

WELLNESS CENTER AT

# YARD 56

# NEW MEDICAL OFFICE

Adjacent to Johns Hopkins  
Bayview Medical Center

**82,000 SF on three floors**





**YARD 56**  
Wellness Center

# YARD 56



YARD  
56

YARD 56

Baltimore Medical System

5525 EASTERN AVE

WELLNESS CENTER

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404040

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. **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
- 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 1,200-7,200 SF available for tenant fit-out.

A RANGE OF  
**AVAILABLE  
SUITES**



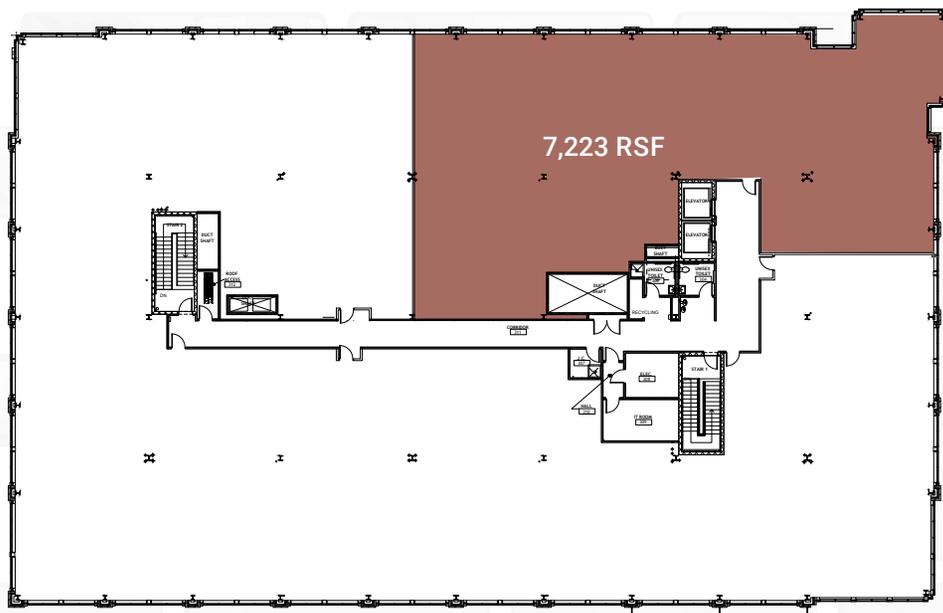
FLOOR PLANS

# 1ST FLOOR

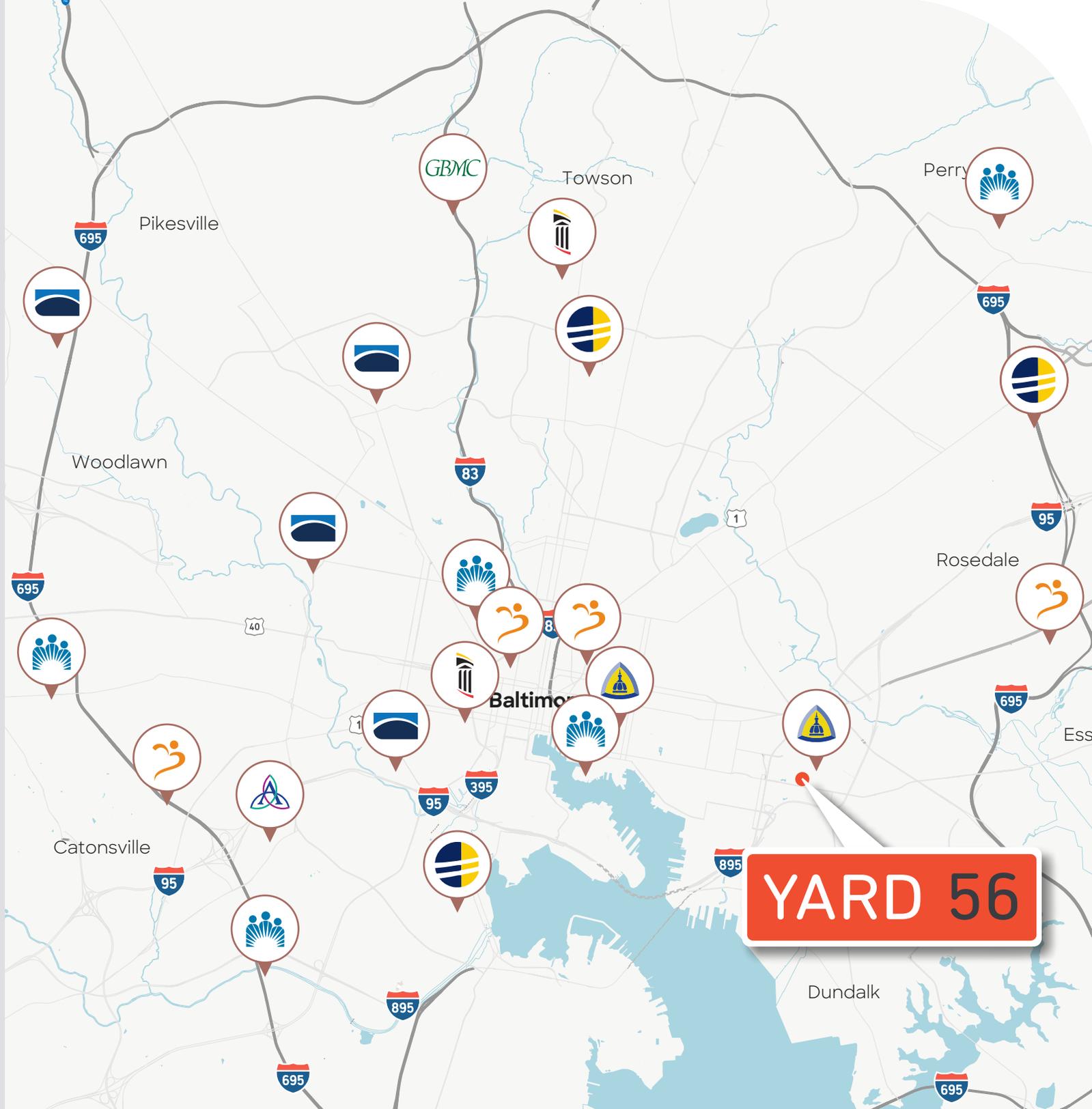


FLOOR PLANS

# 3RD FLOOR



# REGIONAL MAP



**YARD 56**

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**



The Can Company

SAFeway

Starbucks

CHIPOTLE MEXICAN GRILL

COLD STONE CREAMERY

Shops at Brewers Hill

FIVE GUYS BURGERS and FRIES

Pasta Mista

QDOBA MEXICAN EATS

DUNKIN'

PNC

Panera BREAD

Love regret

Gunther & Co.

Small businesses

JOHNS HOPKINS MEDICINE

JOHNS HOPKINS BAYVIEW MEDICAL CENTER

Johns Hopkins Bayview Medical Center Crossing

Anchor Square

McDonald's

SHOPPERS

TRUIST

HH

**YARD 56**

Shops at Canton Crossing

petco

MISSION BBQ

Chick-fil&

Harris Teeter Neighborhood Food & Pharmacy

NORDSTROM rack

Michaels

TARGET

DSW

CRUNCH

# 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



On-site Retailers at Yard 56 include:

**Fulton Bank**



**STREETS Market**

**LA FITNESS**





**Conn Curry**  
conn.curry@jll.com  
203-258-1350

**Rob Freedman**  
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410-952-9444

**Andy Thau**  
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**Dom Digiovannantonio**  
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WELLNESS  
CENTER AT

**YARD**  
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