



CHARTWELL MEDICAL

# Chartwell Medical Center

## Sale or Lease

8186 Lark Brown Rd,  
Elkridge, MD



Aim your camera here  
to see our amazing video





# 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, 31,798 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.

**\$6,250,000**  
**Sales Price**

**\$29.75 FS**  
**Rental Rate**

**1,300-7,000 SF**  
**Suites Available**

**4/1,000 SF**  
**Parking**

**Tenant Improvement**  
**dollars available**

**LabCorp available**  
**in the building**

**2 Elevators**  
**Available**

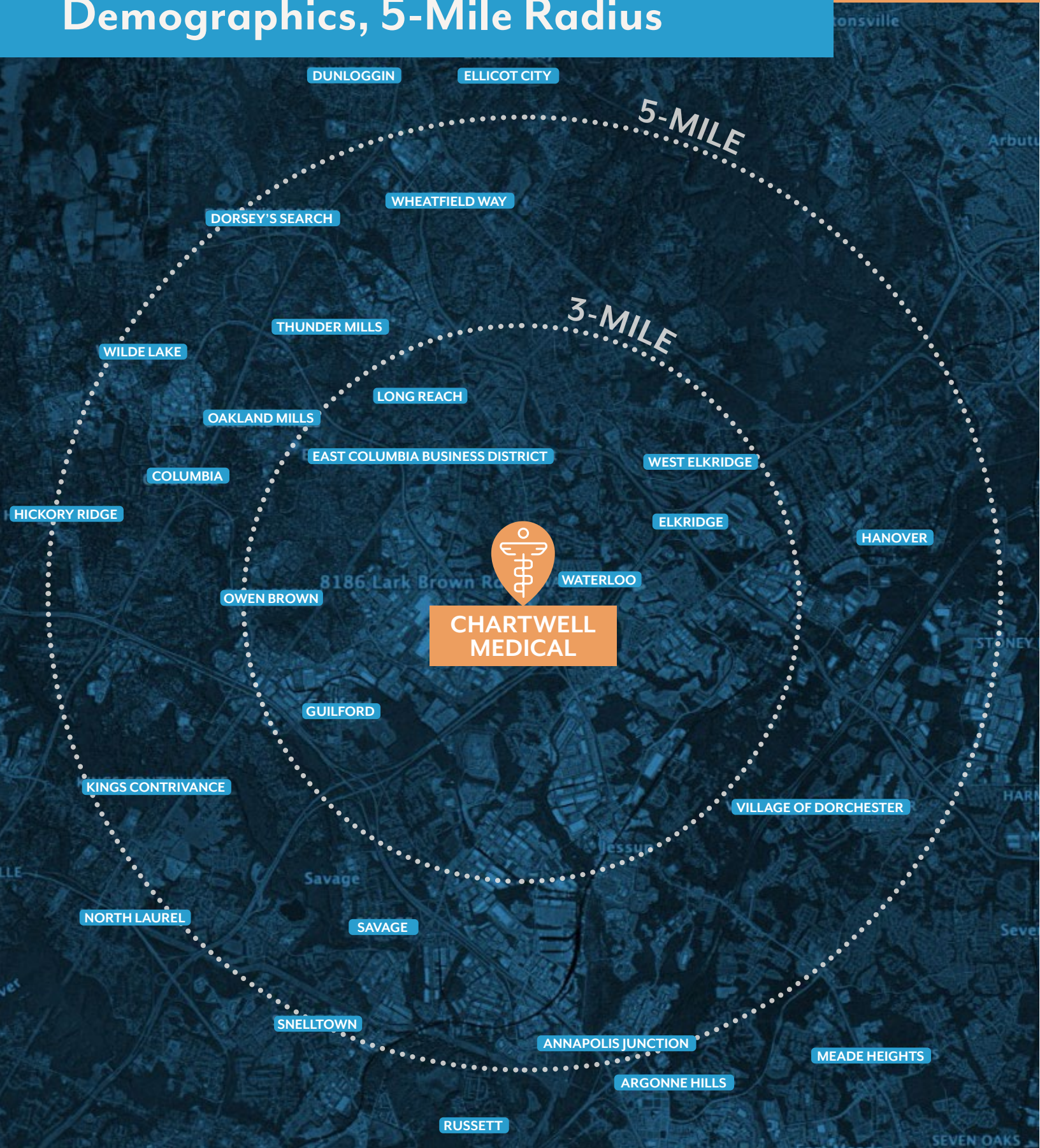
**Equity/Ownership**  
**Potential**

**31,798 SF**  
**Medical Building**





# Demographics, 5-Mile Radius



## Demographics



**203,325**  
Total Population



**0.58%**  
2023-2028 Annual Growth Rate



**38**  
Median Age



**75,515**  
Total Households



**9,698**  
Total Businesses



**164,504**  
Total Employees



**233,682**  
Total Daytime Population



**\$124,787**  
Median Household Income

## 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

NOTE: IT CAN BE A TOTAL OF 4,410 SF

SUITE 101 | 3,016 SF

SUITE 102 | 1,394 SF

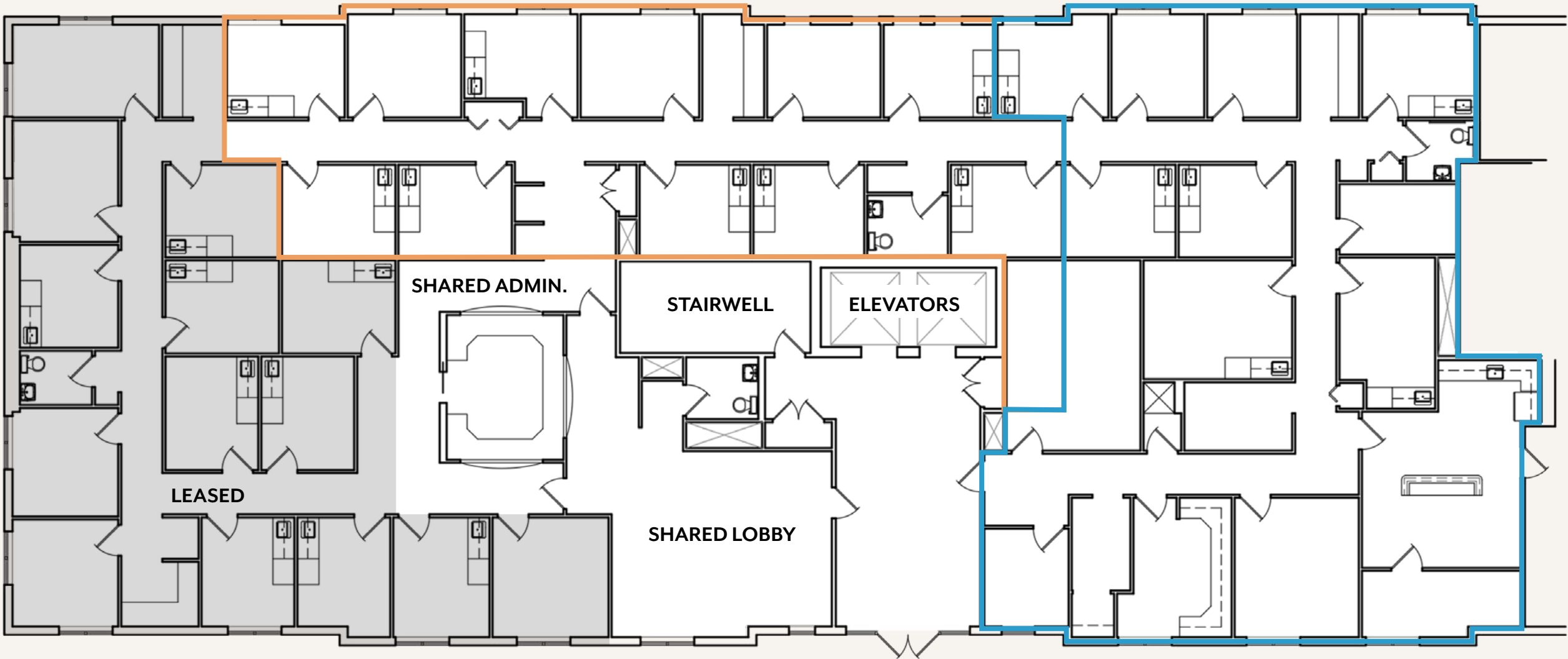
ELEVATOR





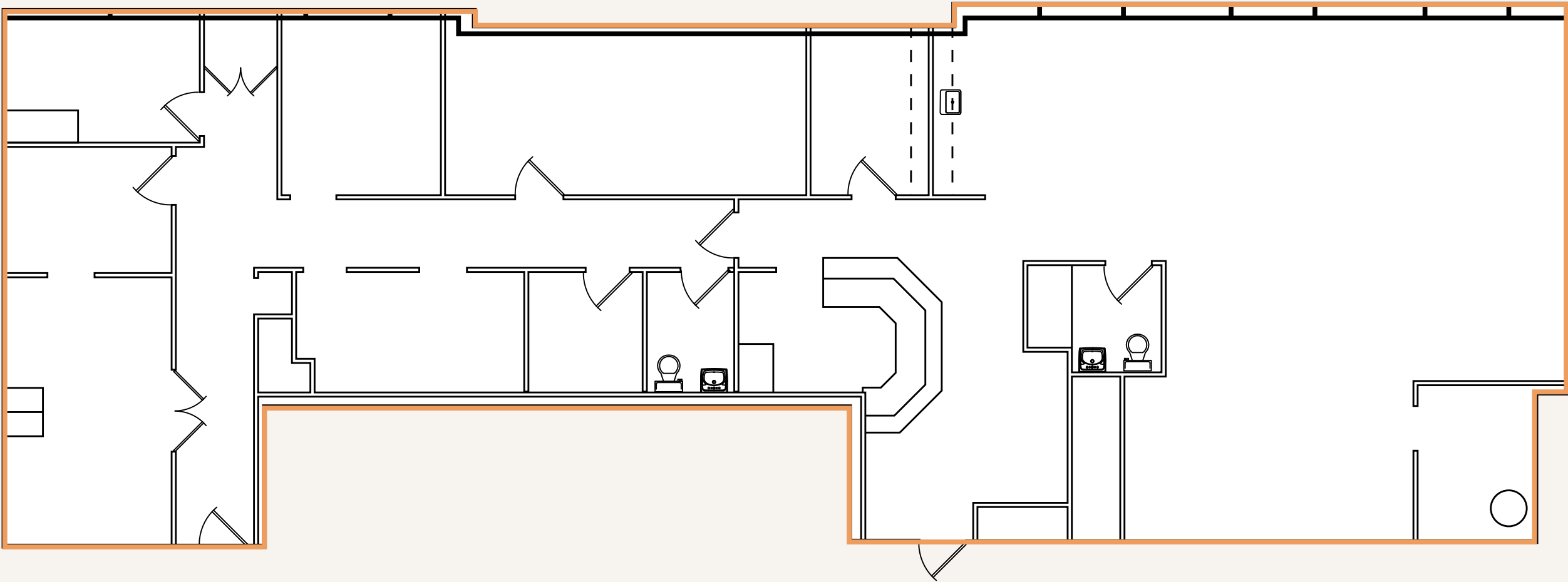
Available Floor: 2nd floor

2ND FLOOR | 3,000-7,000 SF



Available Floor: Suite 302

SUITE 302 | 3,337 SF





# Aerial Map



## Gateway Overlook

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CHARTWELL MEDICAL

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## Contact:



► EXPLORE

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