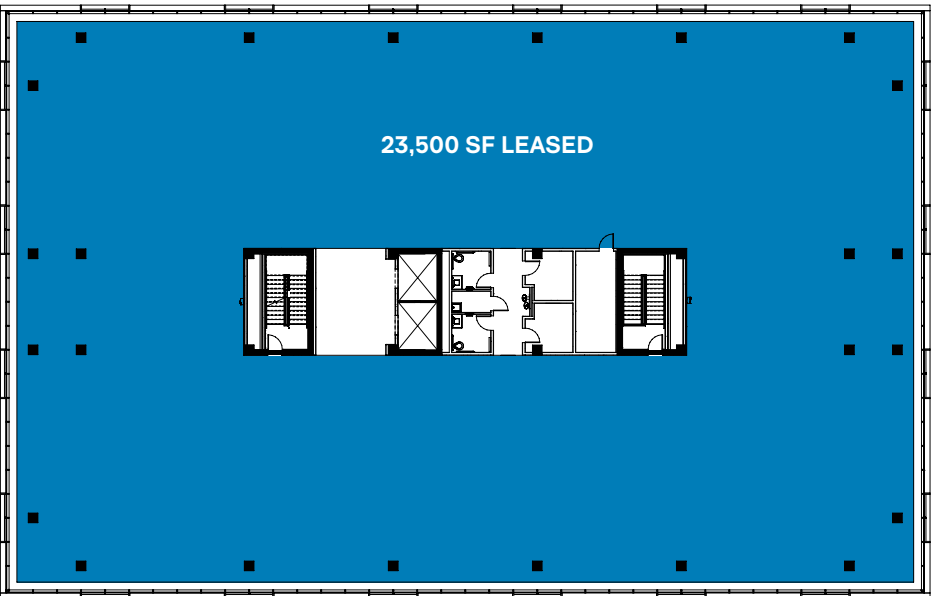
Level 3



Level 2

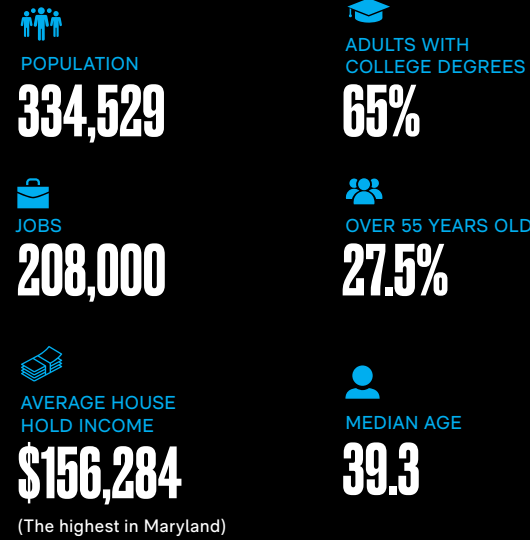


Level 4

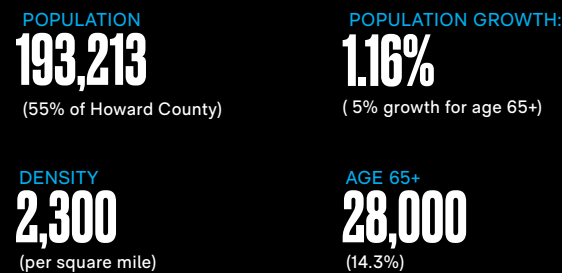


MARKET REPORT

Howard County Population Density & Growth



Within 5 mile radius of Lakefront District



- #10
Best Places to Live
– Money Magazine, 2021, 2022
- #1
Safest city in the U.S.
– WalletHub, 2019, 2020, 2021, 2022
- #8
Healthiest Communities in the U.S.
– U.S. News, 2021

PROVIDER ASSESSMENT Supply/Demand Shortages by Specialty

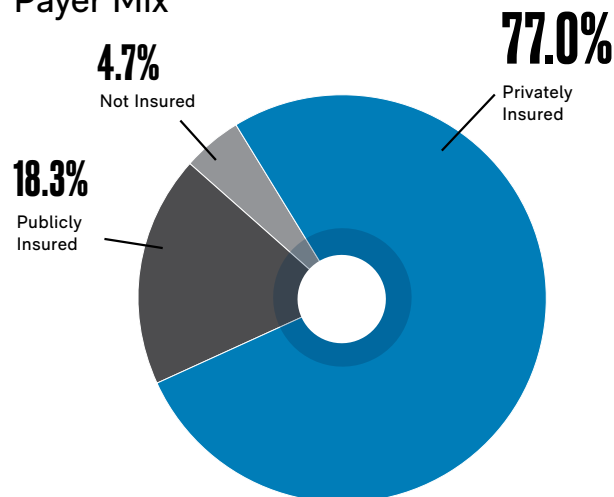
Based on full-time employees in Columbia*	Current Est. Shortage (-)	Future (2028) Shortage (-)
Family Medicine	-28%	-39%
Allergy	-36%	-46%
Cardiology	-59%	-65%
Dermatology	-61%	-64%
Endocrinology	-15%	-27%
Gastroenterology	-19%	-31%
Nephrology	-80%	-83%
Pulmonary	-50%	-57%
General Surgery	-44%	-53%
Neurosurgery	-88%	-90%
Ophthalmology	-42%	-50%
Orthopedic Surgery	-76%	-80%
Otolaryngology	-72%	-76%
Urology	-81%	-84%
Vascular	-100%	-100%
Radiology	-54%	-60%

*Provided by WhiteCap Health Advisors

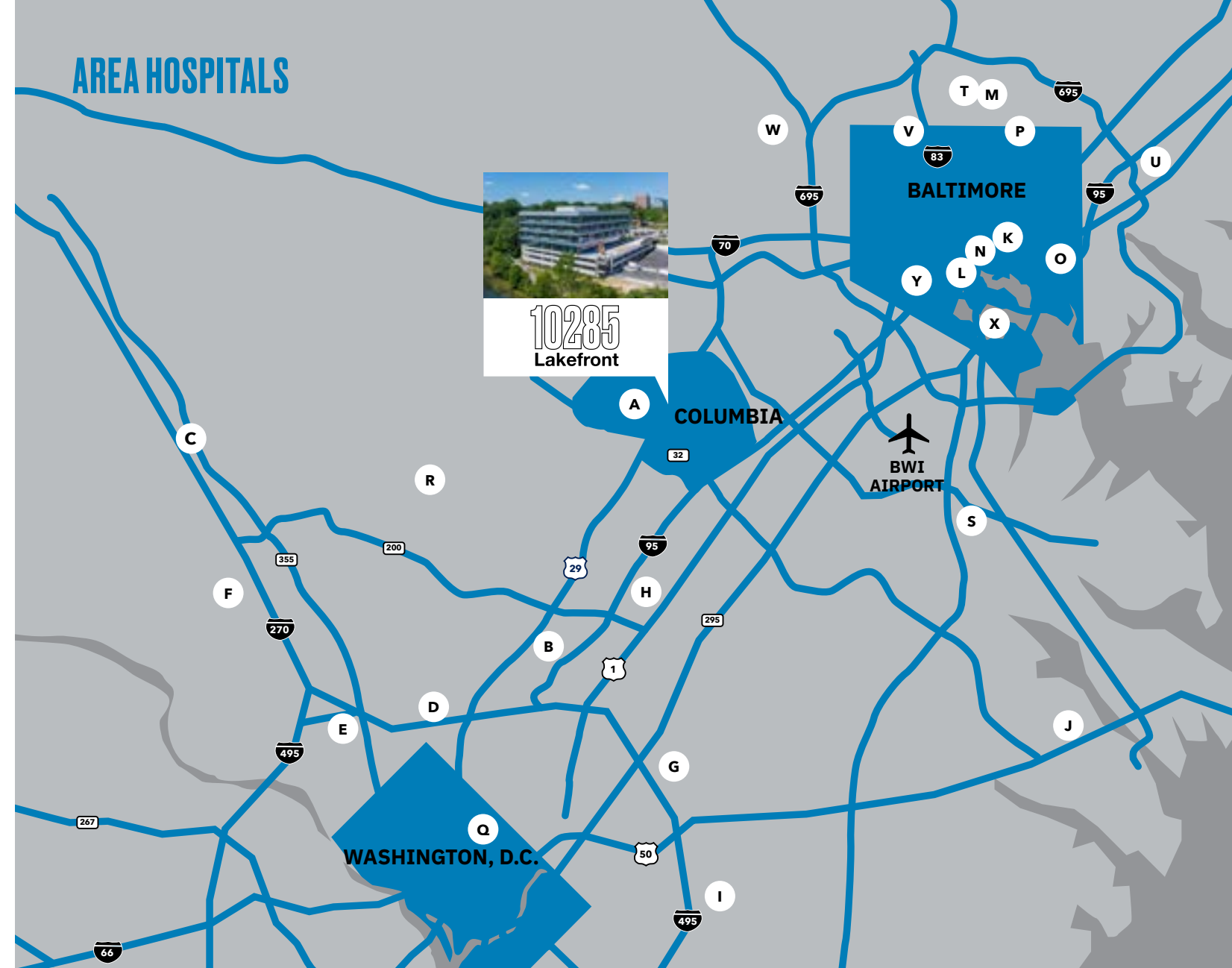
Establish a Presence in Columbia's Lakefront District

Columbia's overall demographic profile presents an incredible opportunity for healthcare providers to tap into unmet patient demand which has been driven by Howard County's overall population increase and accelerated growth of the 65+ age group.

Payer Mix



AREA HOSPITALS



Local Network of Hospitals

- A. Johns Hopkins Howard County Medical Center
- N. Mercy Medical Center
- B. White Oak Adventist Hospital
- O. Johns Hopkins Bayview Medical Center
- C. Holy Cross Hospital – Germantown
- P. MedStar Good Samaritan Hospital
- D. Holy Cross Hospital - Silver Spring
- Q. MedStar Washington Hospital Center
- E. Suburban Hospital – Johns Hopkins
- R. MedStar Montgomery Medical Center
- F. Shady Grove Adventist Hospital
- S. UM Baltimore Washington Medical Center
- G. Doctors Community Hospital
- T. Greater Baltimore Medical Center (GBMC)
- H. UM Laurel Medical Center
- U. MedStar Franklin Square Medical Center
- I. UM Capital Region Medical Center
- V. Sinai Hospital of Baltimore
- J. Anne Arundel Medical Center
- W. Northwest Hospital
- K. Johns Hopkins Hospital – Baltimore
- X. MedStar Harbor Hospital
- L. UM Medical Center – Baltimore
- Y. St. Agnes Hospital
- M. UM St. Joseph Medical Center

LOCAL FAVORITES

THE MALL IN COLUMBIA

THE FOOD MARKET

Vacation



LAKEFRONT DISTRICT



THE COLLECTIVE OFFSHORE ENCORE



10285 Lakefront



MERRIWEATHER ROW

MERRIWEATHER POST PAVILION

MERRIWEATHER DISTRICT

MEDIUM RARE

THE BLACKWALL BARN & LODGE

Toastique

DOK KHAO THAI CUISINE

GYU SAN JAPANESE BBQ

THE ANGRY JERK

KYO MATCHA

ChaRmery

BANDITOS TACOS & TEQUILA

BUSBOYS & POETS

smashing grapes

jrip

Peter & Chang

MIGHTY QUINTS Barbeque

eggspectation

GAMEON bar + arcade

MINUTES AWAY FROM
JOHNS HOPKINS
HOWARD COUNTY
MEDICAL CENTER



Shops & Restaurants at Your Doorstep



Lululemon Athletica
Apple
Coach
Anthropologie
Nordstrom
J. Crew
Athleta
Sephora
Ann Taylor
Loft
H&M
Banana Republic
Arhaus Furniture
Papyrus
Hanna Andersson
Barnes & Noble
Microsoft
Amazon Pop-Up
Lenscrafters
Fedex Office



Whole Foods
Sushi Sono
Cured
18th & 21st
Mod Pizza
Corner Bakery
Cold Stone Creamery
Bonchon Chicken
Kung Fu Tea
Maggiano's Little Italy
Seasons 52
The Cheesecake Factory
P.F. Changs
Urban Plates
Shake Shack
Zoe's Kitchen
Starbucks
Panera Bread
One Merriweather Deli
Parkview Deli
Lakeside Deli
Union Jack's
Noodles & Co
Five Guys Burger & Fries



YogaSix
Mayweather Boxing + Fitness
F45
Title Boxing Club



Columbia Bank
BB&T Bank
Wells Fargo
Pnc Bank
Bank Of America
M&T Bank



Merriweather Post Pavilion
Main Event
AMC Theaters
18th & 21st Jazz Club
The Collective Encore



3,447 APARTMENTS
Downtown Columbia has 2,772 existing apartments. 675 more apartment units in Lakefront North (walking distance to 10285 Lakefront) will deliver in 2025.



The Pearl Spa
European Wax Center
Floyd's Barbershop
Village Nail Bar
Bubbles
Allure Nails Spa



Verizon
At&T
T-Mobile



2.2 Million SF
of office space in Downtown Columbia



Howard Hughes



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