

THE ELLA AT
CARILLON

A CENTER FOR HEALTH AND WELLNESS





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 is slated to break ground in June 2021 and the core and will deliver June 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 development in an undesired 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 undesired market.



1. UNIVERSITY OF MARYLAND CAPITAL REGION MEDICAL CENTER
Approximately 1,700 Daily Employees

2. 424 APARTMENTS
Ascend Apollo Apartments

3. 384 PLANNED APARTMENTS
Ascend Apollo Apartments (Phase II)

4. 214 APARTMENTS
Mosaic at Largo Town Station

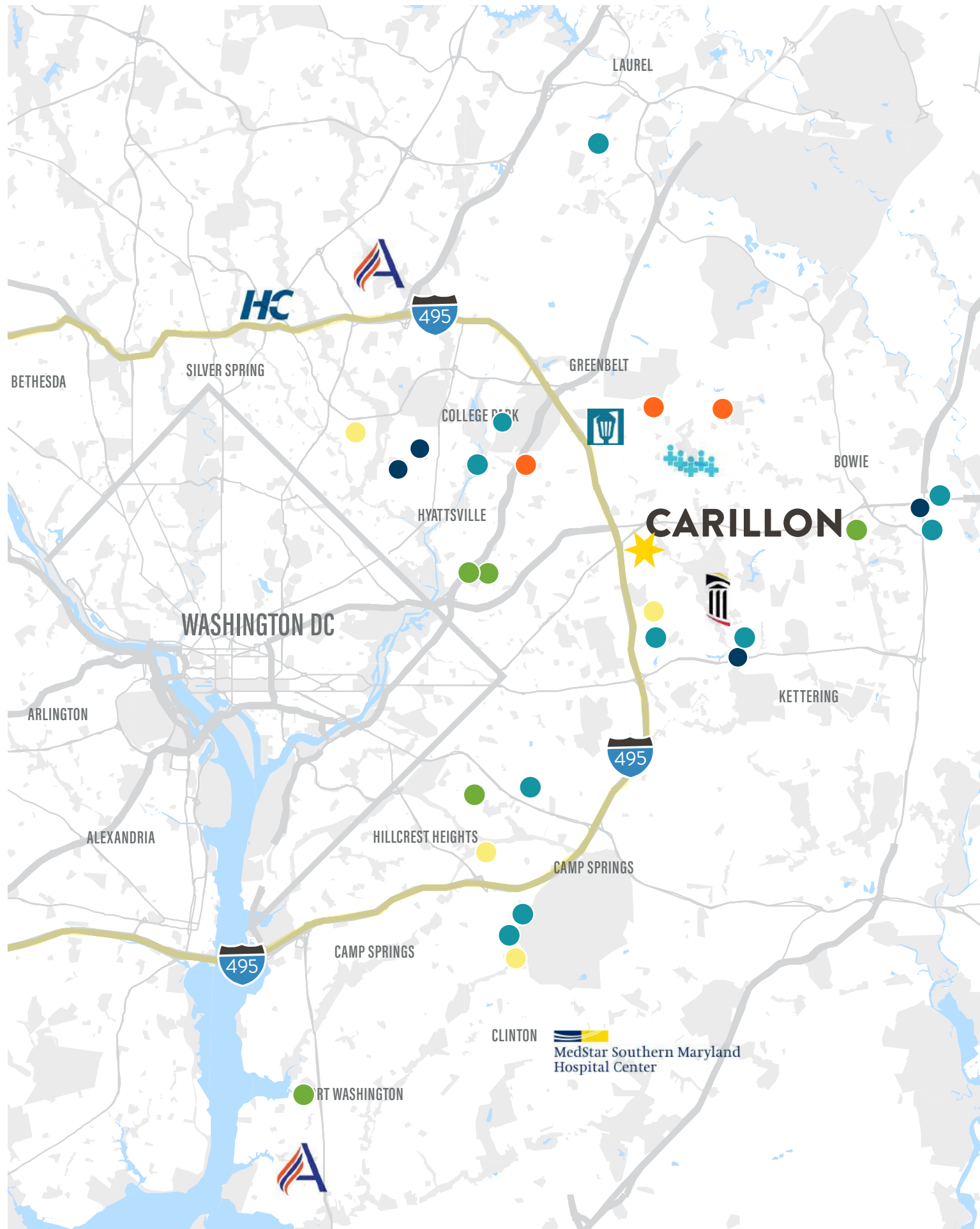
5. PLANNED CAPITAL COURTS DEVELOPMENT
310 Townhomes & 260 Multifamily Units

6. 318 APARTMENTS
Tapestry Largo Station

7. TWO MARRIOTT HOTELS
Courtyard Marriott & Residences Inn by Marriott

8. FEDEX FIELD
Capacity 82,000

9. WOODMORE TOWN CENTER AT GLENDARDEN
Anchors: Wegmans, Costco, Petco, Best Buy, Nordstrom Rack, JCPenney & Old Navy



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

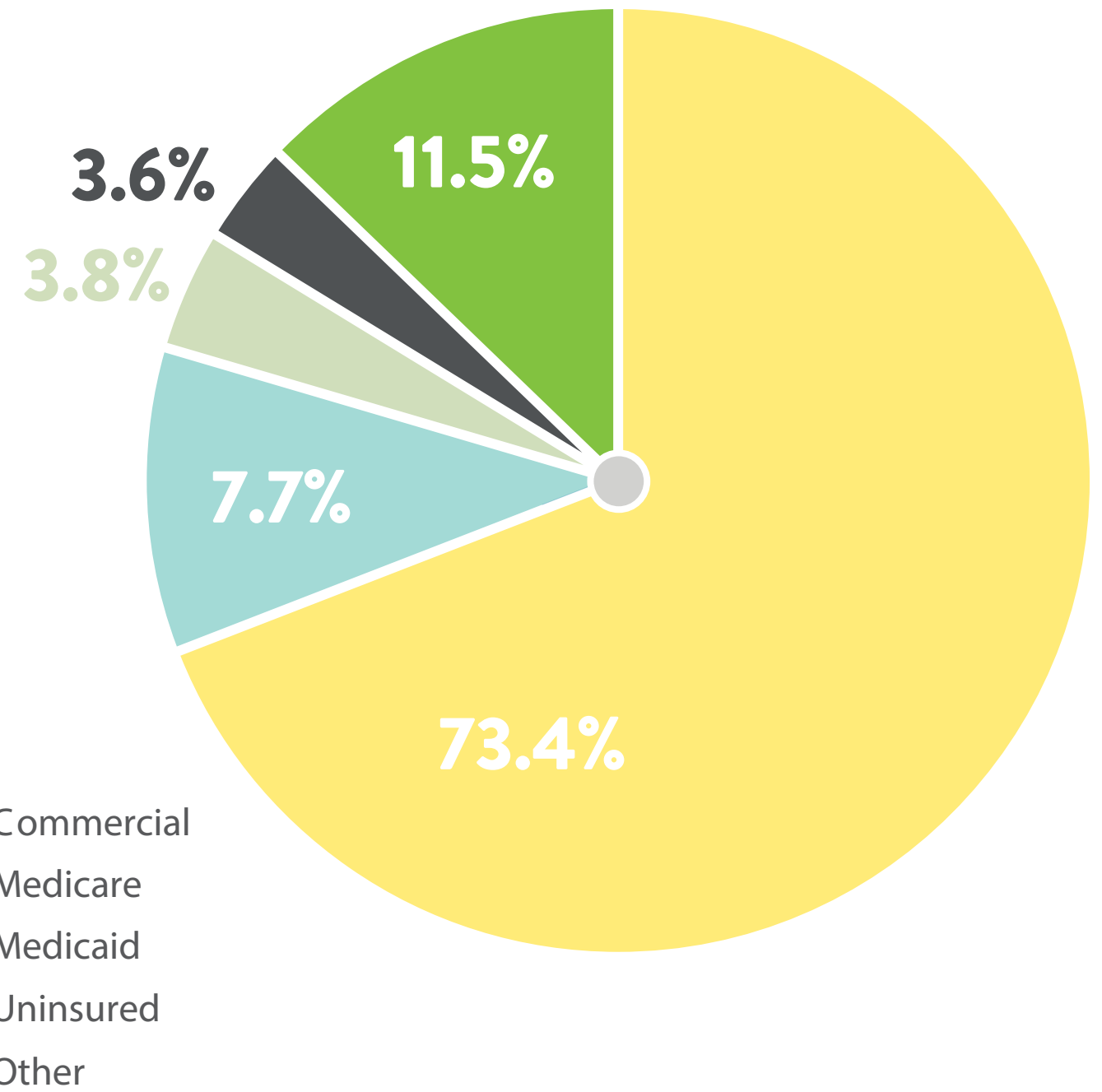
UM CAPITAL REGION MEDICAL CENTER PROGRAMS

- 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

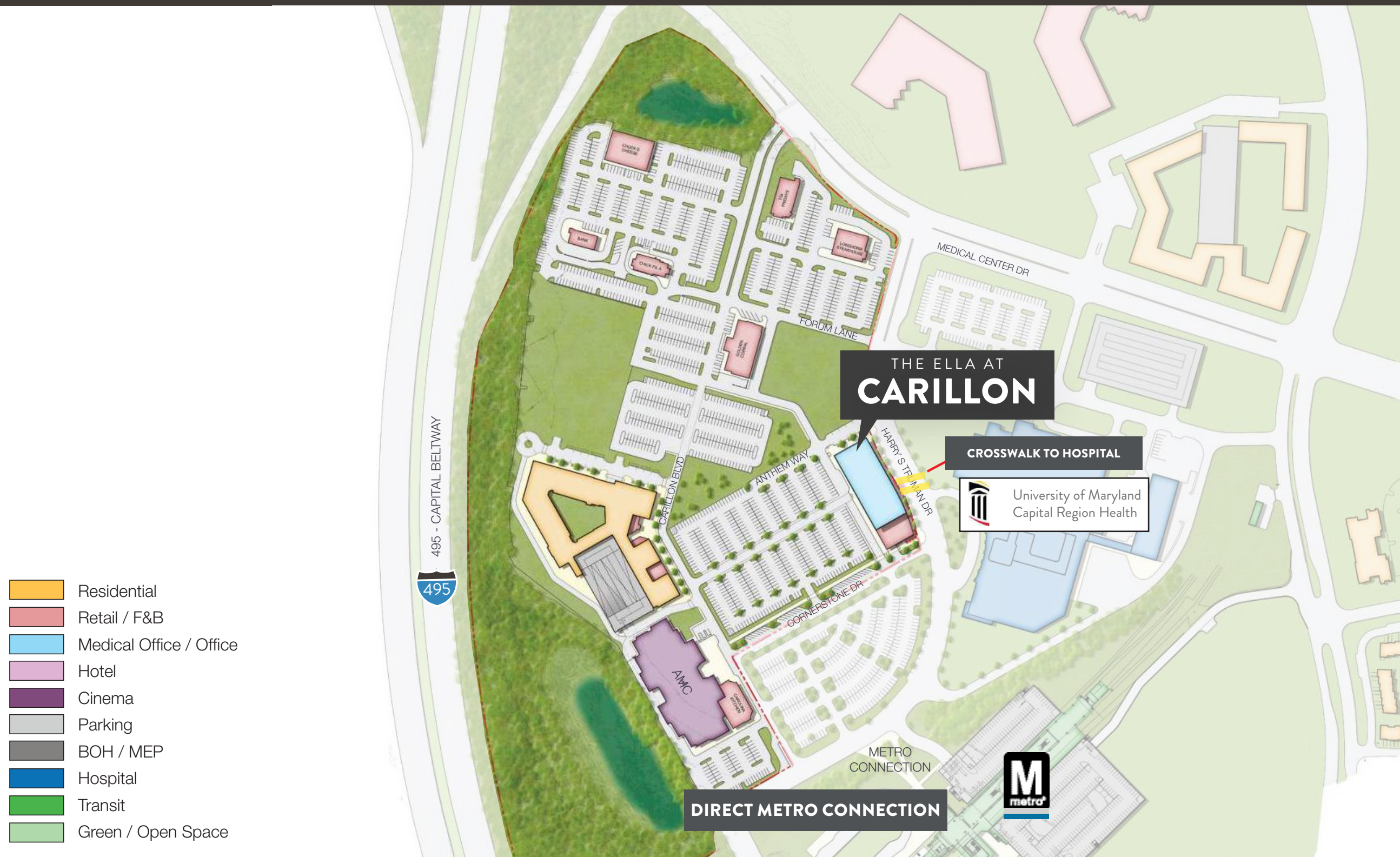


OPPORTUNITY

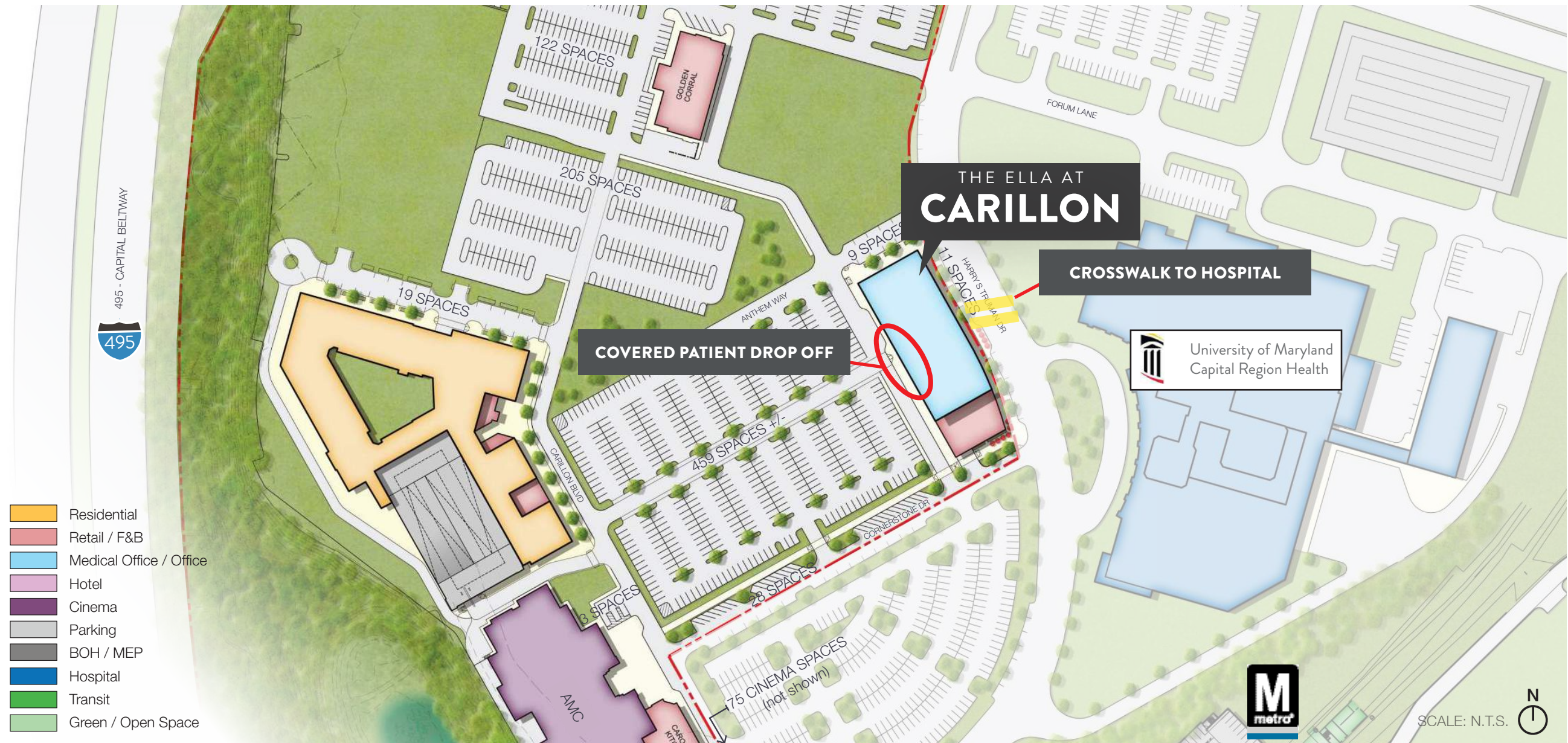
THE ELLA AT CARILLON

- 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 & COVERED PATIENT DROP-OFF

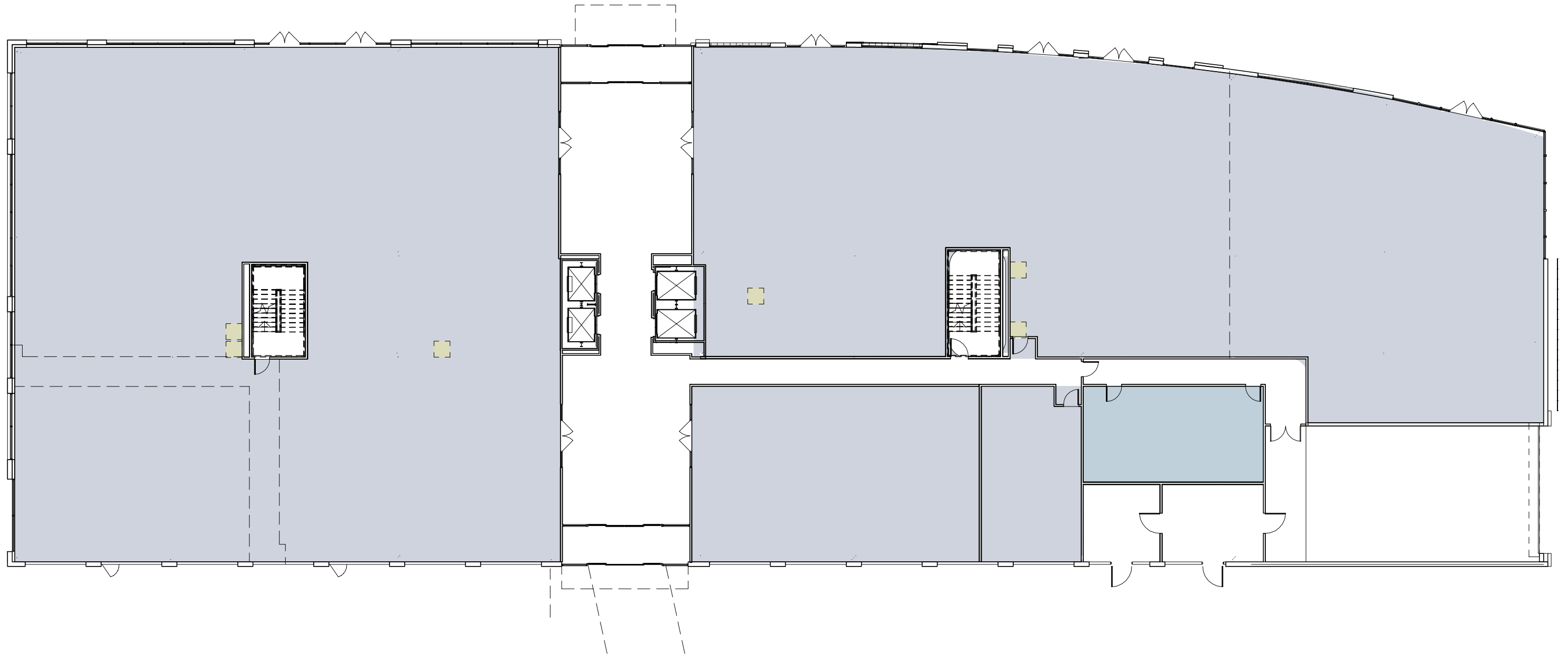


The building will be serviced by 459 parking spaces dedicated to The Ella at Carillon

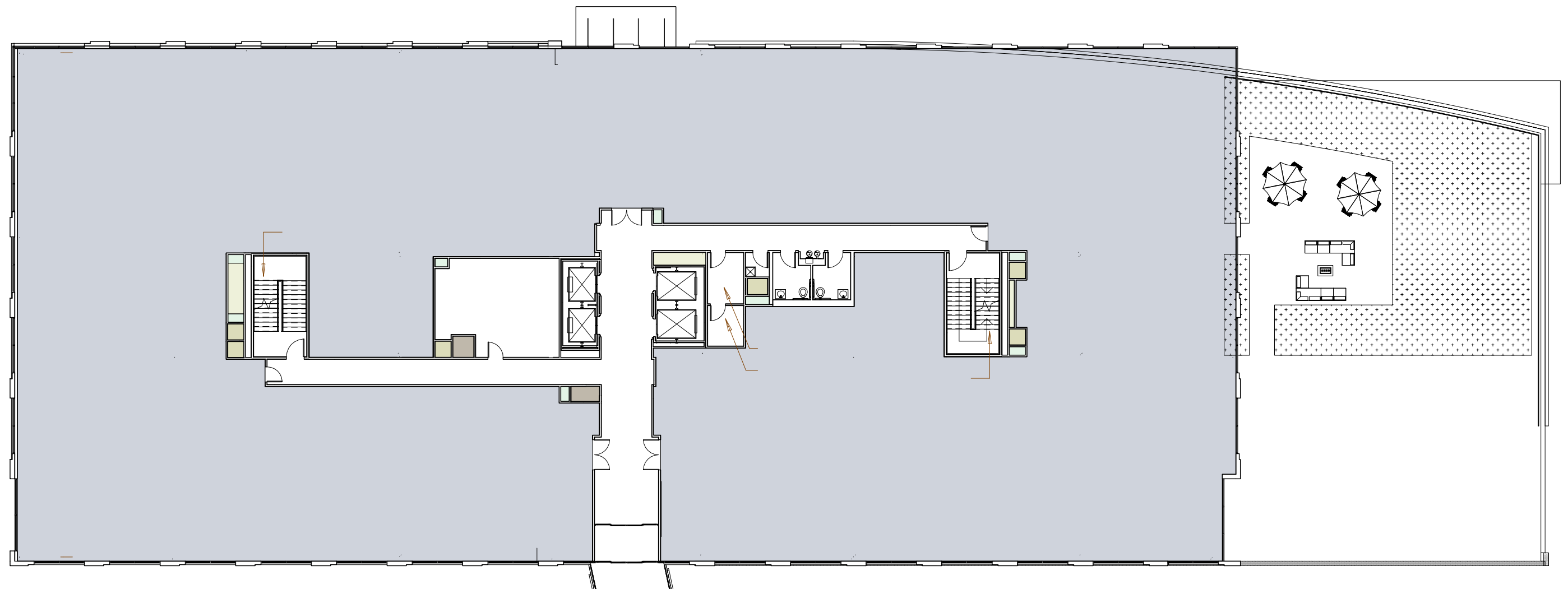
INTERIOR RENDERINGS



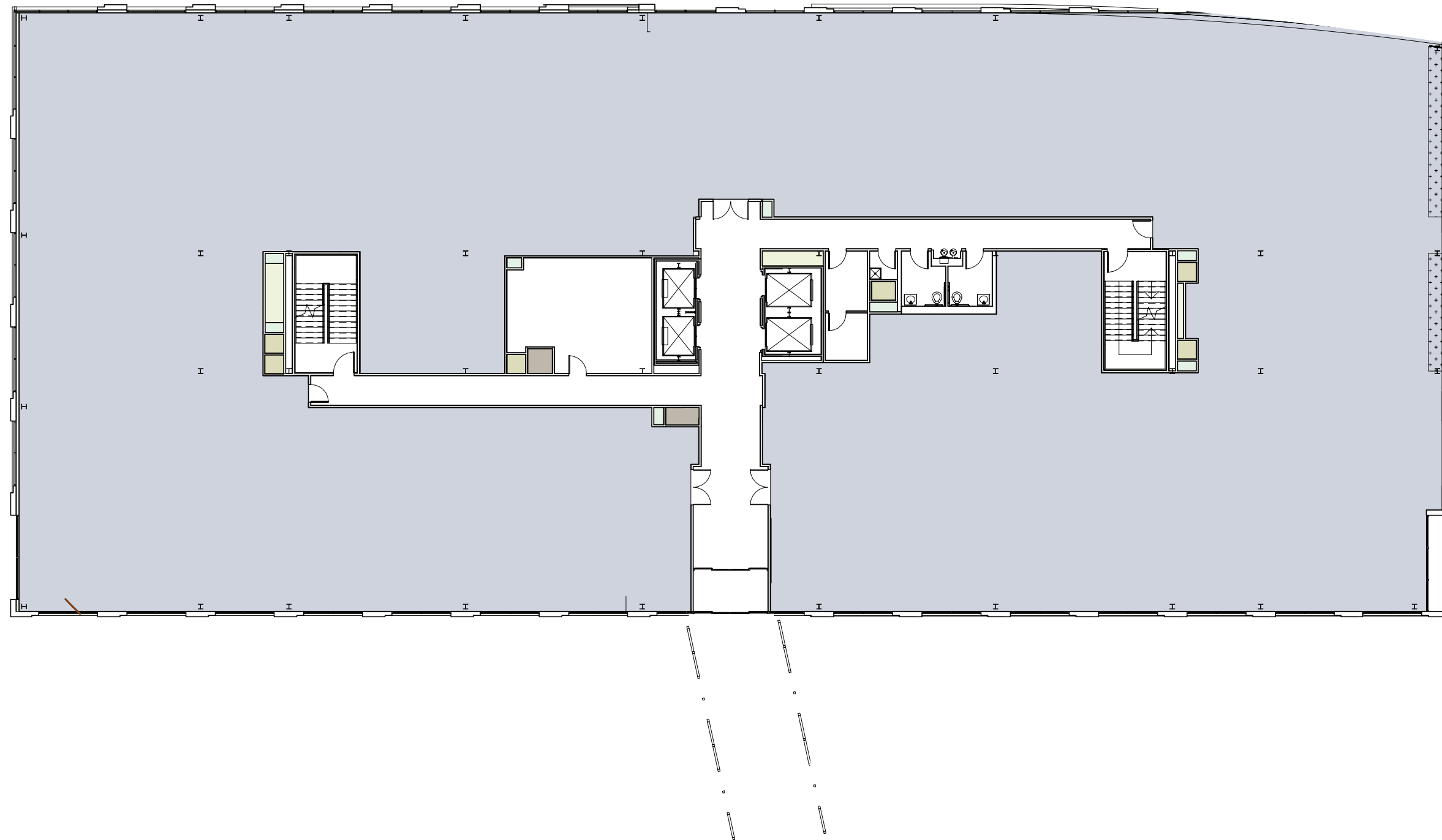
1ST FLOOR - 25,000 SF



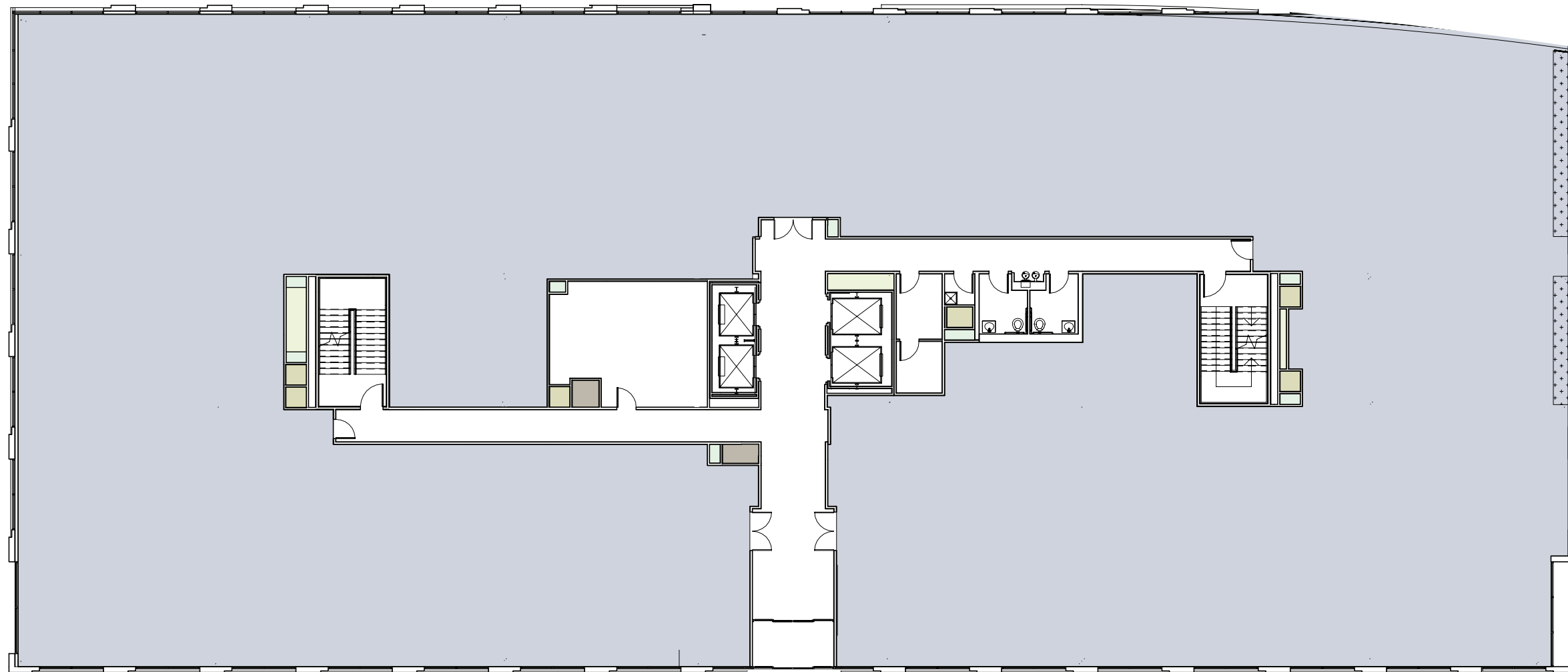
2ND FLOOR - 25,000 SF



3RD FLOOR - 25,000 SF



4TH-5TH FLOOR - 25,000 SF



TIMELINE

June 2021

The Ella at
Carillon Breaks
Ground

Summer 2021

UM Capital
Region Medical
Center Opens

June 2022

The Ella at
Carillon Delivers
& Tenant
Construction
Begins

December 2022

Tenant Build-
Out Complete,
Practices Open



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