

THE ELLA AT
CARILLON
A CENTER FOR HEALTH AND WELLNESS

KITE
REALTY GROUP

JLL



Meet Me At Carillon

A New Medical Marvel in the Heart of Prince George's County

Executive Summary

At a Glance

THE ELLA AT
CARILLON
A CENTER FOR HEALTH AND WELLNESS

The Ella at Carillon | A Center for Health and Wellness features 125,000 SF of Trophy Medical space on 5 floors immediately across from the new 205-bed University of Maryland Capital Region Medical Center in Largo, MD

The new hospital replaced Prince George's Regional Hospital is managed by the University of Maryland Medical System (UMMS)

Direct access with a dedicated walking path to Largo Town Center Metro Station (terminus for the Blue and Silver lines)

At full interchange of 1-95/1-495.



Underserved Yet **Highly Desirable** Market

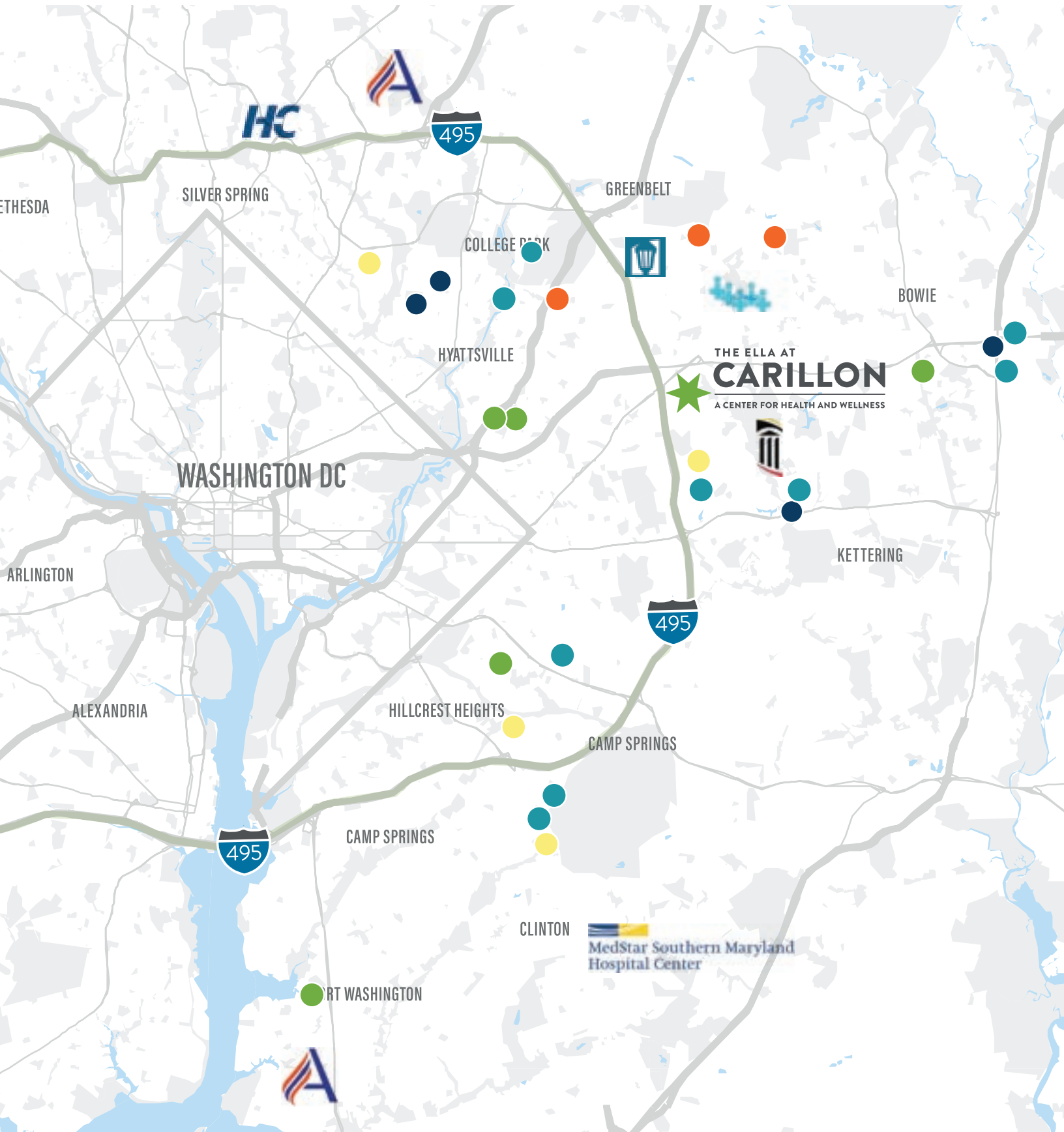
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A Metro Made for Medical

Regional Healthcare Landscape

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●
UMMS
Outpatient
Locations

●
Doctors
Community
Health
Outpatient
Locations

●
MedStar
Health
Outpatient
Locations

●
Adventist
HealthCare
Outpatient
Locations

●
Kaiser
Outpatient
Locations



Holy Cross Health

Adventist HealthCare



MedStar Southern
Maryland Hospital Center



University of Maryland
Capital Region Health



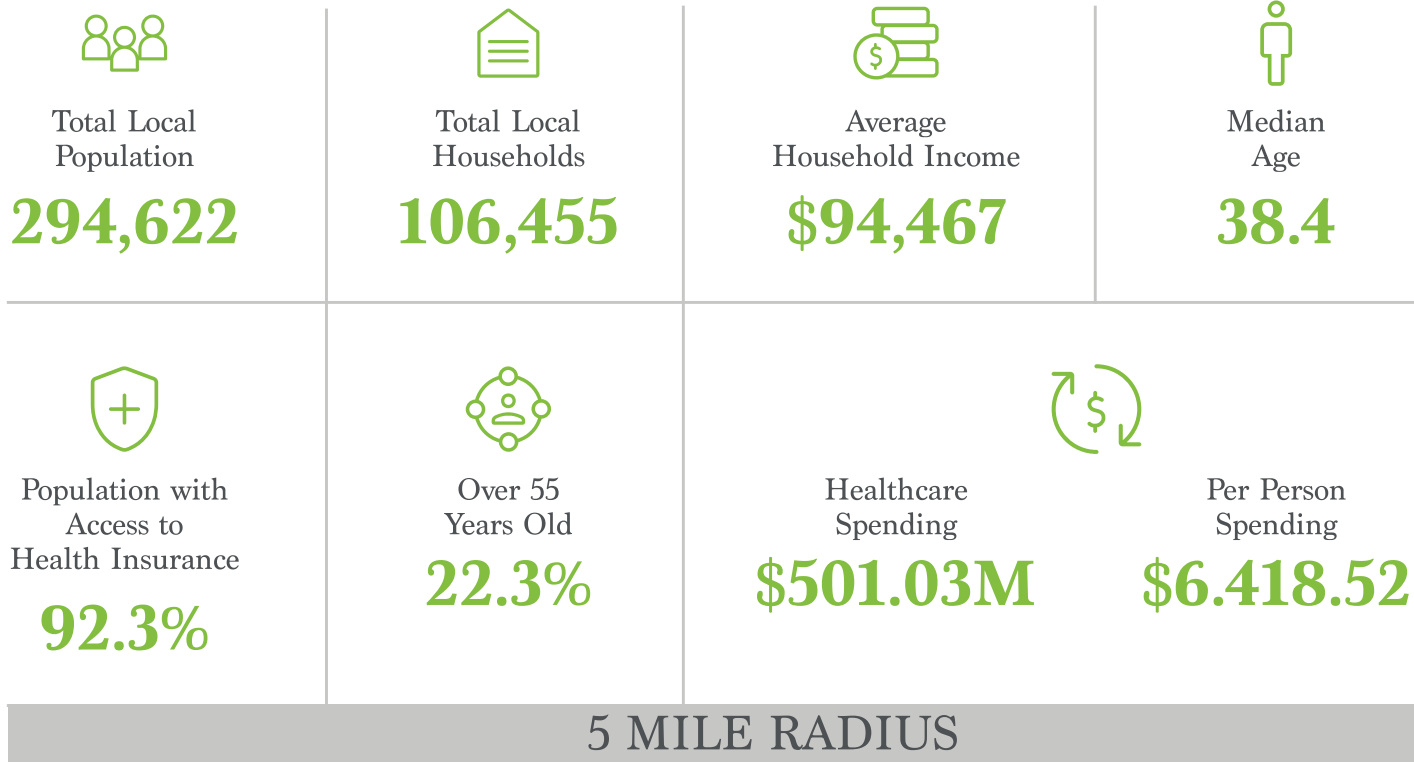
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*number in Current Gap represents net new number of doctors required to meet current demand

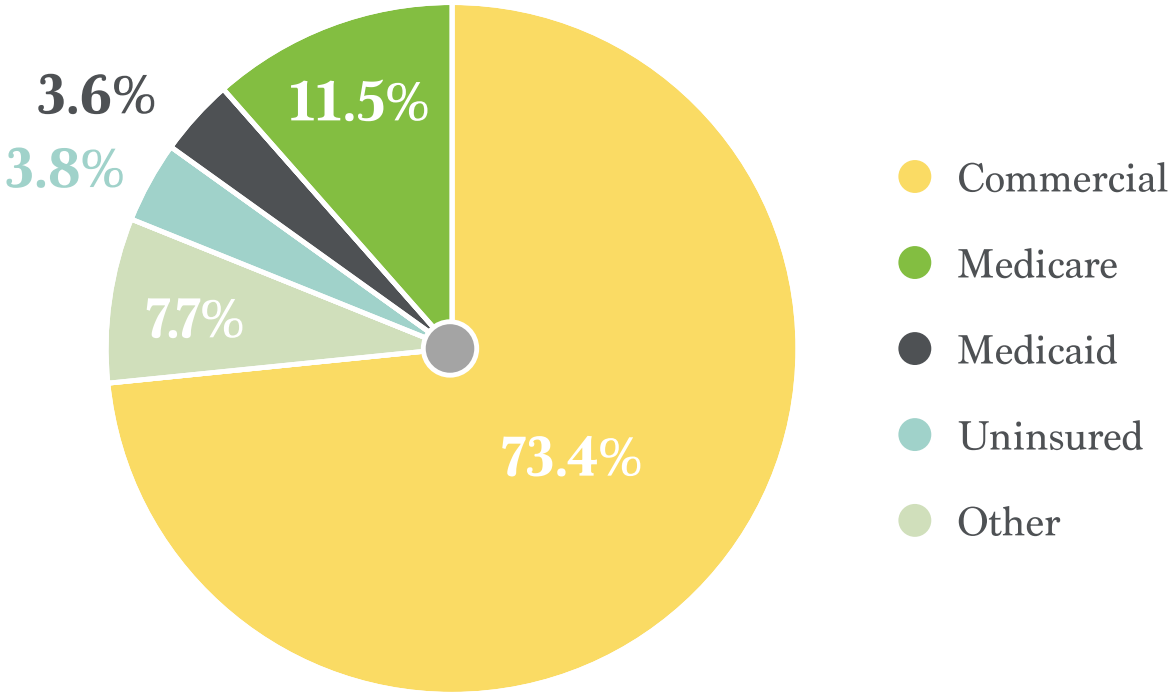
Physician Specialty	Patient Volume			Providers					
	Current Volume	5-Year Projected Volume	5-Year Projected Growth	Clinician Count	Docs per 100k	Benchmark	Delta	Current Gap	5-Year Gap
Endocrinology	1,855	2,151	16.0%	6	2.1	8.1	-6.0	16.9	17.3
Psychiatry	115,429	126,045	9.2%	298	104.8	183.8	-79.0	224.5	233.8
Cardiovascular	97,713	105,392	7.9%	40	14.1	22.2	-8.1	23.2	24.3
ENT	28,333	30,065	6.1%	12	4.2	6.7	-2.5	7.0	7.3
Physical Therapy/Rehabilitation	223,655	236,635	5.8%	211	74.2	106.4	-32.2	91.4	96.8
Orthopedics	40,214	42,503	5.7%	38	13.4	21.4	-8.1	23.0	24.1
Other Specialties	124,610	131,564	5.6%	312	109.7	147.4	-37.7	107.1	114.5
Lab	379,102	399,268	5.3%	12	4.2	13.5	-9.3	26.4	27.1
Rheumatology	184,102	193,511	5.1%	3	1.1	4.9	-3.9	11.0	11.3
Nephrology	4,630	4,754	2.7%	4	1.4	7.5	-6.1	17.2	17.6
Evaluation and Management	881,313	895,862	1.7%	796	279.9	428.1	-148.2	421.3	442.9
Neurology	14,911	15,029	0.8%	7	2.5	16.6	-14.1	40.1	41.0
Radiology	258,934	260,525	0.6%	20	7.0	20.1	-13.0	37.0	38.0
Oncology	13,332	13,206	-0.9%	7	2.5	17.9	-15.4	43.8	44.7
Urology	8,185	8,058	-1.6%	9	3.2	5.9	-2.7	7.7	8.0
Gastroenterology	21,276	20,843	-2.0%	10	3.5	11.6	-8.1	22.9	23.5
General Surgery	5,223	5,115	-2.1%	25	8.8	22.3	-13.5	38.5	39.6
Pulmonology	12,112	11,295	-6.7%	14	4.9	7.8	-2.9	8.2	8.6
Obstetrics & Gynecology	11,584	10,507	-9.3%	46	16.2	26.6	-10.4	29.6	30.9

Poised for Potential

Untapped Opportunity



of prince george’s county residents currently go outside of the county for their healthcare needs



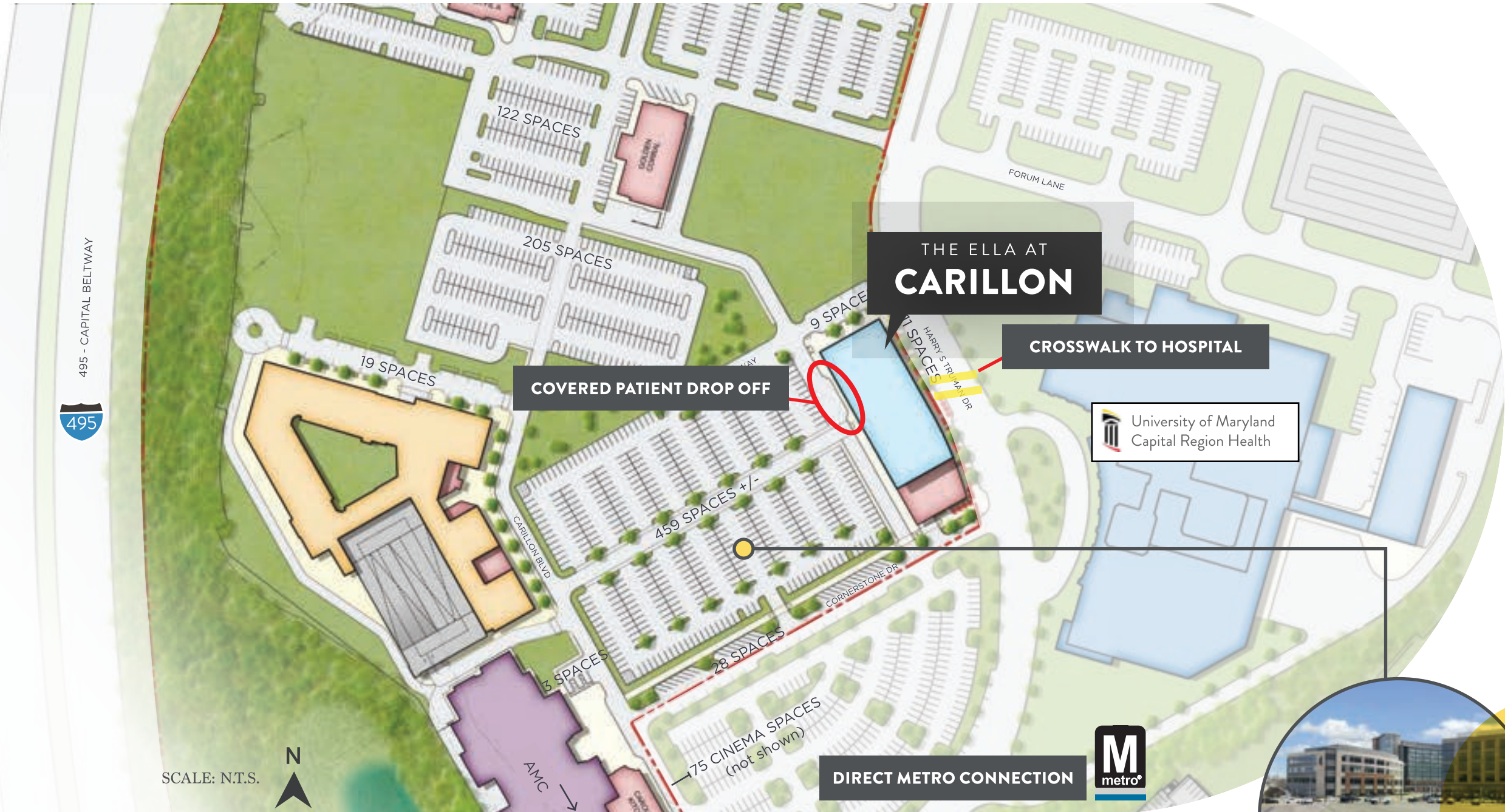
Carillon Site Plan

Building will be serviced
by free surface parking.

Largo Town Center Metro
Station on the blue and
silver lines

6 bus stops including 3
from the metro station

- Residential
- Retail / F&B
- Medical Office / Office
- Hotel
- Cinema
- Parking
- BOH / MEP
- Hospital
- Transit
- Green / Open Space



Carillon Site Plan

Full Completion



- Residential
- Retail / F&B
- Medical Office / Office
- Hotel
- Cinema
- Parking
- BOH / MEP
- Hospital
- Transit
- Green / Open Space



The Opportunity

Setting the New Standard in Medical Office Space

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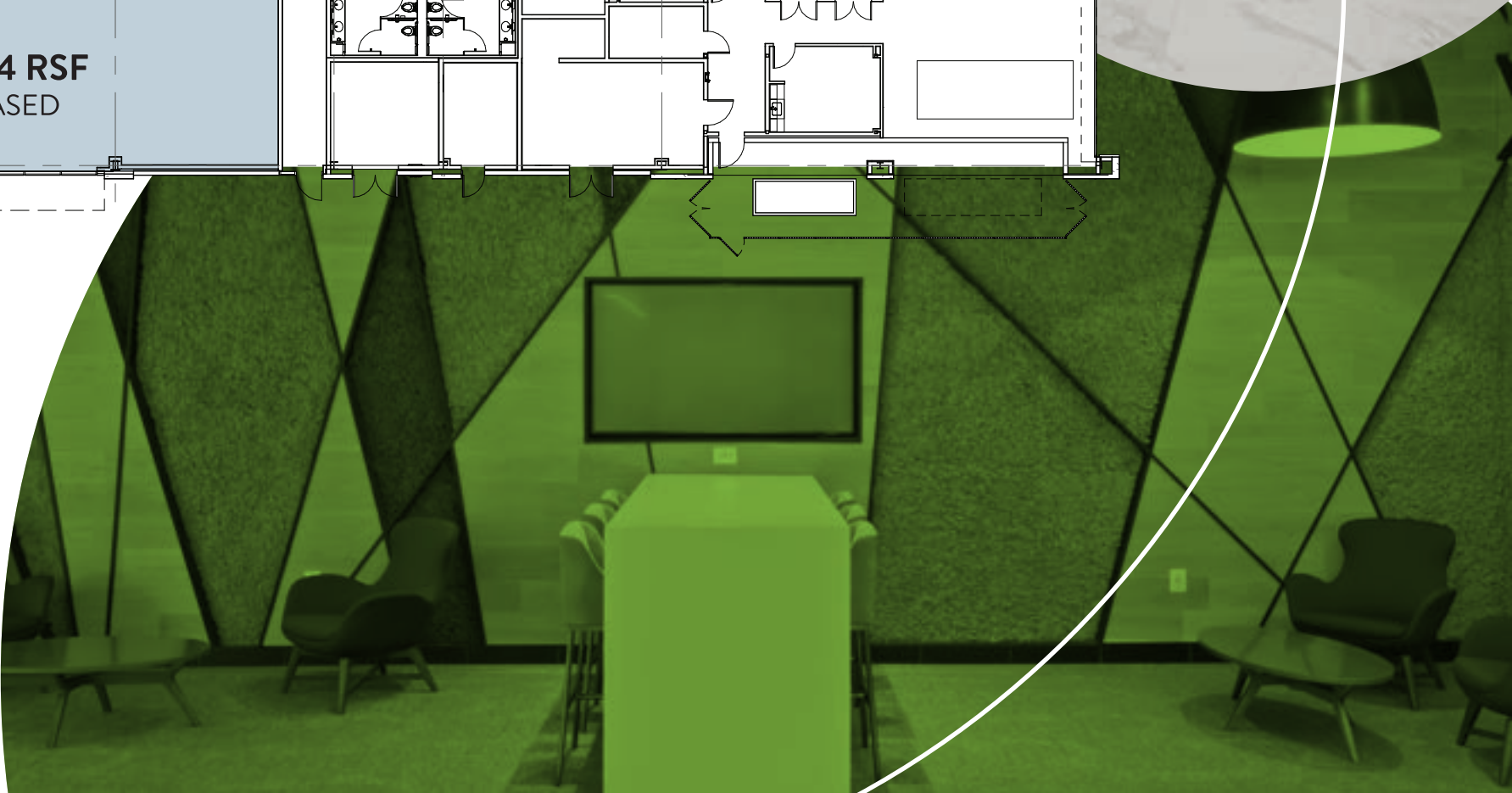
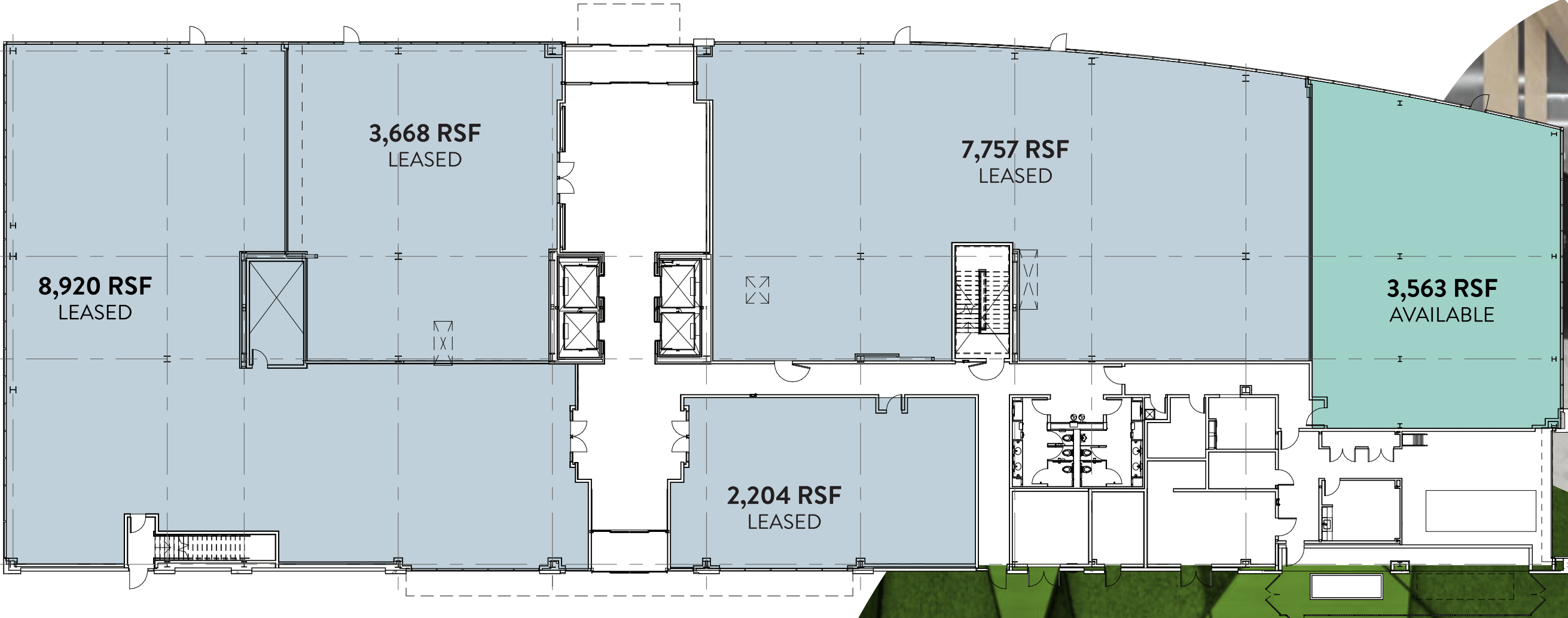
New
New
New



VIRTUAL
TOUR

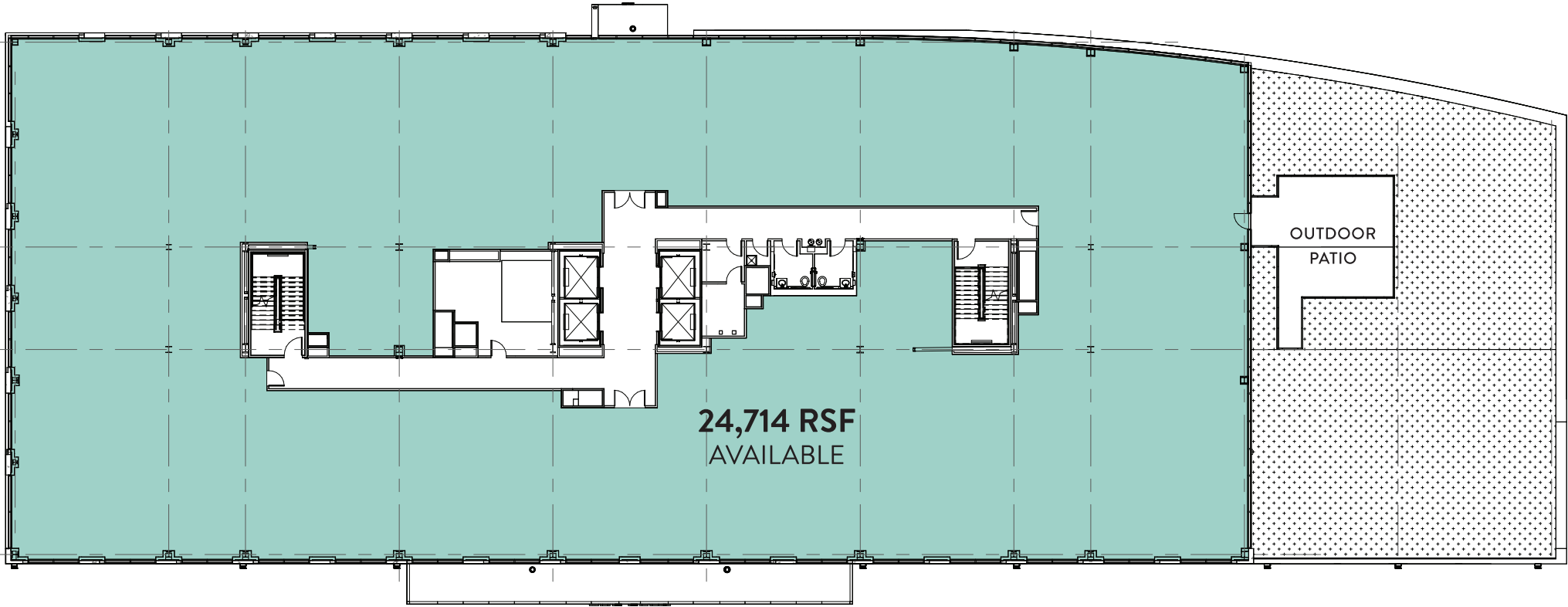
First Floor

3,563 SF



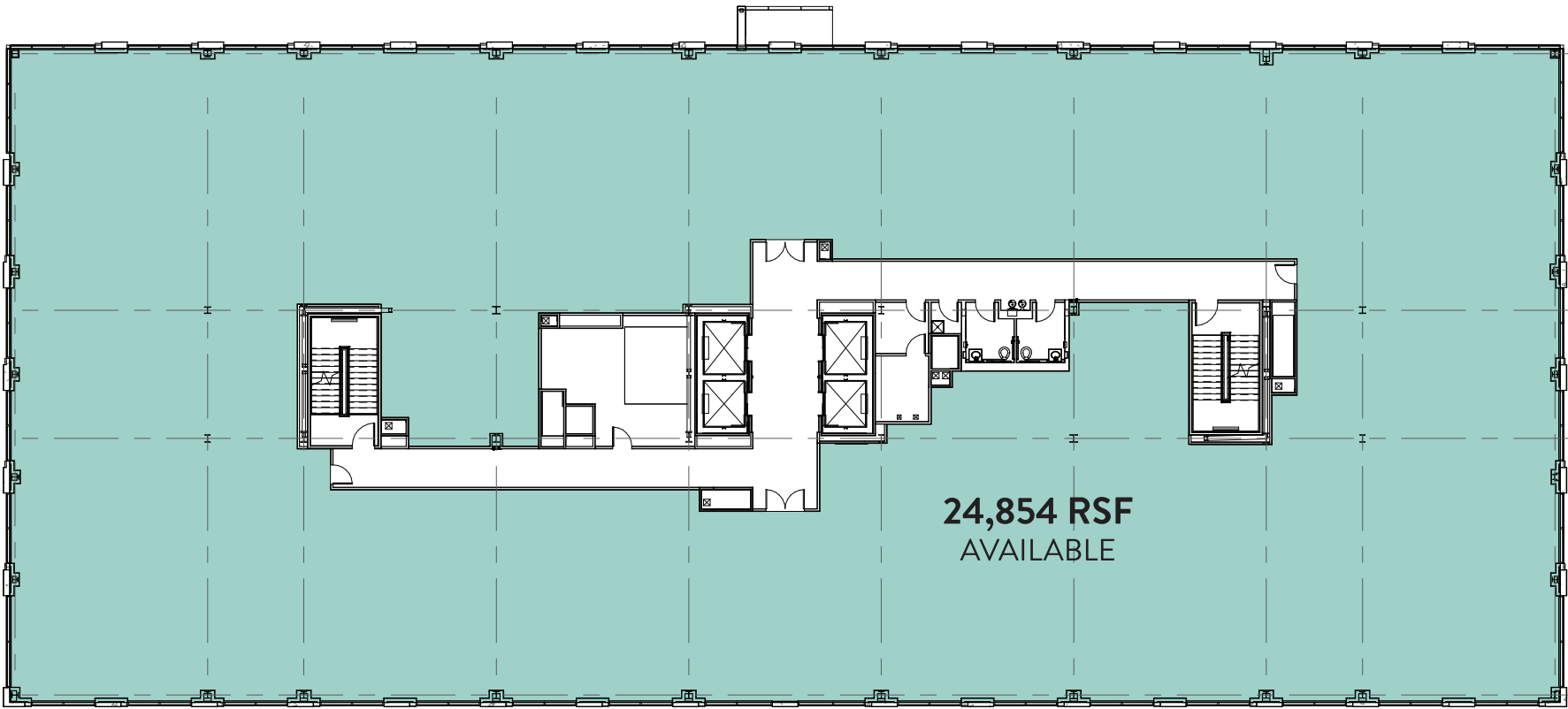
Second Floor

24,714 SF



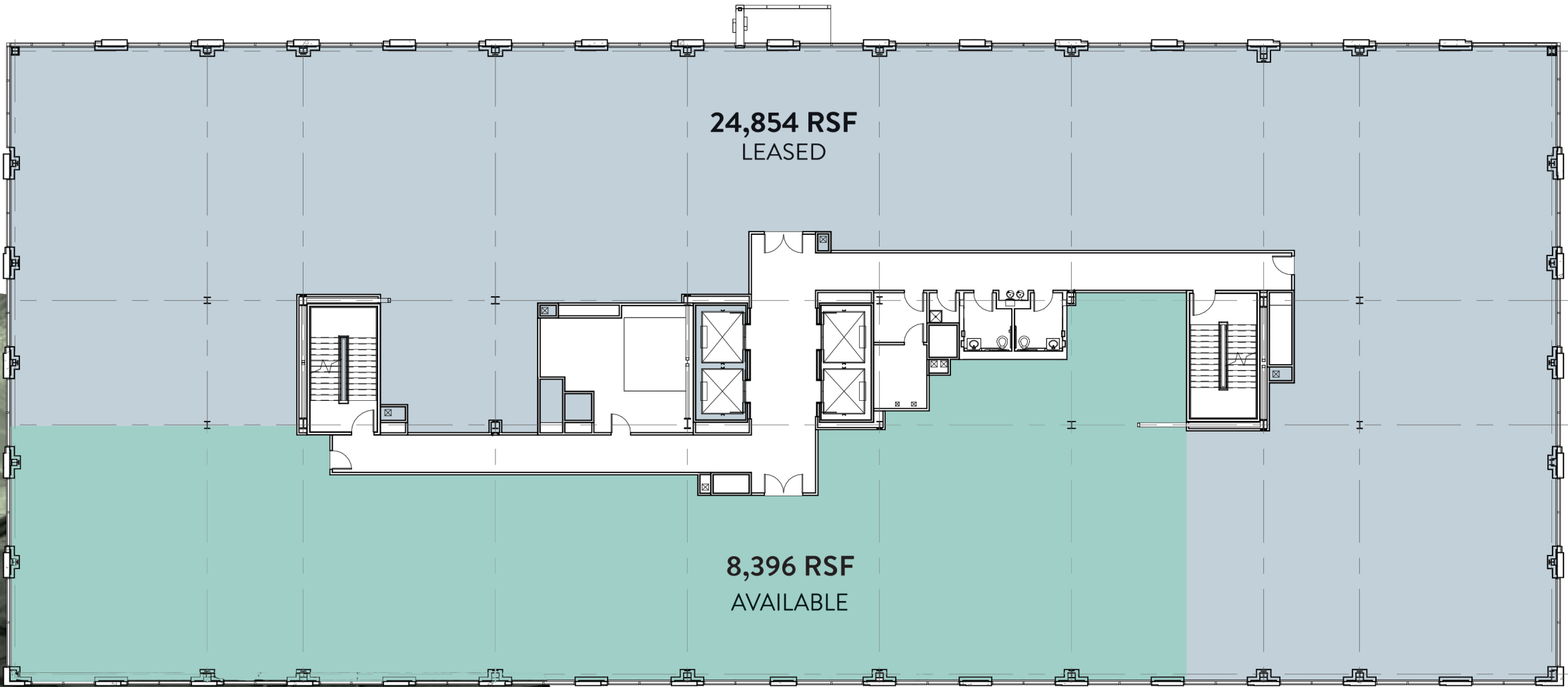
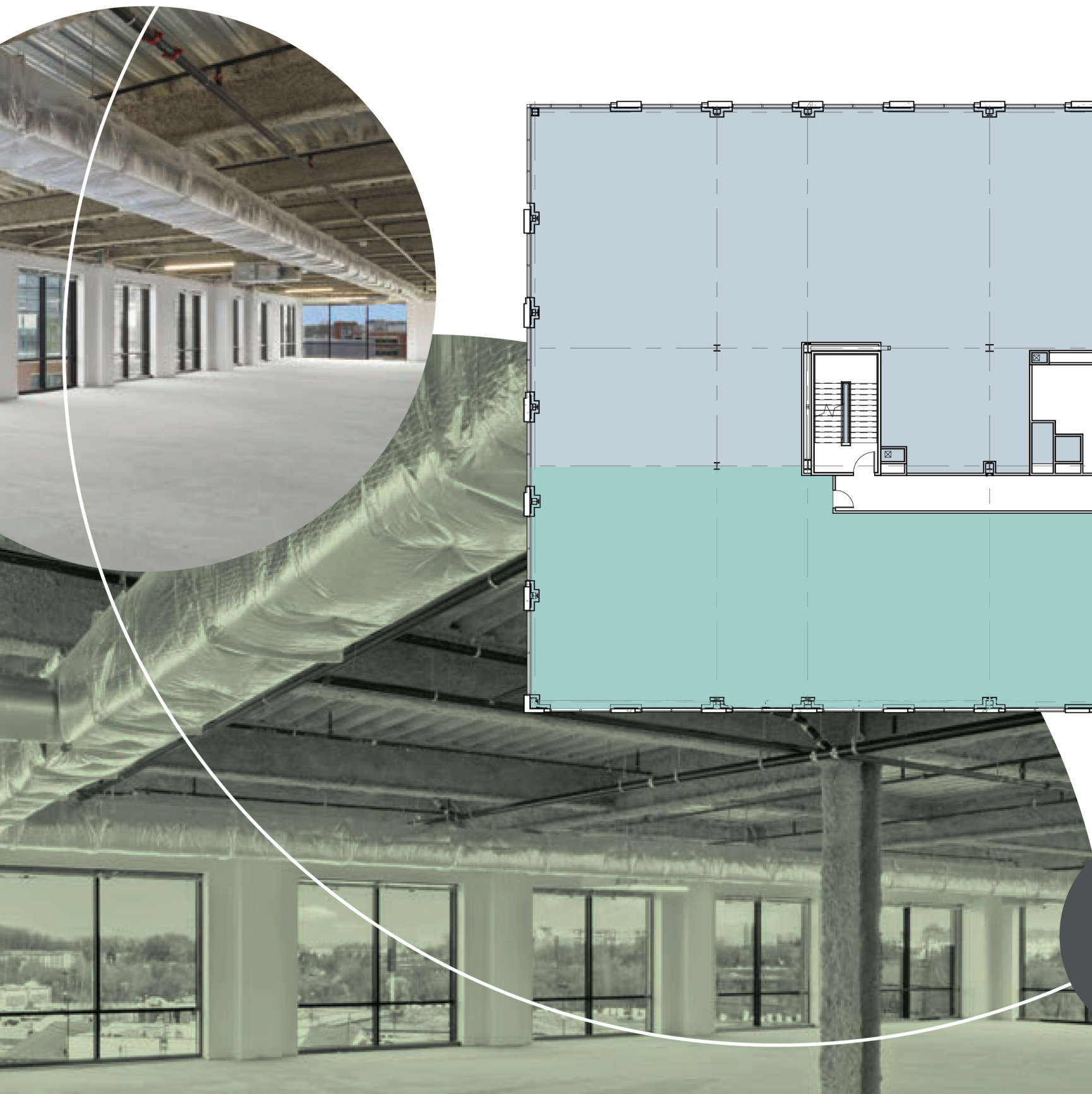
Third Floor

24,854 SF



Fourth Floor

8,396 SF

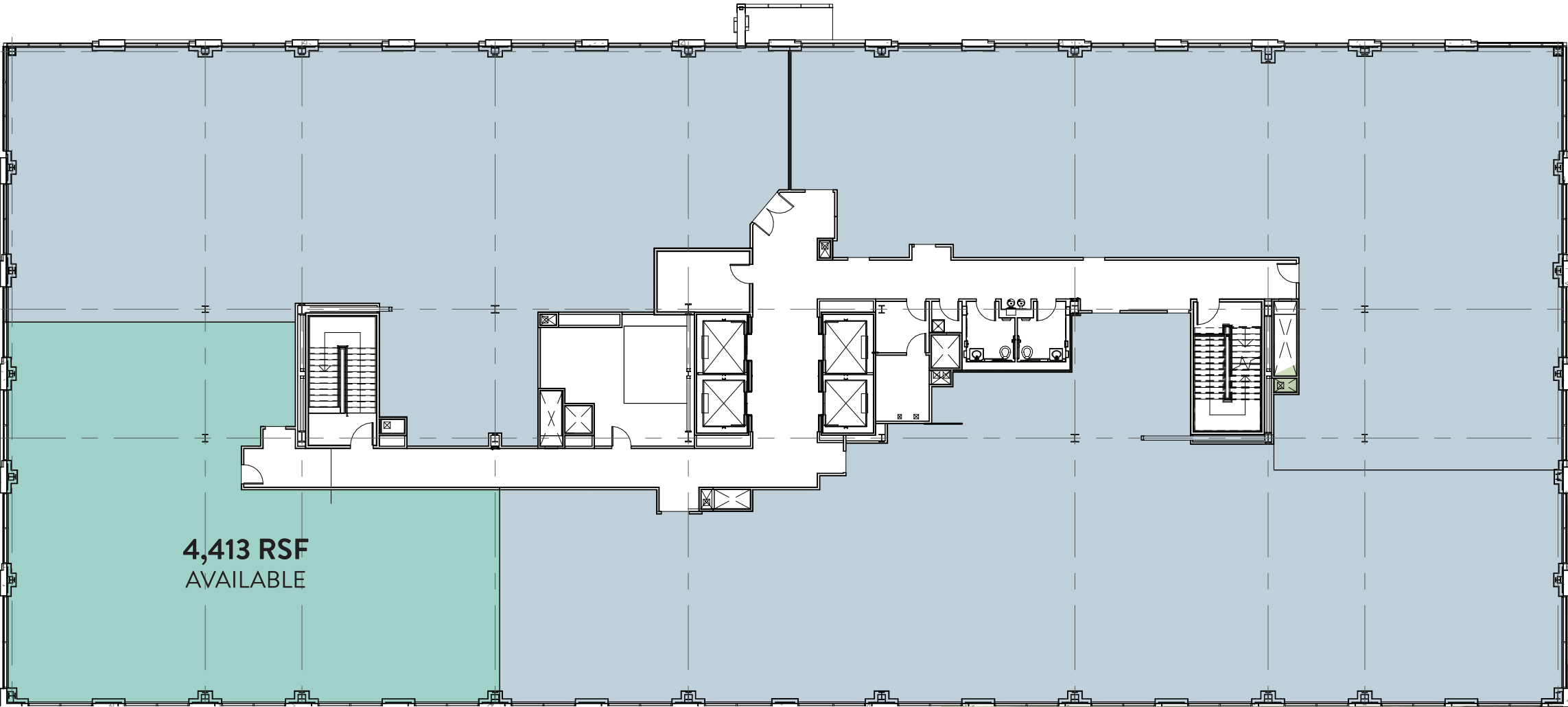


VIRTUAL
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Fifth Floor

25,000 SF

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Contact

Conn Curry

Vice President
conn.curry@jll.com
+1 703 485 8742

Amanda Davis

Senior Managing Director
amanda.davis@jll.com
+1 301 287 9970

Andy Thau

Vice President
andrew.thau@jll.com
+1 202 550 6503

Dom Digiovannantonio

Vice President
dom.digi@jll.com
+1 443 452 1505

Medical Office Leasing Team

