

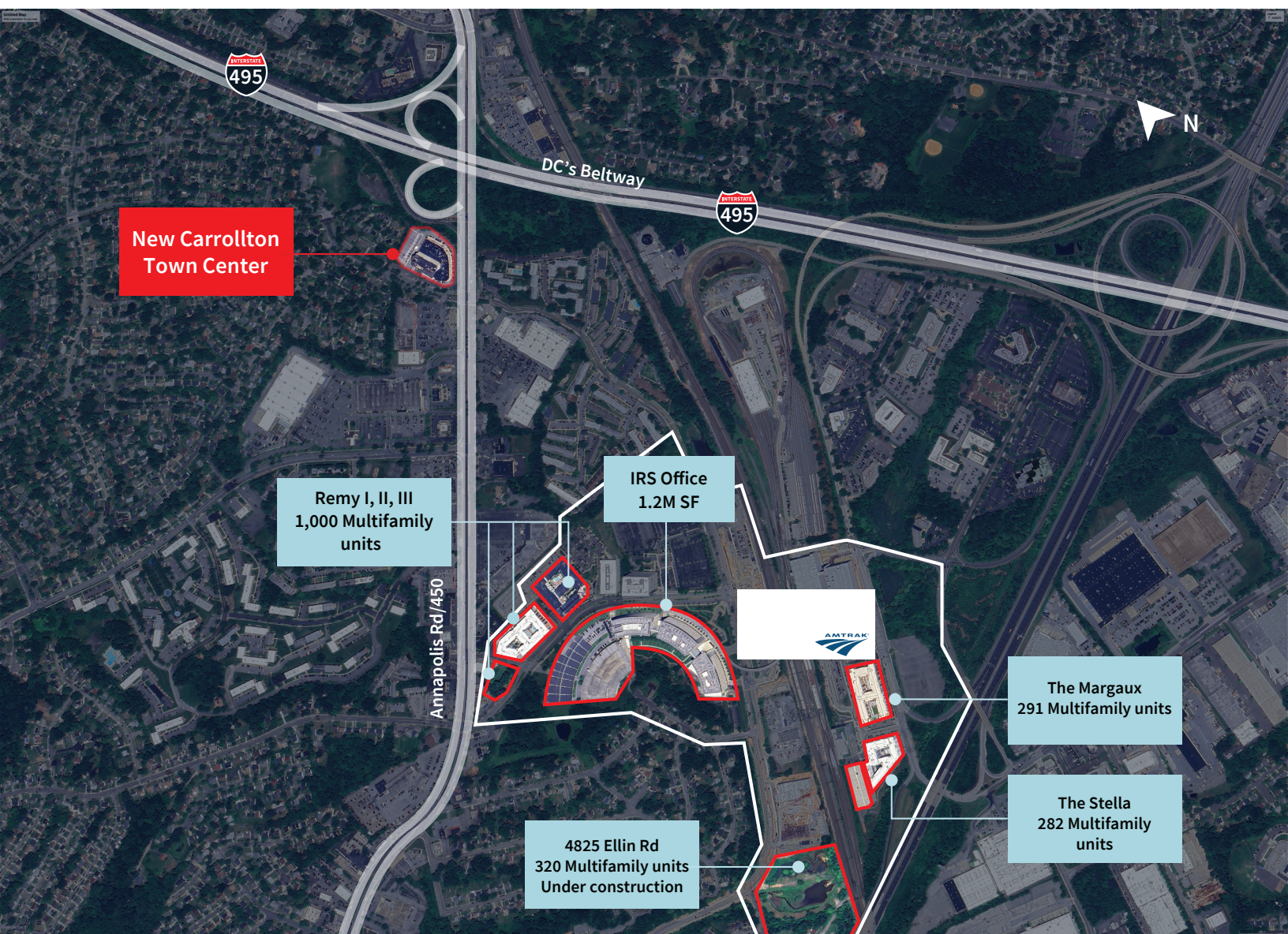
New Carrollton Regional Medical Center For lease

Total building: 66,535 SF
23,791 SF available

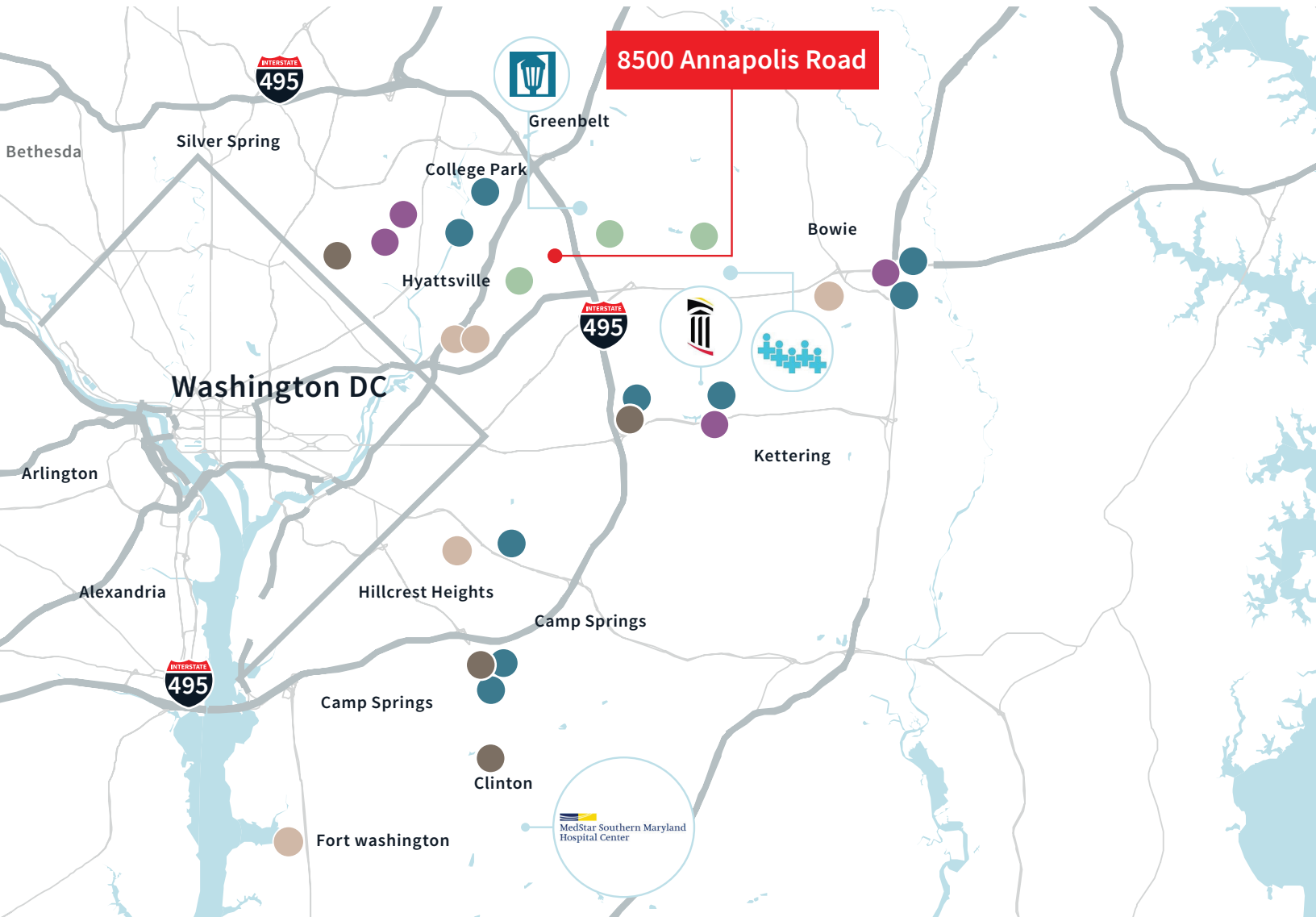
Exterior signage and turn-key solutions available

Access

Conveniently located directly off the I-495, and 20 mins from downtown DC.
Just 1.2 miles from Metro + **future Purple Line**.



Regional healthcare landscape



UMMS
Outpatient
locations

**Doctors
Community Health**
Outpatient
locations

**MedStar
Health**
Outpatient
locations

**Adventist
HealthCare**
Outpatient
locations

Kaiser
Outpatient
locations



Holy Cross Health



Adventist HealthCare



Luminis Health



MedStar Health
MedStar Southern
Maryland Hospital Center



University of Maryland Capital
Region Health

Executive summary

8500 Annapolis road

Property overview

Location	8500 Annapolis Road New Carrollton, MD Prince George's County
Total area	66,535 SF
Available space	23,791 SF
Year built/completed	2008/2014
Last renovation	2019



Occupancy and tenants

- Current occupancy: 62.3% leased
- Major Medical tenants:
- Children's Choice Pediatric Dentistry
- Metro Dental
- Aspire Behavioral Health
- Maryland Health Corporation - Physical Therapy



Positioning

- Serves a diverse population of 323,381 people and 109,116 households within a 5-mile radius
- In 2023, 2.4 million medical appointments were made within a 5-mile radius, indicating high demand for healthcare services
- 1,893 multifamily units sit within 1 - mile radius of the property.



Opportunities

- 23,791 SF of available space
- High local demand for medical services. Based on Advisory Board data, Physical Therapy, Orthopedics, Oncology, Gastroenterology, Pulmonology, and OB/GYN specialty groups are critically underserved in this market.
- Diverse existing tenant mix provides an established in-building referral network for new tenants.
- Recent renovation (2019) included the lobby and common areas throughout the building, providing a modern, first-class visitor experience.

The building's strategic location in a densely populated area with high healthcare demand, modern renovated facilities, and the diverse existing tenant base offer potential for both established practices and new market entrants to thrive.

Surrounding patient demographics



Specialty void analysis

75% of Prince George’s County residents leave the county for their healthcare...

Patient Volume				Providers						
Physician specialty	2023 Volume	2028 Volume	5-Year growth	Doc count	Docs	per 100k	Benchmark	Delta	Current gap	5-Year gap
Endocrinology	1,857	2,166	16.6%	12	4.0	2.8	1.2	-3.7	-3.9	
Psychiatry	123,381	135,531	9.8%	398	131.4	127.9	3.5	-10.6	-22.0	
Cardiovascular	91,364	98,042	7.3%	51	16.8	12.6	4.2	-12.8	-13.9	
Physical Therapy/Rehabilitation	227,210	241,059	6.1%	264	87.1	97.7	-10.6	32.0	23.3	
ENT	29,660	31,458	6.1%	8	2.6	2.9	-0.3	0.9	0.6	
Orthopedics	37,944	39,835	5.0%	37	12.2	14.7	-2.5	7.5	6.2	
Other Specialties	118,415	124,242	4.9%	490	161.8	128.6	33.2	-100.5	-112.0	
Lab	372,963	390,926	4.8%	11	3.6	6.6	-3.0	9.1	8.5	
Rheumatology	183,324	191,396	4.4%	8	2.6	2.7	0.0	0.0	-0.2	
Nephrology	4,440	4,565	2.8%	24	7.9	4.1	3.8	-11.6	-12.0	
Evaluation and Management	889,861	898,780	1.0%	1,018	336.1	300.6	35.5	-107.5	-134.3	
Neurology	15,466	15,525	0.4%	14	4.6	5.6	-1.0	3.0	2.5	
Radiology	252,023	252,259	0.1%	29	9.6	9.6	0.0	0.0	-0.8	
Oncology	12,592	12,521	-0.6%	11	3.6	7.2	-3.6	10.8	10.2	
Gastroenterology	20,233	19,846	-1.9%	15	5.0	5.8	-0.8	2.5	2.0	
Urology	7,816	7,661	-2.0%	16	5.3	2.6	2.7	-8.2	-8.5	
General Surgery	5,109	4,992	-2.3%	25	8.3	7.2	1.0	-3.2	-3.8	
Pulmonology	12,257	11,405	-6.9%	10	3.3	3.9	-0.6	1.8	1.4	
Obstetrics & Gynecology	11,936	10,833	-9.2%	45	14.9	20.1	-5.3	15.9	14.1	

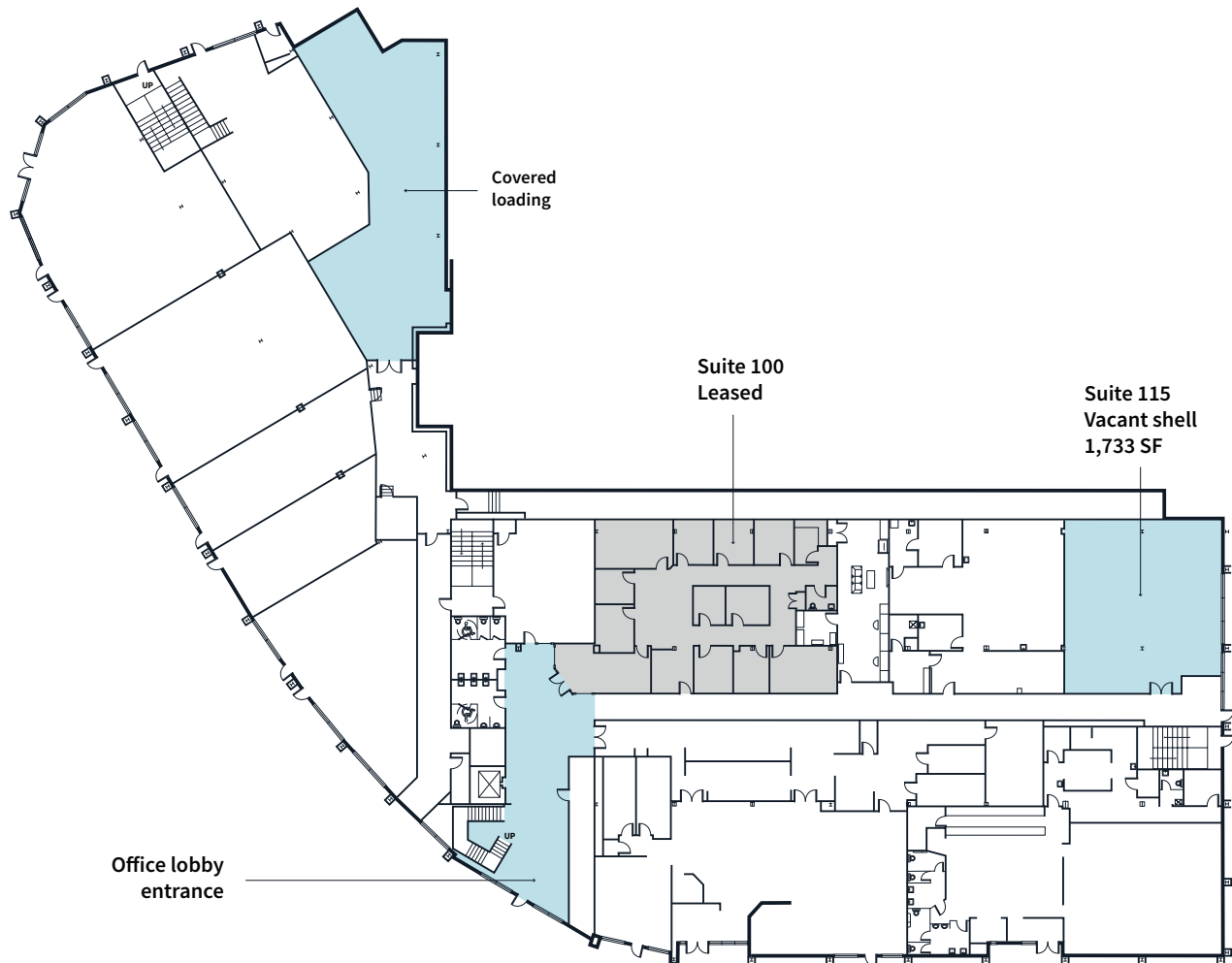
2023 Gap Column represents the number of providers needed today to service patient volume

Renovated lobby and common areas



First floor

1,733 SF available



Second floor

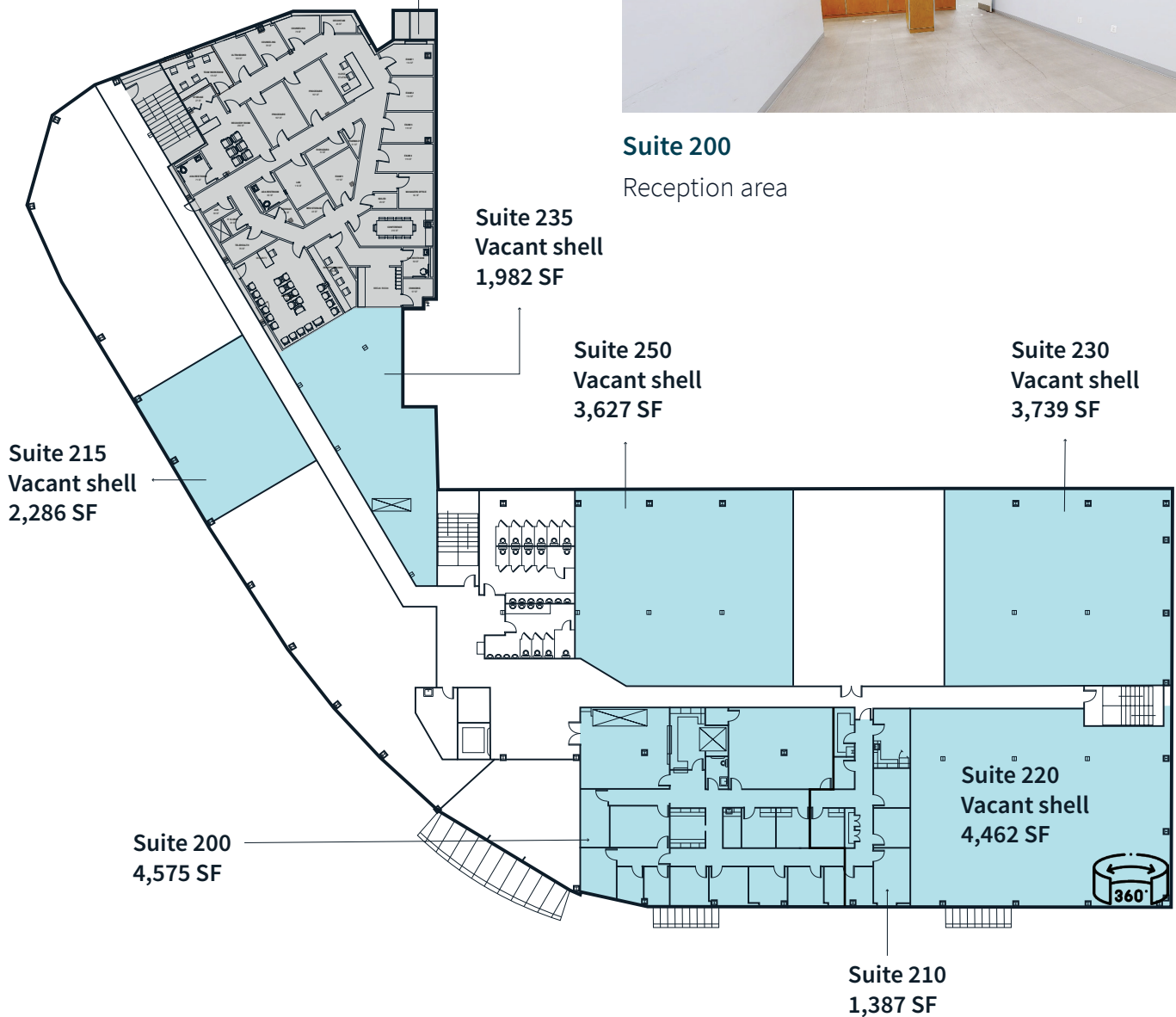
22,058 SF available

Leased



Suite 200

Reception area



Amenity map



8500 Annapolis road

New Carrollton



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About JLL

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