



CHARTWELL MEDICAL

Chartwell Medical Center

8186 Lark Brown Rd, Elkridge, MD

Building Overview

Located on the border of Columbia and Elkridge, Chartwell Medical Center is ideally adjacent to Gateway Overlook Shopping Center – a mixed-use destination where Columbia dwellers reside or visit daily to shop, dine, bank, and workout. This three-story, 31,700 SF medical building is set in the picturesque Chartwell Professional Center surrounded by a robust residential and professional population. With the newly upgraded main lobby and generous leasing terms, you are sure to find the right space to fit your needs.

31,798 SF
Medical Building

1,300-9,127 SF
Suites Available

\$32.00 /SF, FS

4/1,000 SF
Parking

Generous Improvement
Allowance

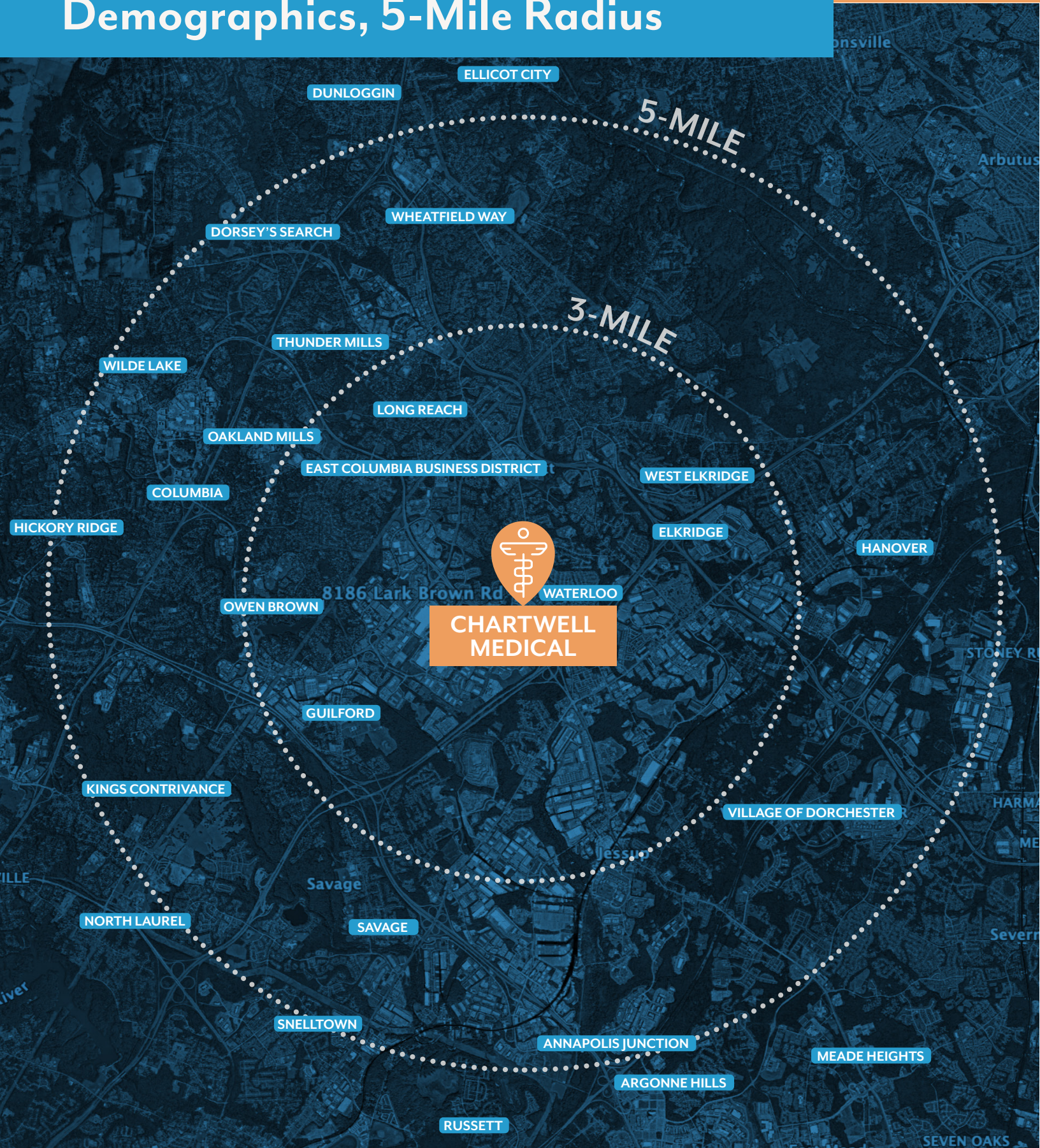
2 Elevators
Available

Equity / Ownership
Potential

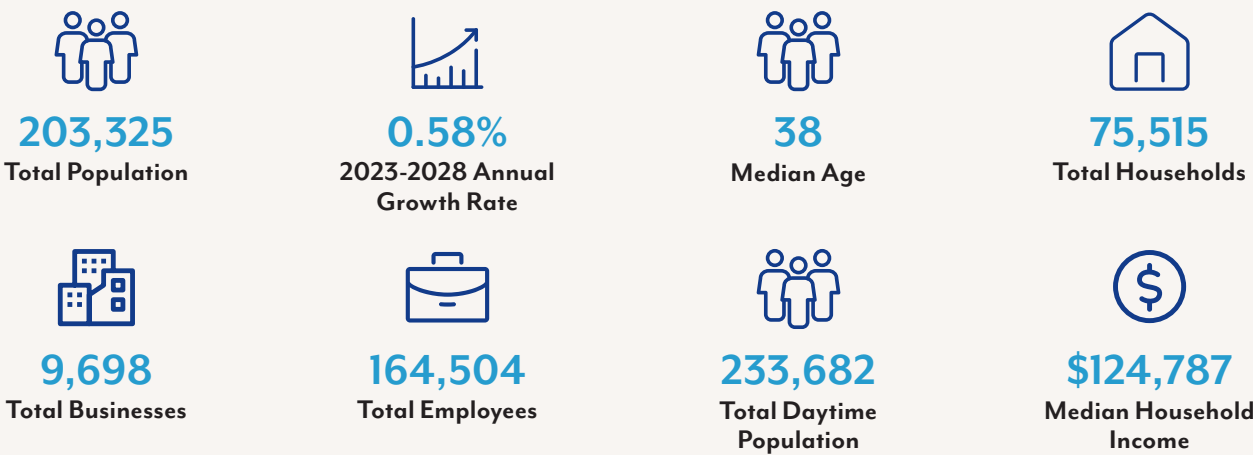
Renovated Lobby



Demographics, 5-Mile Radius



Demographics



Patient Volume

Physician Specialty	2023 Volume	2028 Volume	5-Year Growth
Endocrinology	659	809	22.6%
Psychiatry	45,011	51,198	13.7%
Cardiovascular	31,170	35,320	13.3%
Physical Therapy/Rehabilitation	81,739	90,984	11.3%
Orthopedics	12,844	14,238	10.9%
Lab	129,801	143,002	10.2%
Nephrology	1,521	1,663	9.3%
Rheumatology	64,277	69,732	8.5%
ENT	10,577	11,470	8.4%
Oncology	4,277	4,537	6.1%
Evaluation and Management	312,428	329,001	5.3%
Radiology	87,824	92,264	5.1%
Gastroenterology	6,939	7,218	4.0%
Neurology	5,522	5,731	3.8%
Urology	2,736	2,837	3.7%
General Surgery	1,804	1,854	2.8%
Pulmonology	4,323	4,167	- 3.6%
Obstetrics & Gynecology	4,454	4,268	- 4.2%

NOTE: Delta represents the difference between the per-100,000 clinician supply rate in the area of interest and the selected benchmark.

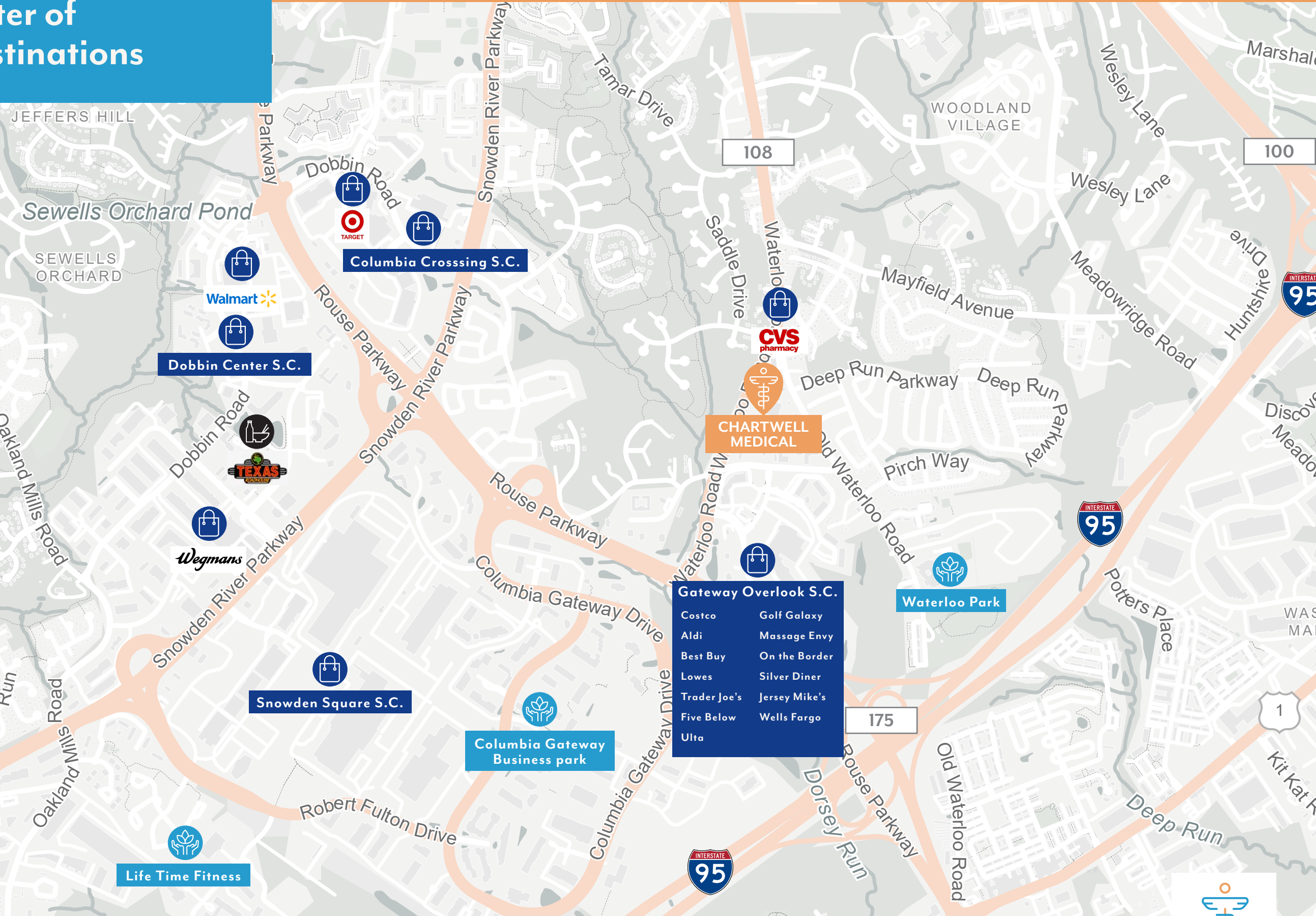
Located at the center of Columbia's top destinations

Conveniently located just off
I-95 via Rt. 175

Close proximity to major
Columbia shopping centers
and restaurants, providing a
wide range of dining and retail
options for patients, visitors
and staff

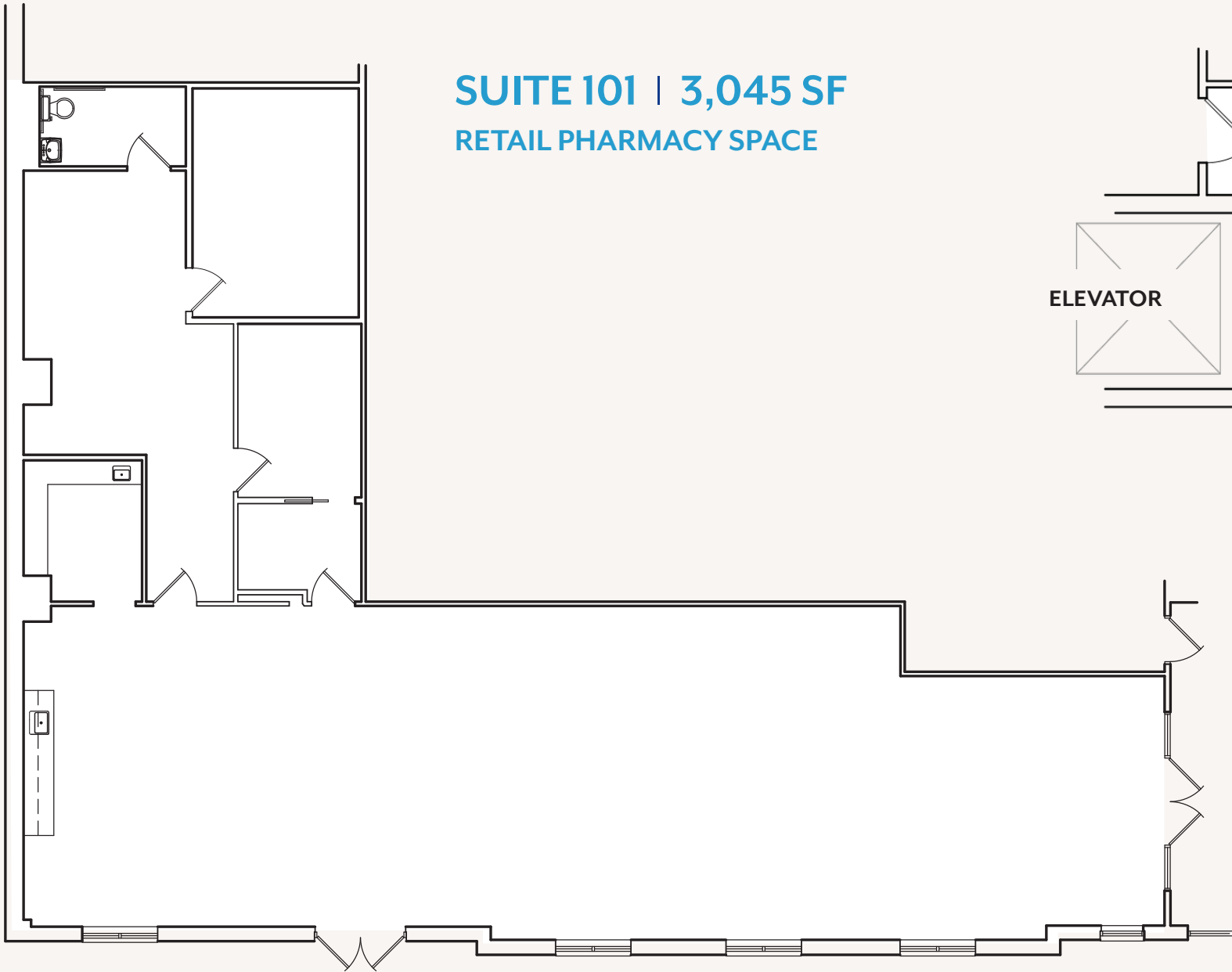
Surrounded by a thriving
business, medical, and
residential community

Access to nearby fitness
centers, parks, and
recreational areas



Available Suites: 101 and 102

SUITE 101 | 3,045 SF
RETAIL PHARMACY SPACE



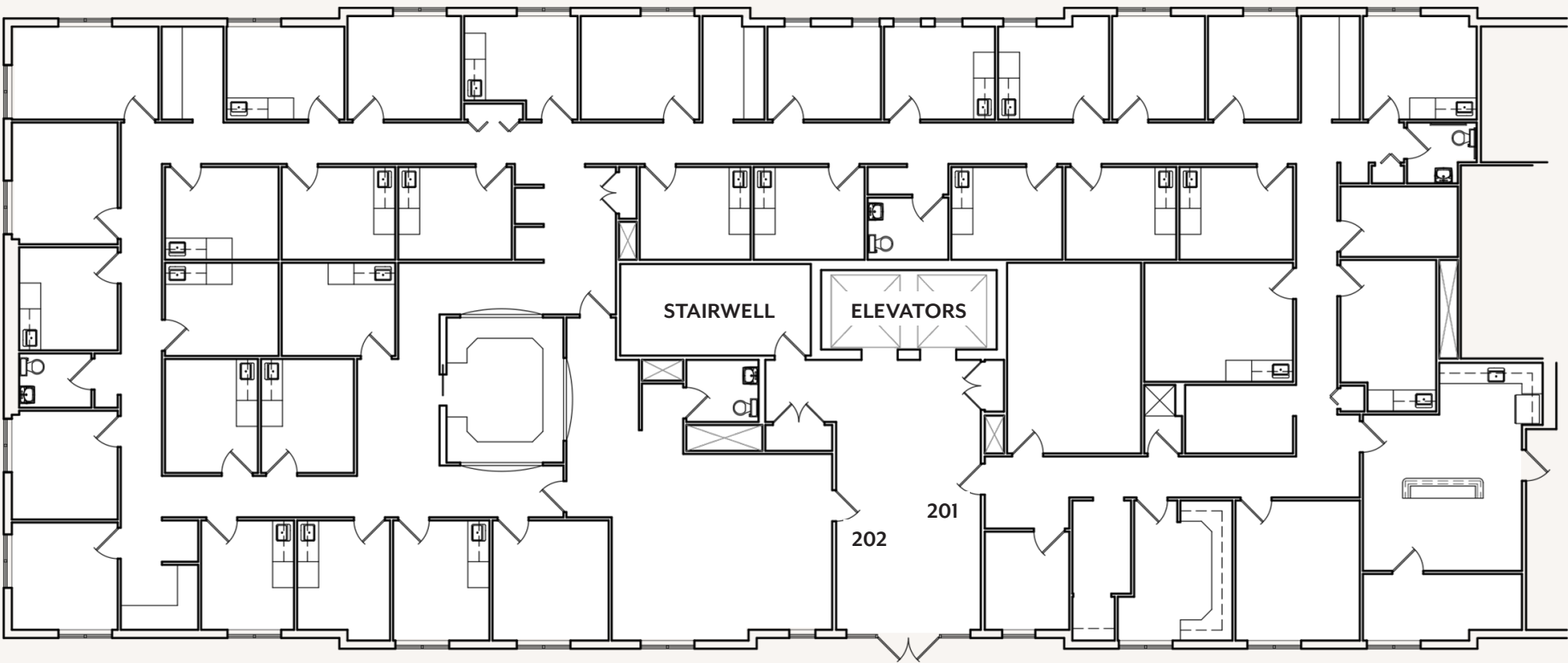
ELEVATOR

SUITE 102 | 1,394 SF



Available Suites: 201/202 and 301

SUITE 201/202 | 9,127 SF



SUITE 301 | 3,688 SF





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