

WELLNESS CENTER AT

YARD 56

NEW MEDICAL OFFICE

Adjacent to Johns Hopkins
Bayview Medical Center

**82,000 SF on three floors,
10,000 SF ground level available**





YARD 56
Wellness Center

YARD 56



PROJECT/BUILDING OVERVIEW

Home to Baltimore Medical Systems, the newly built Wellness Center at Yard 56 is now open and ready for tenant occupancy. The 82,000 SF medical building is directly **adjacent to Johns Hopkins Bayview Medical Center** and offers build-to-suit clinical spaces. **A 10,000 SF large block** on the ground level, and smaller **suites ranging from 1,200 - 7,000 SF** are now available on the first and third floors. Don't miss this opportunity to join the new neighborhood of Yard 56.

- Across the street from Johns Hopkins Bayview Medical Center
- Easy access via I-895 & Eastern Avenue
- 10,000 SF Ground Level Space
- 1,200-7,000 SF Suites
- Covered patient drop-off



YARD 56
Wellness Center

Johns Hopkins
Bayview Medical Center

MAKING AN ENTRANCE

Thoughtfully designed for an easy patient drop-off and pick-up experience with a true Baltimore aesthetic touch.



Now is the time to join Yard 56!
Spaces ranging from 1,200-10,000 SF available for tenant fit-out.

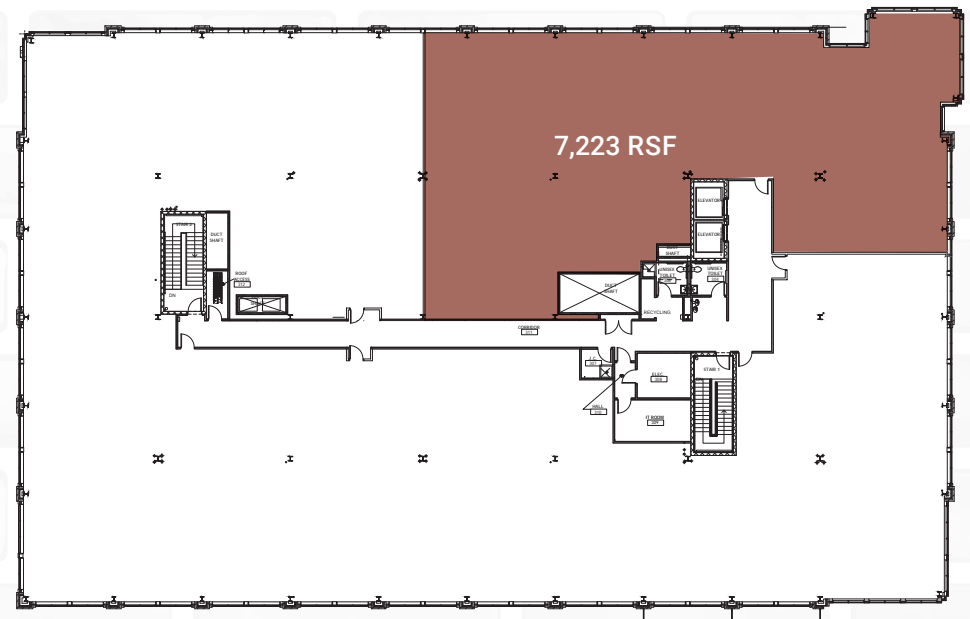
A RANGE OF
**AVAILABLE
SUITES**



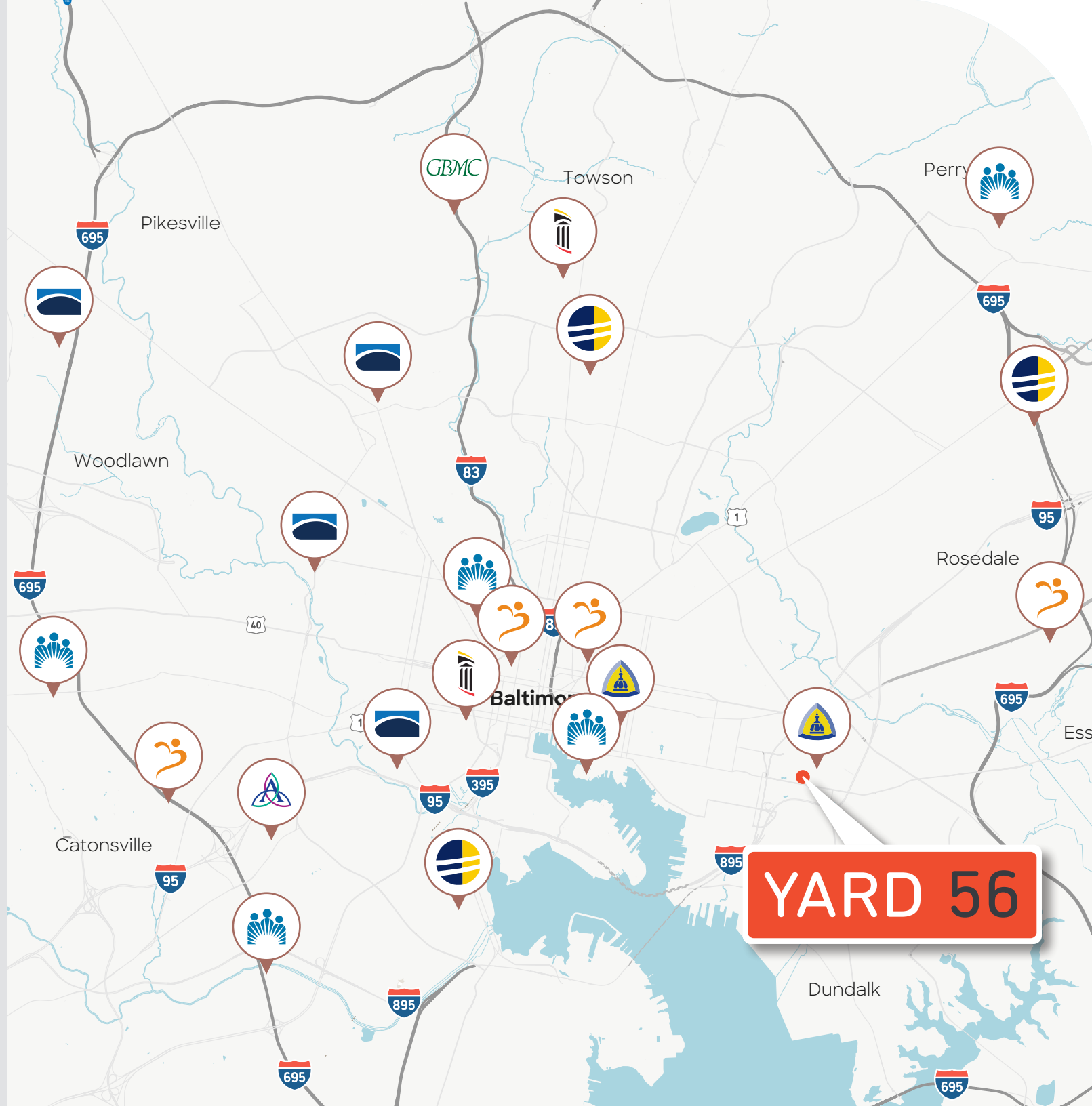
FLOOR PLANS
1ST FLOOR



FLOOR PLANS
3RD FLOOR



REGIONAL MAP



SPECIALTY

PROVIDER/DEMAND

3 MILES

PHYSICIAN SPECIALTY	2022 VOLUME	5 YEAR GROWTH
Endocrinology	1,012	20.7%
Psychiatry	67,226	16.9%
Physical Therapy/Rehabilitation	125,694	12.8%
Orthopedics	21,359	7.3%
Cardiovascular	51,893	7.2%
Lab	211,875	6.8%
ENT	16,072	6.6%
Other Specialties	66,782	5.7%
Rheumatology	102,992	5.7%
Nephrology	2,431	4.4%
Neurology	8,488	2.7%
Evaluation and Management	500,081	2.5%
General Surgery	2,908	1.6%
Oncology	6,960	1.4%
Gastroenterology	11,288	1.4%
Radiology	144,565	1.3%
Urology	4,555	-1.7%
Pulmonology	6,902	-6.6%
Obstetrics & Gynecology	7,844	-7.3%



161,644
Total Population



6,555
Total Businesses



67,833
Total Households



97,537
Total Employees



36.6
Median Age



188,548
Total Daytime
Population



0.03%
2023-2028
Annual Growth Rate



\$60,656
Median Household
Income

NEARBY

AMENITIES

YARD 56



Johns Hopkins
Bayview Medical
Center Crossing

Anchor Square



Shops at Brewers Hill



The Can Company



Shops at Canton Crossing



SITE PLAN

Yard 56 is a dynamic mixed-use development spanning over 20 acres. It transforms a former brownfield, industrial site into a vibrant community space. With a focus on sustainability, it integrates residential, commercial, and recreational elements, providing opportunities for living, working, and socializing in an inclusive environment.

The Wellness Center at Yard 56



Onsite Retailers at Yard 56 include:

Fulton Bank



STREETS Market

LA FITNESS





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Conn Curry
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WELLNESS
CENTER AT

YARD
56



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