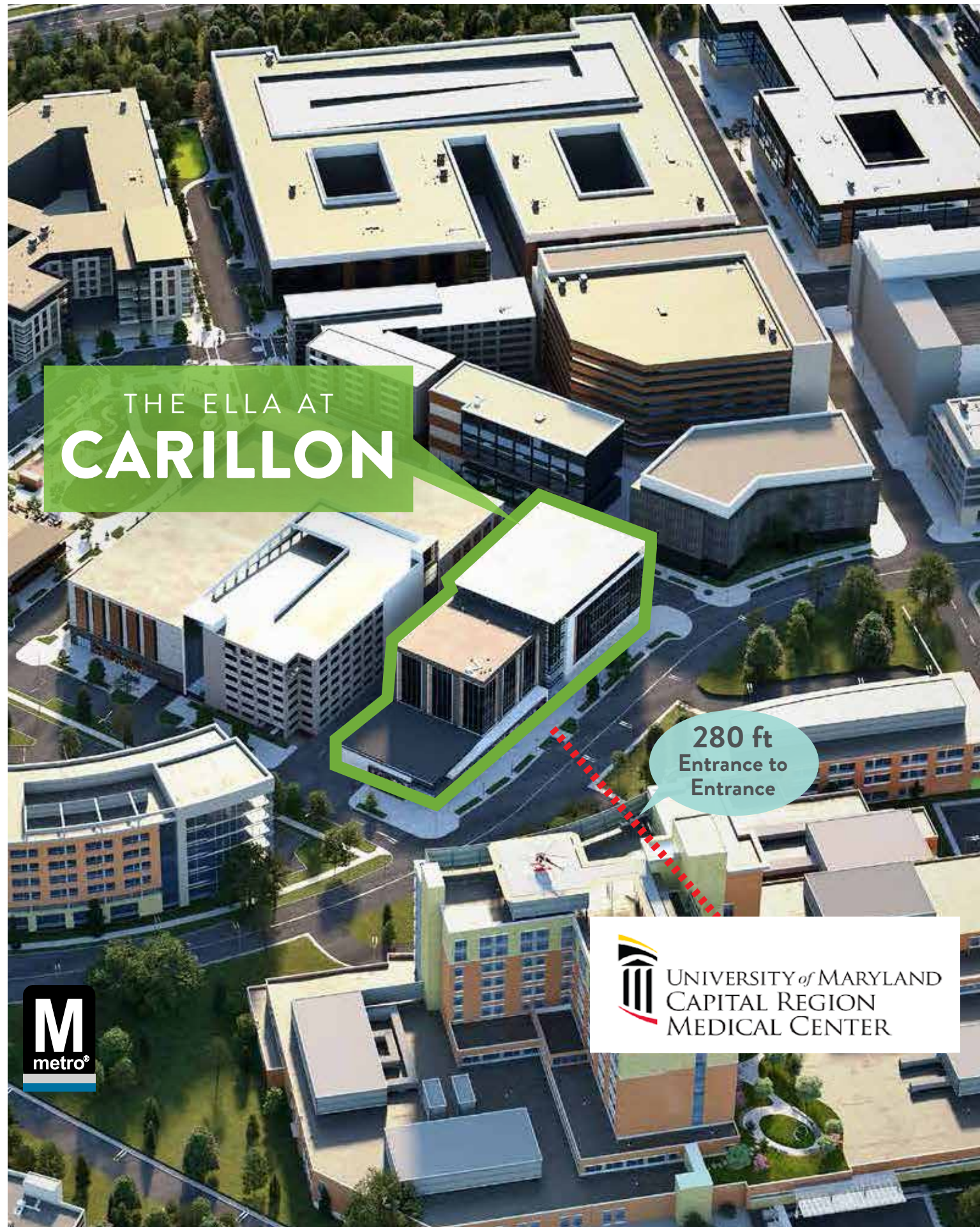


THE ELLA AT  
**CARILLON**

A CENTER FOR HEALTH AND WELLNESS





THE ELLA AT  
**CARILLON**

280 ft  
Entrance to  
Entrance

 UNIVERSITY of MARYLAND  
CAPITAL REGION  
MEDICAL CENTER



# EXECUTIVE SUMMARY

- The Ella at Carillon | A Center for Health and Wellness will feature 125,000 SF of Class-A Medical space on 5 floors immediately across from the new 205-bed University of Maryland Capital Region Medical Center in Largo, MD
- The building broke ground in September 2021 and will deliver September 2022
- The new Hospital will replace Prince George's Regional Hospital and be managed by the University of Maryland Medical System (UMMS)
- The project will have a direct connection to the Largo Town Center metro station (terminus for the Blue and Silver lines)
- At full interchange of 1-95/1-495. The building will be serviced by a surface parking with over 450 spaces
- 75% of all Prince George's County residents currently go outside of the county for their healthcare needs

# THE ELLA AT CARILLON

Carillon is a new mixed-use development in an underserved yet highly desirable market. Immediately adjacent to the new University of Maryland Capital Region Medical Center, The Ella at Carillon will serve as a vital local resource in a traditionally underserved market.



**CARILLON**

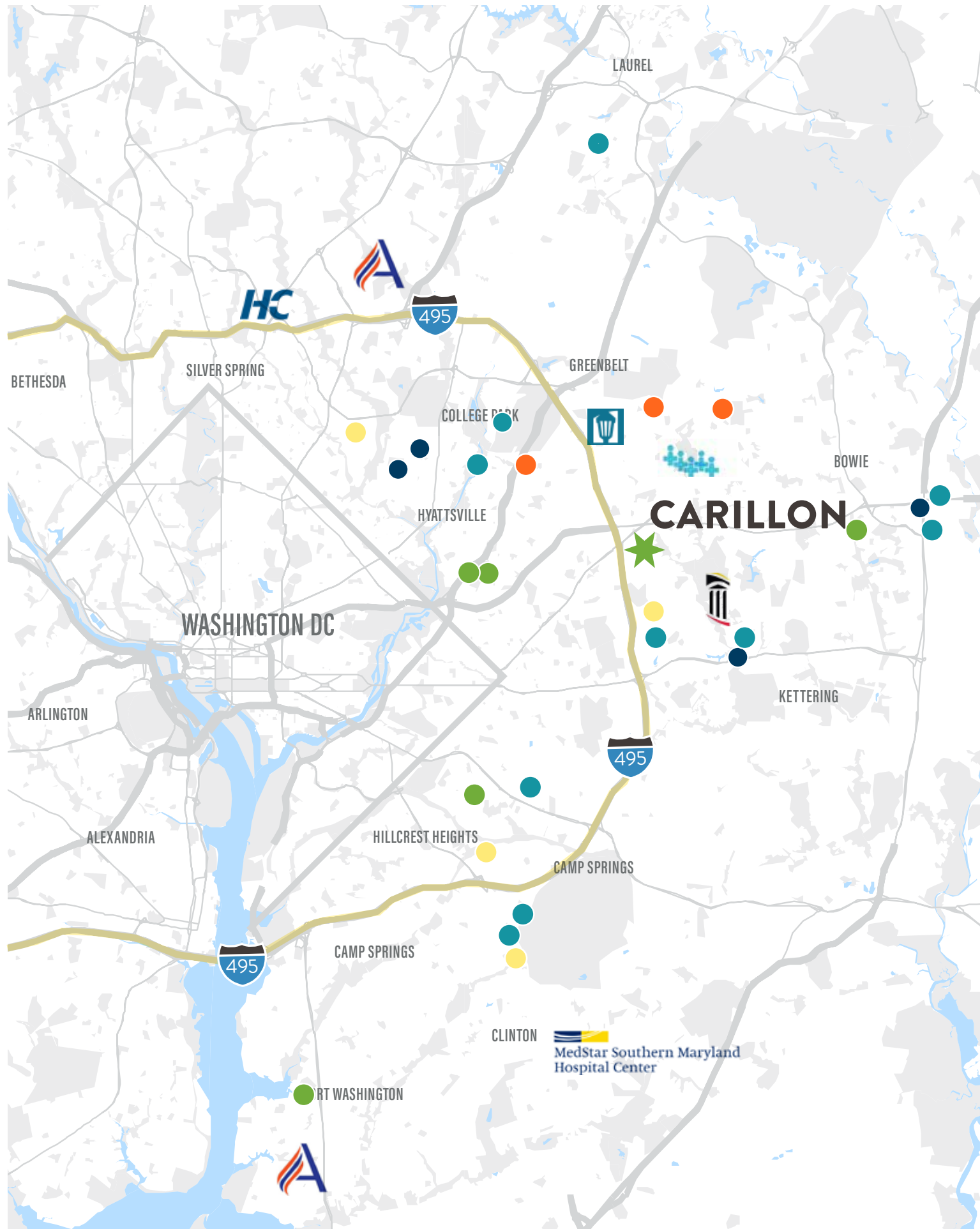


EXIT

**Arena Drive**

**Blue/Silver Metro**





# REGIONAL HEALTHCARE LANDSCAPE

- UMMS - Outpatient Locations
- Doctors Community Health - Outpatient Locations
- MedStar Health - Outpatient Locations
- Adventist HealthCare - Outpatient Locations
- Kaiser - Outpatient Locations

**HC** Holy Cross Health

**MedStar Southern Maryland Hospital Center** MedStar Southern Maryland Hospital Center

**A** Adventist HealthCare

**Doctors Community Hospital / Anne Arundel Medical Center**

**University of Maryland Capital Region Health**

# DYNAMIC SERVICE LINE GROWTH & KEY HOSPITAL PROGRAMS

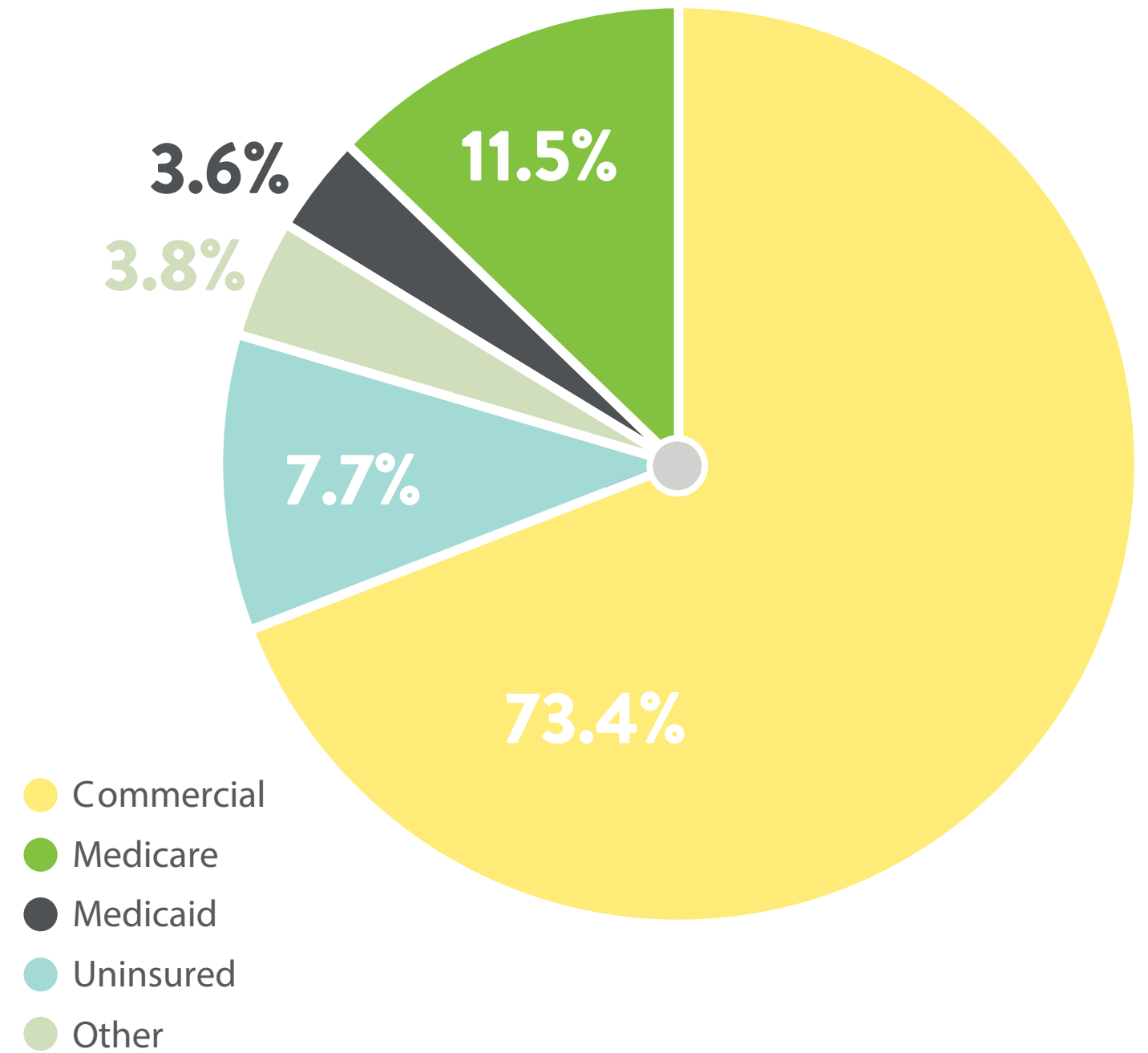
## UM CAPITAL REGION MEDICAL CENTER PROGRAMS

- Level II Trauma Center
- Level III Neonatal Intensive Care Unit
- Cardiac STEMI / Cardiac Surgery Center
- Designated Stroke Center
- Cancer Program
- Critical Care Medicine
- Emergency Services
- Neurosciences
- Orthopedics
- Women's Services

## SERVICE LINE GROWTH WITHIN 5 MILES

| SERVICE LINES                     | 5 YEAR GROWTH | 10 YEAR GROWTH |
|-----------------------------------|---------------|----------------|
| Cardiology                        | 13.7%         | 23.5%          |
| Cosmetic Procedures               | 18.3%         | 29.0%          |
| Dermatology                       | 14.9%         | 26.5%          |
| ENT                               | 13.2%         | 22.2%          |
| Gastroenterology                  | 16.6%         | 30.4%          |
| General Surgery                   | 13.1%         | 22.0%          |
| Gynecology                        | 1.8%          | 2.1%           |
| Nephrology                        | 14.7%         | 26.5%          |
| Neurology                         | 25.6%         | 38.1%          |
| Obstetrics                        | 8.8%          | 7.4%           |
| Oncology                          | 5.7%          | 10.8%          |
| Orthopedics                       | 21.8%         | 32.8%          |
| Pain Management                   | 19.4%         | 32.8%          |
| Physical Therapy / Rehabilitation | 7.9%          | 14.5%          |
| Psychiatry                        | 4.4%          | 4.9%           |
| Pulmonology                       | 16.1%         | 30.2%          |
| Radiology                         | 5.4%          | 11.8%          |
| Trauma                            | 9.1%          | 18.3%          |
| Urology                           | 28.0%         | 49.2%          |
| Vascular                          | 20.2%         | 37.8%          |

# PAYER MIX



**5 MILE RADIUS**

# DEMOGRAPHICS & HEALTH CARE FACTS



TOTAL  
LOCAL POPULATION

**219,429**



TOTAL  
LOCAL HOUSEHOLDS

**78,061**



AVERAGE  
HOUSEHOLD INCOME

**\$96,241**



MEDIAN  
AGE

**37.8**



POPULATION WITH  
ACCESS TO HEALTH  
INSURANCE

**92.3%**



OVER  
55 YEARS OLD

**27.1%**



HEALTHCARE  
SPENDING

**\$501.03M**

PER PERSON

**\$6,418.52**

**75%**

OF PRINCE GEORGE'S COUNTY  
RESIDENTS CURRENTLY GO  
OUTSIDE OF THE COUNTY FOR  
THEIR HEALTHCARE NEEDS

5 MILE RADIUS



# OPPORTUNITY

## THE ELLA AT CARILLON

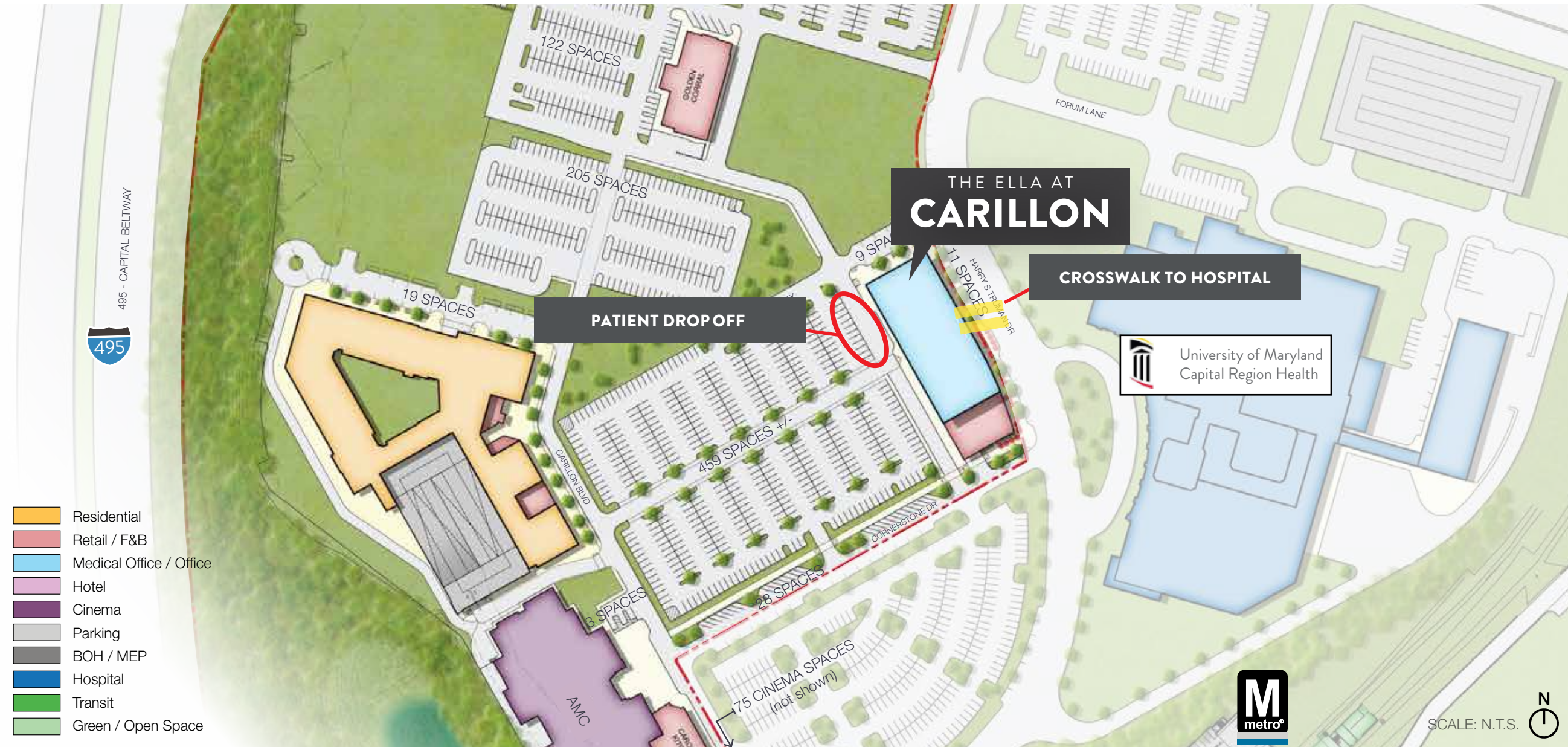
- Physicians will have the opportunity to customize their space and maximize efficiency by reducing their footprint with patient centered designs that feature optimal floor plan layouts
- Located directly across the street from The UM Capital Regional Medical Center which will have 205 acute-care licensed beds, 8 operating rooms, a 15-bed specialty pediatric hospital, and two roof-top helipads
- **The Ella at Carillon** will be a unique center for specialty care creating an unparalleled patient experience through the design, access to the new hospital and proximity to public transportation.



# CARILLON SITE PLAN



# SURFACE PARKING & PATIENT DROP-OFF

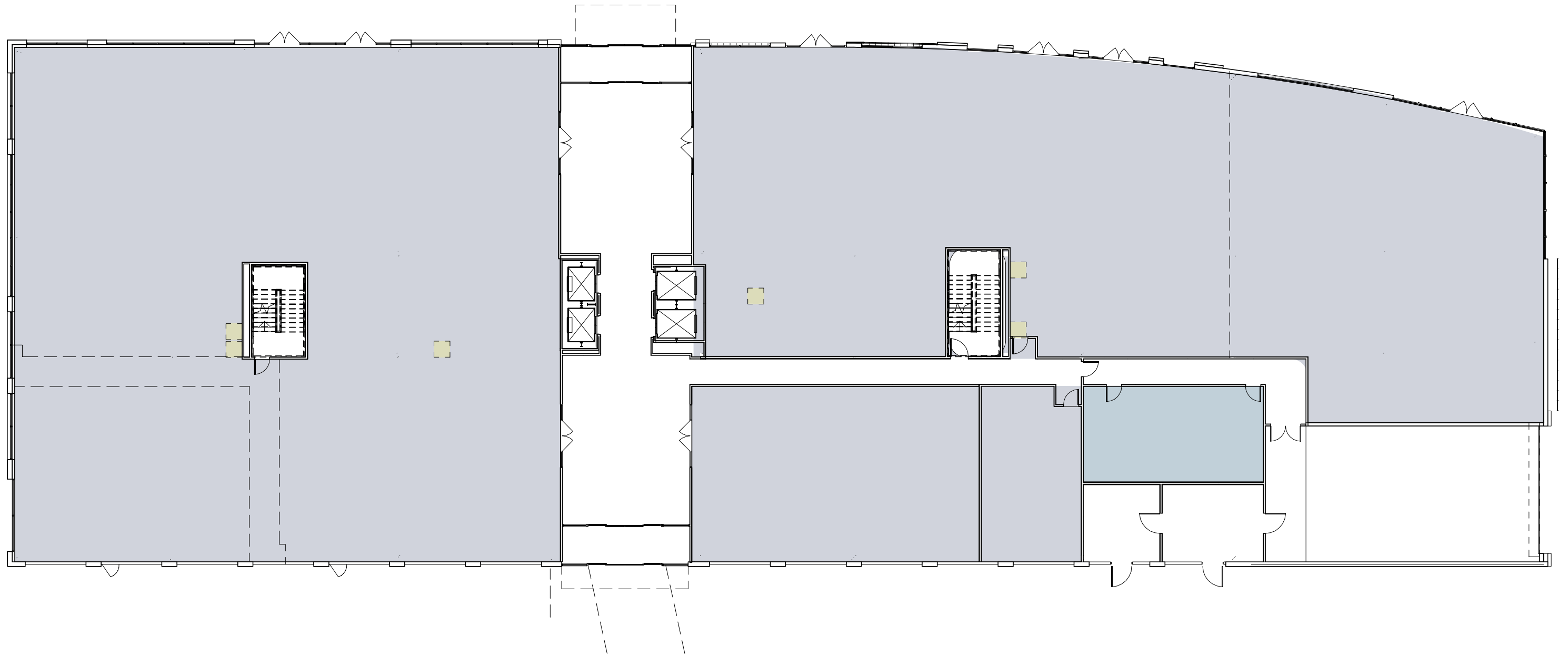


The building will be serviced by 459 parking spaces dedicated to The Ella at Carillon

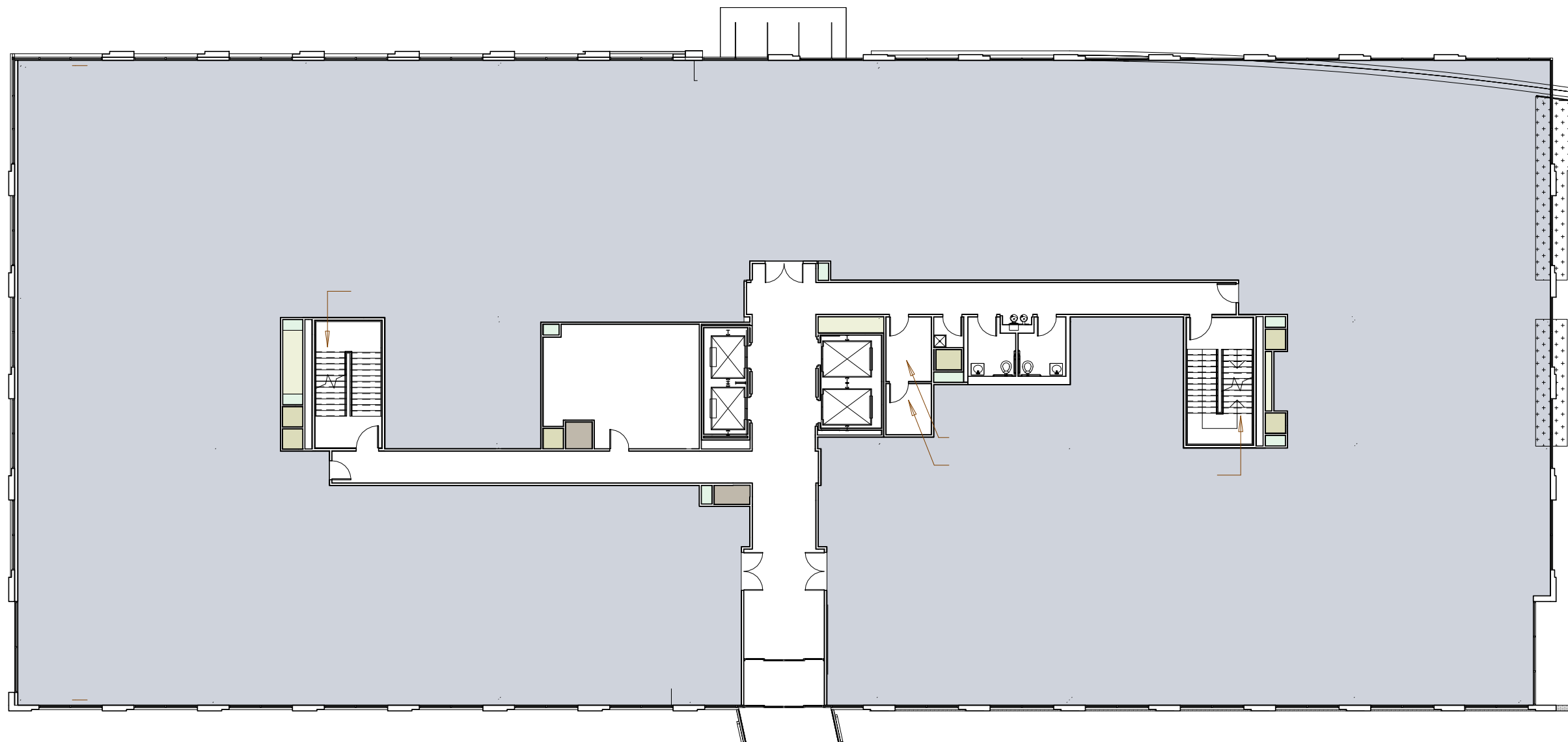
# INTERIOR RENDERINGS



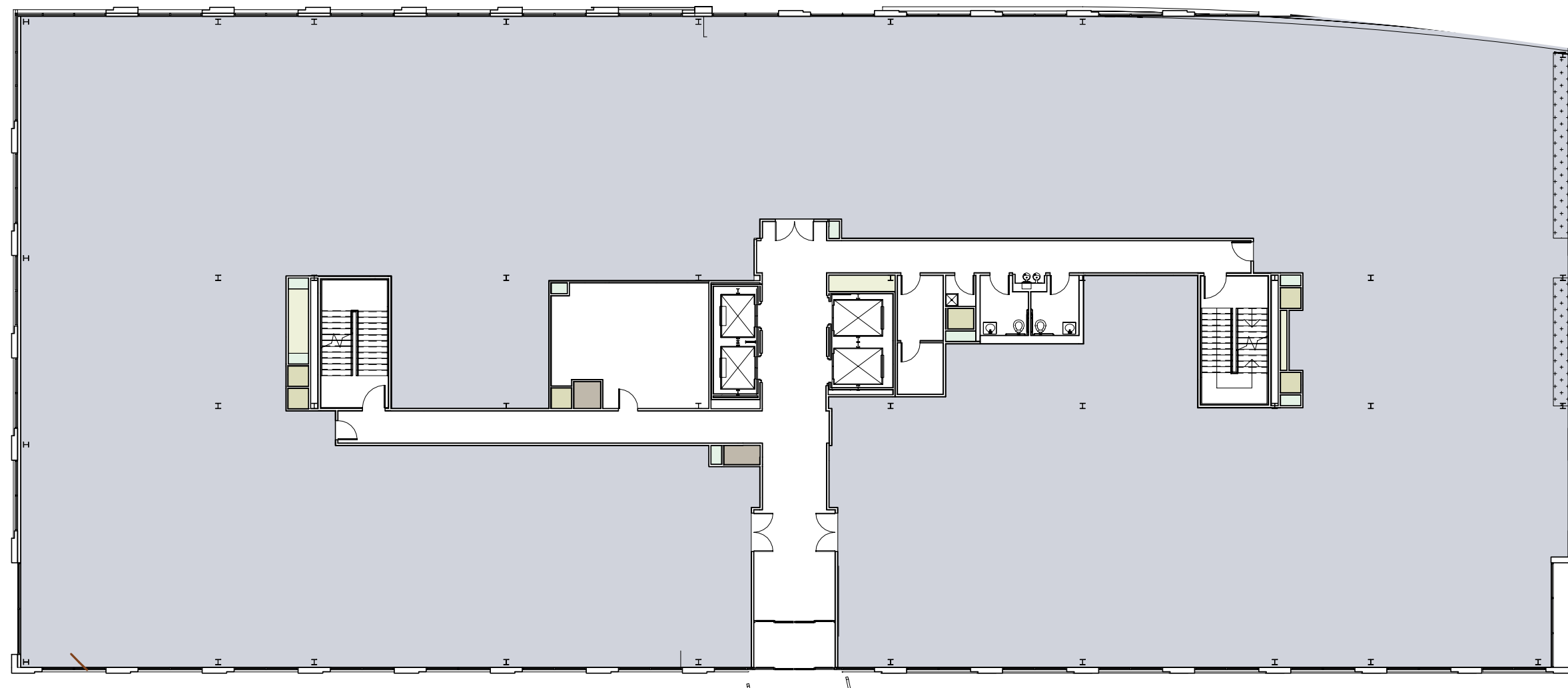
# 1ST FLOOR - 25,000 SF



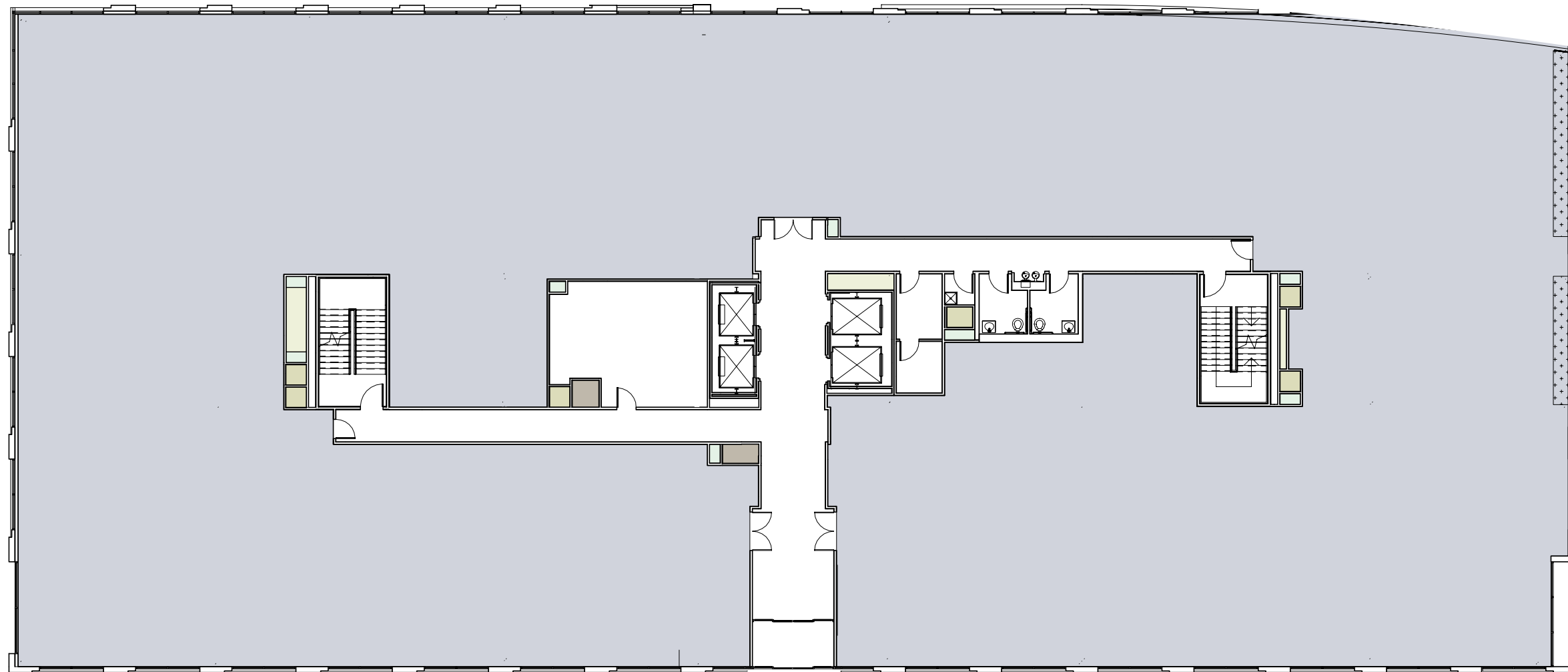
# 2ND FLOOR - 25,000 SF



# 3RD FLOOR - 25,000 SF



# 4TH-5TH FLOOR - 25,000 SF



# TIMELINE

**June 2021**

UM Capital  
Region Medical  
Center Opens

**September 2021**

The Ella at  
Carillon Breaks  
Ground

**September 2022**

The Ella at  
Carillon Delivers  
& Tenant  
Construction  
Begins

**February 2023**

Tenant Build-  
Out Complete,  
Practices Open





THE ELLA AT  
**CARILLON**

A CENTER FOR HEALTH AND WELLNESS

FOR MORE INFORMATION, PLEASE CONTACT:

Matt Sullivan  
+1 202 463 1126  
[matt.sullivan@cushwake.com](mailto:matt.sullivan@cushwake.com)

Kirsten Ryan  
+1 202 407 8198  
[kirsten.ryan@cushwake.com](mailto:kirsten.ryan@cushwake.com)

Lindsey Groom  
+1 202 266 1303  
[lindsey.groom@cushwake.com](mailto:lindsey.groom@cushwake.com)

Jack Seher  
+1 202 266 1306  
[jack.seher@cushwake.com](mailto:jack.seher@cushwake.com)



