

# THE WELLNESS CENTER AT

# YARD 56



## EXCEPTIONAL NEW BUILD MEDICAL OFFICE OPPORTUNITY


82,000 SF | 3 Levels | 27,600 SF each

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# YARD 56

A photograph of a dental office. A patient is seated in a dental chair, and a dentist in a white lab coat is standing next to the chair, holding a dental model and pointing at it. The room has teal walls and a white ceiling with a large light fixture. A dental X-ray machine is visible in the background.

Introducing a newly-built prime medical office leasing opportunity in **The Wellness Center at Yard 56**, located directly across from **Johns Hopkins Bayview Medical Center**. This **82,000 SF healthcare destination** provides a prime leasing opportunity for a tenant seeking **build-to-suit clinical space** with synergistic opportunity and access via drive-up for ease of patient drop off and pick up.

**Yard 56** is an urban mixed use development that's architecturally designed to create atmospheric **shopping and dining experiences** through the use of unique industrial elements that pay homage to the region's historical charm.



## Building Lobby

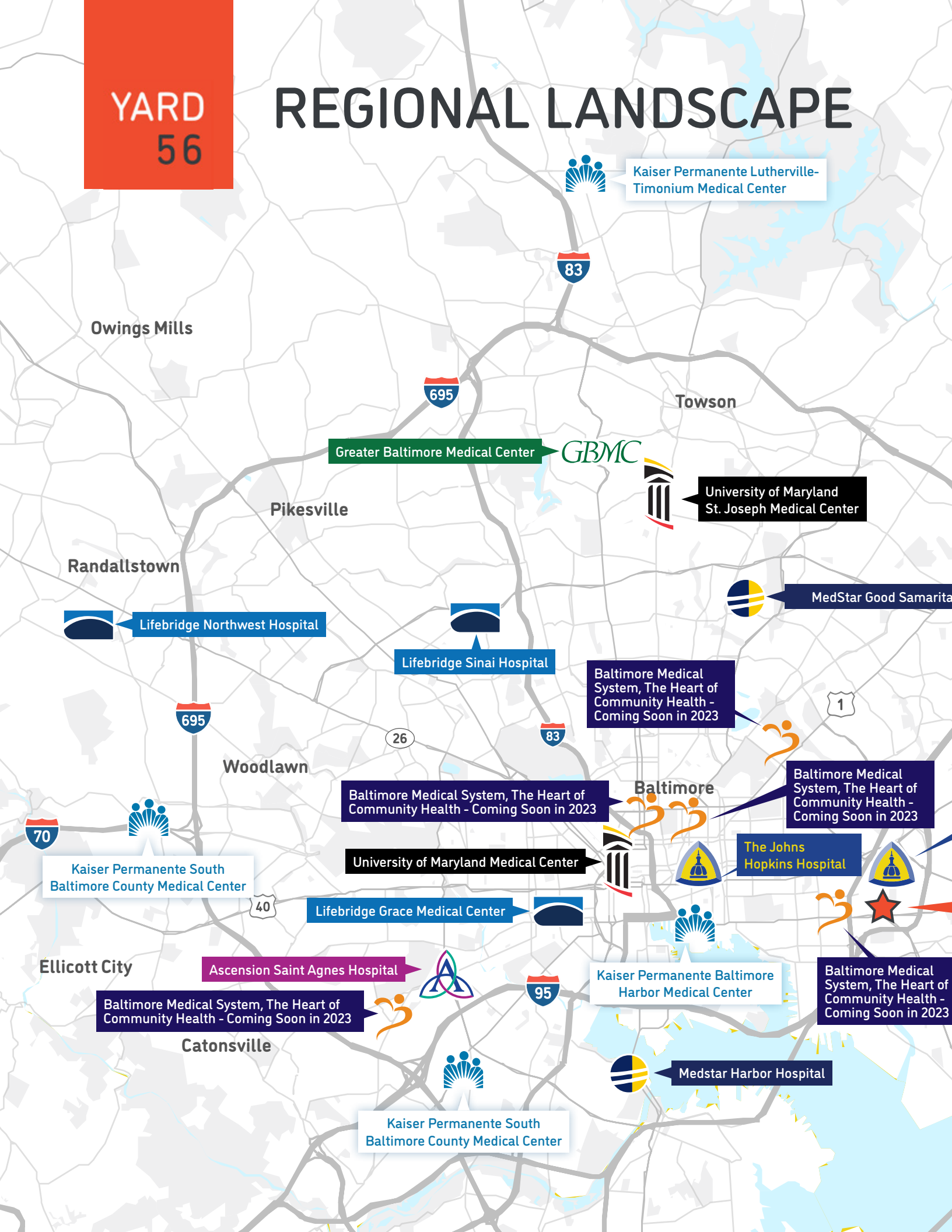


## Patient Pick Up/Drop Off



YARD  
56

# REGIONAL LANDSCAPE





Kingsville

White Marsh



Kaiser Permanente White Marsh Center

n Hospital



MedStar Franklin Square Medical Center

95

Johns Hopkins  
Bayview  
Medical Center



Essex

Baltimore Medical System, The Heart of  
Community Health - Coming Soon in 2023



**Baltimore Medical System**  
THE HEART OF COMMUNITY HEALTH  
COMING SOON IN 2023



**LIFEBRIDGE  
HEALTH.**



**MedStar Health**



**JOHNS HOPKINS**



**UNIVERSITY of MARYLAND  
MEDICAL SYSTEM**



**Ascension**



**KAISER  
PERMANENTE.**

**GBMC HEALTHCARE**

**YARD  
56**

695



# NEIGHBORHOOD OVERVIEW

HIGHLAND AVE

## The Can Company

LENSCRAFTERS®



SAFEWAY

## Shops at Brewers Hill



**FIVE GUYS®**  
BURGERS and FRIES



**QDOBA**  
MEXICAN EATS®



ARCHITECTURAL  
CERAMICS AC



BOSTON ST

## Shops at Canton Crossing



**DSW**  
DESIGNER SHOE WAREHOUSE®

NORDSTROM  
**rack**

**Michaels**

**Harris Teeter**  
Neighborhood Food & Pharmacy





Johns Hopkins  
Bayview Medical Center



JOHNS HOPKINS  
MEDICINE

JOHNS HOPKINS BAYVIEW MEDICAL CENTER

Anchor Square



TRUIST 



YARD  
56

EASTERN AVE



O'DONNELL ST

DUNDALK AVE

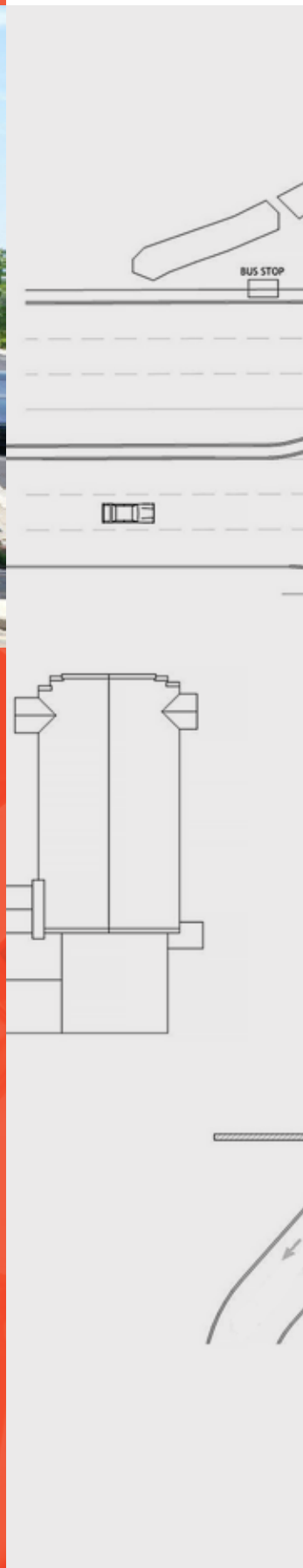




# SITE PLAN

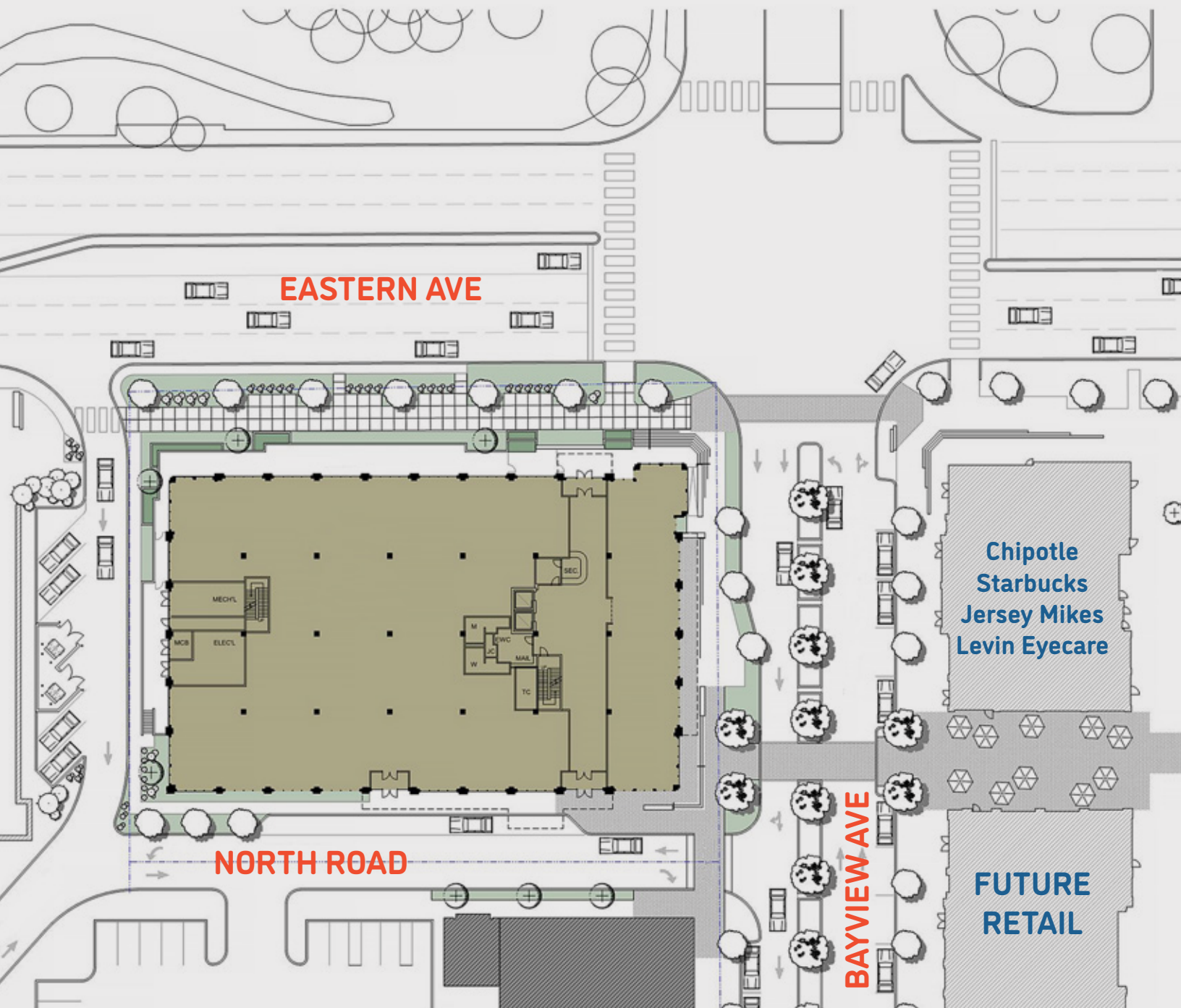


Onsite Retailers at Yard 56 include:





# YARD 56





# DEMOGRAPHICS



## Population

1 MILE	15,077
2 MILE	71,372
3 MILE	164,130



## Households

1 MILE	5,858
2 MILE	28,296
3 MILE	66,016



## Average HH income

1 MILE	\$51,752
2 MILE	\$66,357
3 MILE	\$62,281



## Daytime Population

1 MILE	14,562
2 MILE	25,781
3 MILE	36,797



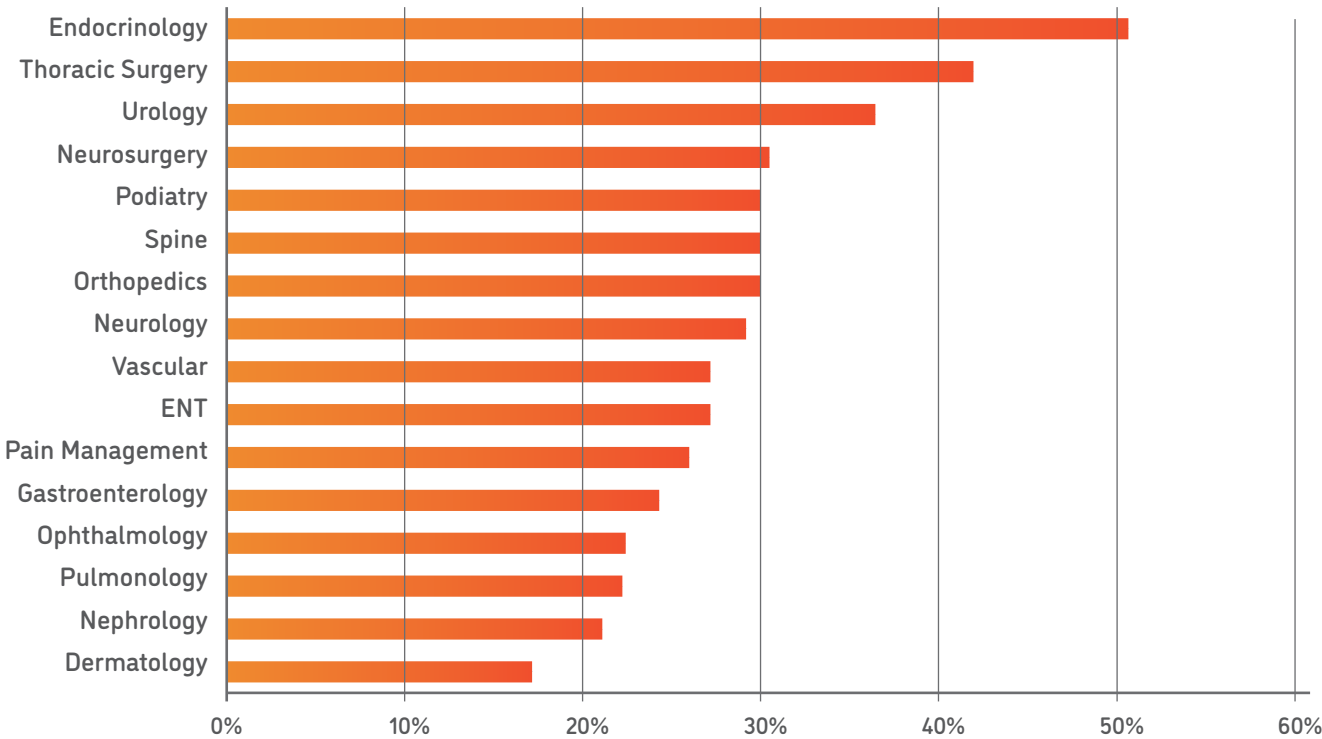
## Payer Mix

- COMMERCIAL
- MEDICAID
- MEDICARE
- UNINSURED
- OTHER

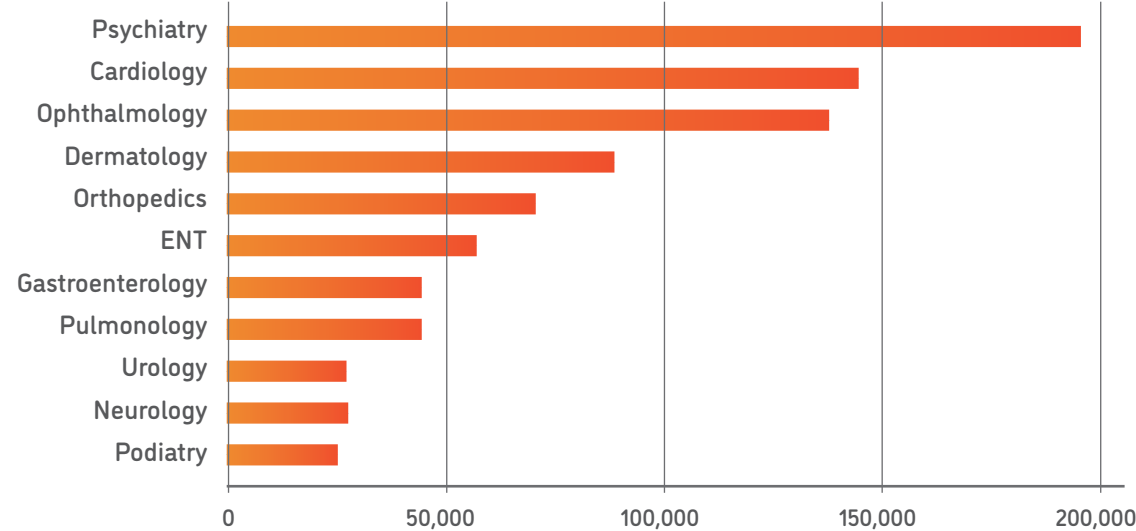




# 10-Year Growth in Outpatient Medical Procedures



# Total Projected Specialty Outpatient Procedures for 2029



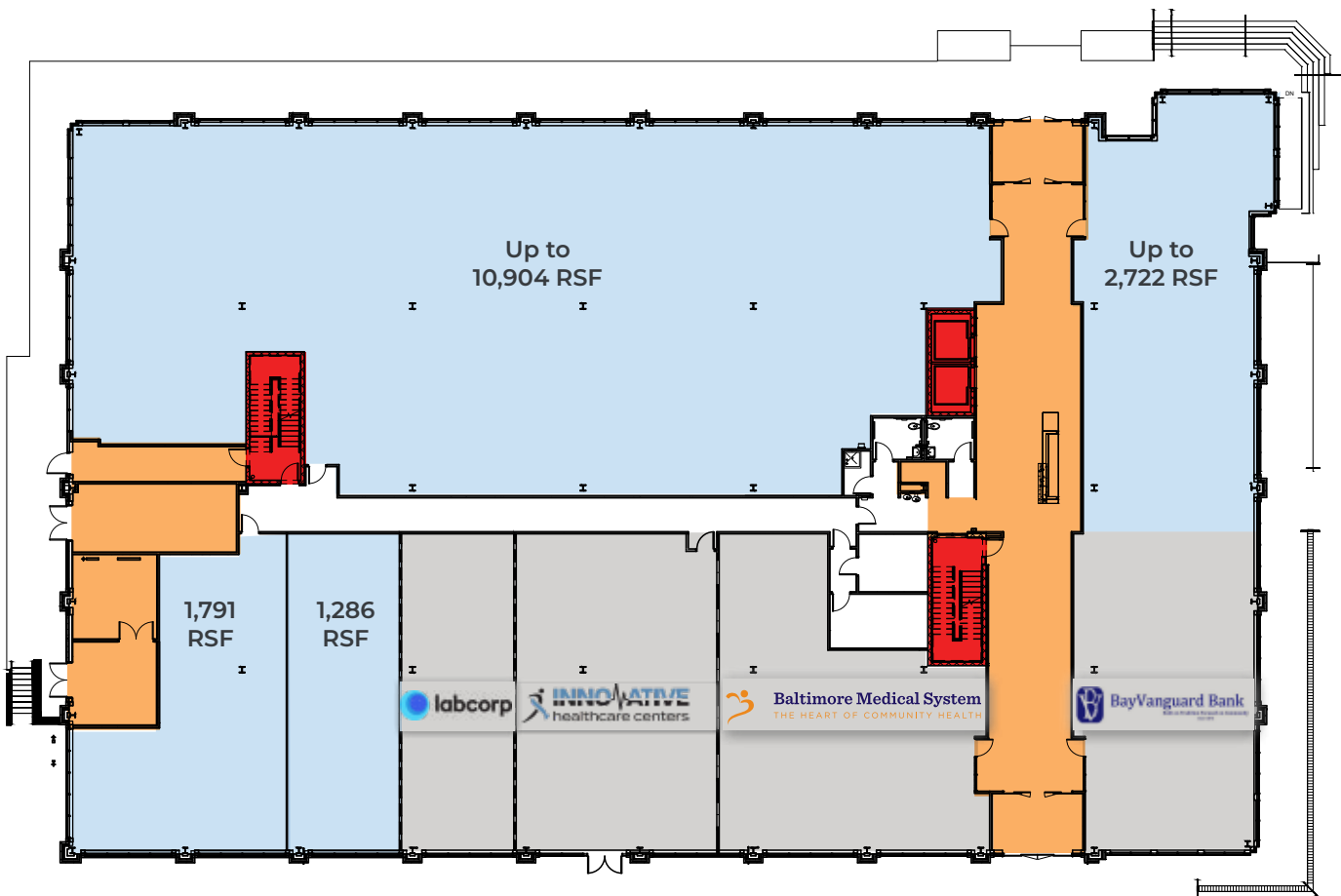
Source: Advisory Board Outpatient Market Estimator and Primary Care Market Estimator



YARD  
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# FLOOR PLANS

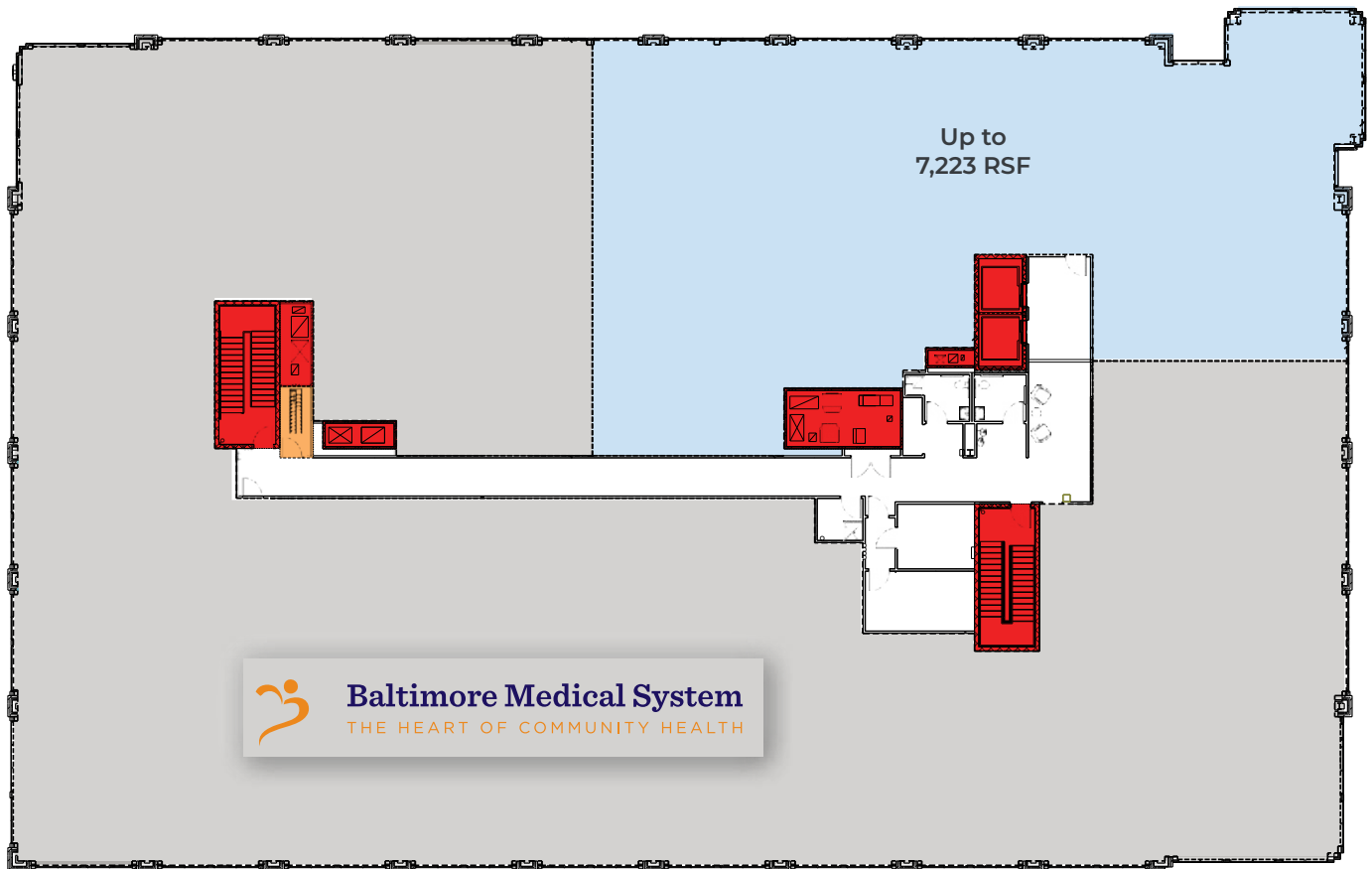
## 1<sup>ST</sup> FLOOR



YARD  
56

# FLOOR PLANS

## 3<sup>RD</sup> FLOOR





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# YARD 56



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