



**FOR LEASE
BUILD TO SUIT**

**SOUTHERN
CROSSROADS**





Southern Crossroads is a 71.71 acre parcel strategically located in the southwest quadrant of I-695 and I-95 in Baltimore County, Maryland. Bordered on the south by US 1 Alt/Washington Boulevard and to the east by Sulphur Spring Road, to which Southern Crossroads will have direct access, the site enjoys unbridled access to the broad spectrum of demographics of Baltimore City, Baltimore County, Howard County and Anne Arundel County. Given its prominent location and high elevation, Southern Crossroads will soon be a regional landmark due to its visibility.

Southern Crossroads offers an existing, turn-key, 183,500 square foot educational and residential facility, and the ability to build up to 240,000 square feet of medical office/office buildings in several different configurations with buildings ranging from 15,000 square feet to 60,000 square feet.

With a population of 300,000 within a five mile radius, and 1,200,000 within a ten mile radius Southern Crossroads is a natural center of a dynamic, multijurisdictional market. This unique location is beneficial not only to medical users for its accessibility to, and patient draw from, multiple markets, but also to general office users taking advantage of accessibility to multiple markets to draw employees.



WELCOME TO
**SOUTHERN
CROSSROADS**

LEASE/BUILD TO SUIT

 Baltimore County, MD

SOUTHERN CROSSROADS

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227

AVAILABLE

- Up to 240,000 square feet of medical office/office in multiple configurations
- Lease/Build to Suit
- 183,500 sf educational/residential facility for Lease

HIGHLIGHTS

- ▶ Prime site bordered by I-95, I-695, and Rt. 1
- ▶ More than 1,200,000 people within a 10 mile radius
- ▶ Unparalleled accessibility to the vast demand drivers of both the Baltimore and Washington markets
- ▶ Seven miles from The Baltimore Inner Harbor
- ▶ Ten minutes to BWI Airport, downtown Baltimore, and the northeast edge of Columbia (Rt. 100)
- ▶ Less than 12 miles to Fort Meade/NSA (MD's largest employer)



SAINT AGNES HOSPITAL



UNIVERSITY OF MARYLAND, BALTIMORE COUNTY



MEDSTAR HARBOR HOSPITAL



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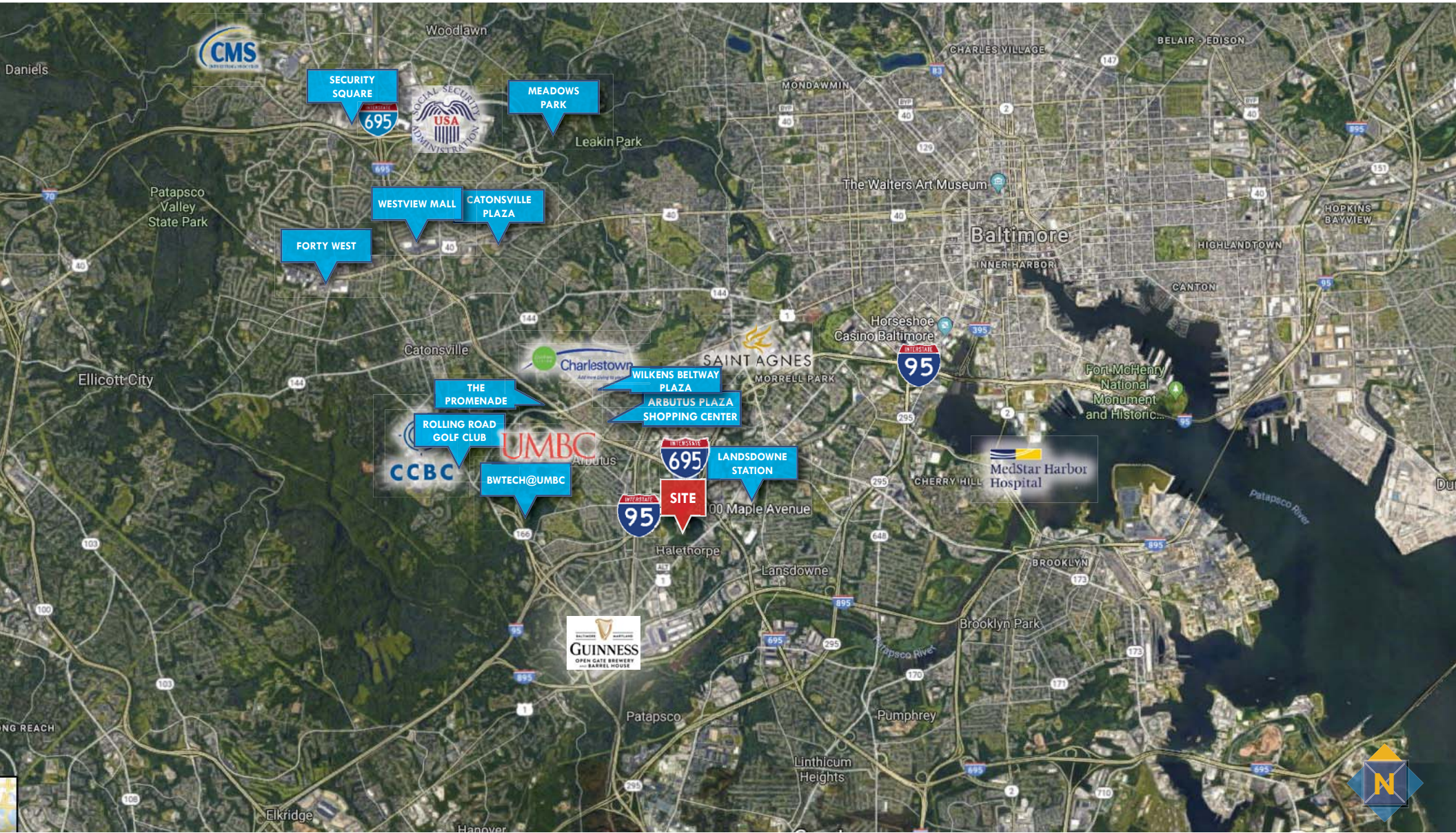
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SURROUNDING AMENITIES & BUSINESSES

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227



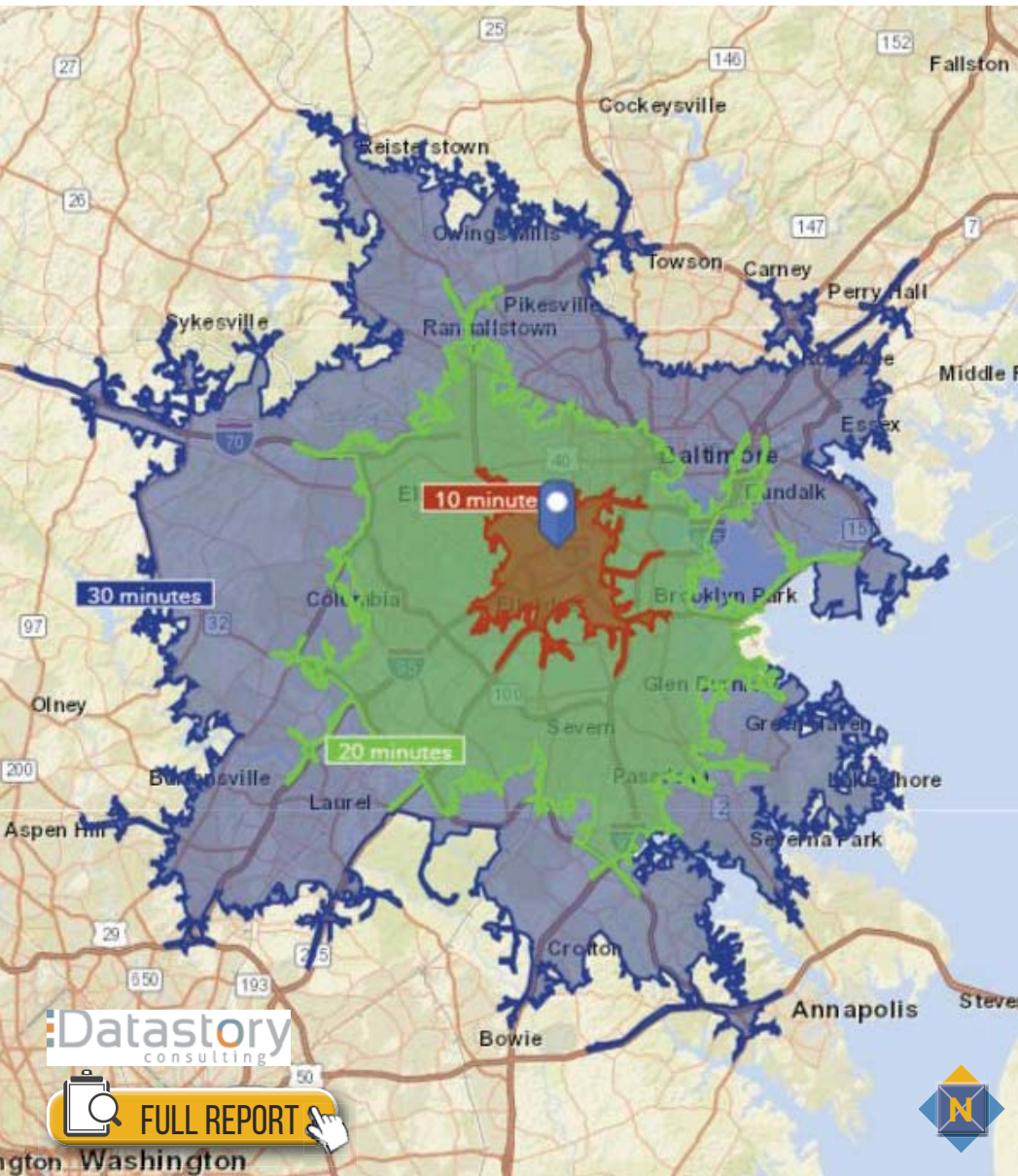
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LOCATION OVERVIEW

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227



DAYTIME POPULATION	MEDIAN AGE	EDUCATION (BACHELORS+)	TOTAL BUSINESSES
83,405 10 MIN.	36.8 10 MIN.	31.5% 10 MIN.	2,704 10 MIN.
824,389 20 MIN.	36.7 20 MIN.	37.7% 20 MIN.	26,165 20 MIN.
1,873,684 30 MIN.	37.7 30 MIN.	39.7% 30 MIN.	59,859 30 MIN.
EMPLOYMENT (AGE 16+ IN LABOR FORCE)	TOTAL EMPLOYEES	WHITE COLLAR EMPLOYEES	BLUE COLLAR EMPLOYEES
95.0% 10 MIN.	46,693 10 MIN.	61.2% 10 MIN.	21.5% 10 MIN.
93.4% 20 MIN.	471,947 20 MIN.	66.0% 20 MIN.	15.9% 20 MIN.
93.9% 30 MIN.	954,883 30 MIN.	67.6% 30 MIN.	15.1% 30 MIN.



MACKENZIE

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FOR LEASE

Baltimore County, MD

FLOOR PLANS 183,500 SF EDUCATIONAL/RESIDENTIAL FACILITY

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD HALETHORPE, MARYLAND 21227



- LEGEND:** (COST CTRL., DPMT.)
- 100 CONVENT (7,166 S.F.)
 - 101 SAINT JOSEPH (10,655 S.F.)
 - 102 CONTEMPLATIVE (4,513 S.F.)
 - 103 CHAPEL (8,813 S.F.)
 - 106B CORRIDOR (8,339 S.F.)
 - 107 CONFERENCE ROOM (--- S.F.)
 - 110 HUMAN RESOURCES (1,440 S.F.)
 - 111 ADMINISTRATION (--- S.F.)
 - ASSISTED LIVING (3,447 S.F.)

BUILDING A, FLOOR 1
SCALE : 1/16" = 1'-0"

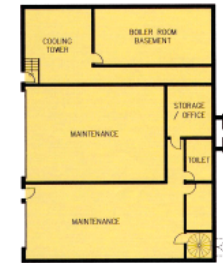
DECEMBER 14, 2007

FOR LEASE

Baltimore County, MD

FLOOR PLANS 183,500 SF EDUCATIONAL/RESIDENTIAL FACILITY

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD HALETHORPE, MARYLAND 21227



LEGEND: (COST CTR., DPMT.)

- 100 CONVENT (4,835 S.F.)
- 101 SAINT JOSEPH (3,344 S.F.)
- 102 CONTEMPLATIVE (5,539 S.F.)
- 100A CONTEMPLATIVE COURTYARD (4,507 S.F.)
- 105A STUDENT DINING COURTYARD (9,014 S.F.)
- 106 BUILDING A BASEMENT CORRIDOR (4,032 S.F.)
- 106A CONVENT COURTYARD (4,507 S.F.)
- 107B CONFERENCE ROOMS (1,039 S.F.)
- 115 FINANCE (307 S.F.)
- 117 RECEPTION (137 S.F.)
- 120 MAINTENANCE (5,914 S.F.)
- 124 HOUSEKEEPING (219 S.F.)
- 126 LAUNDRY (783 S.F.)
- 129 INFORMATION MANAGEMENT (1,056 S.F.)
- 130 CENTRAL STORES (565 S.F.)
- 140 FOOD PREPARATION (2,801 S.F.)
- 145 DIETARY FOOD SERVING (4,952 S.F.)
- 160 PERFORMANCE IMPROVEMENT (643 S.F.)

BUILDING A, GROUND FLOOR

SCALE : 1/16" = 1'-0"

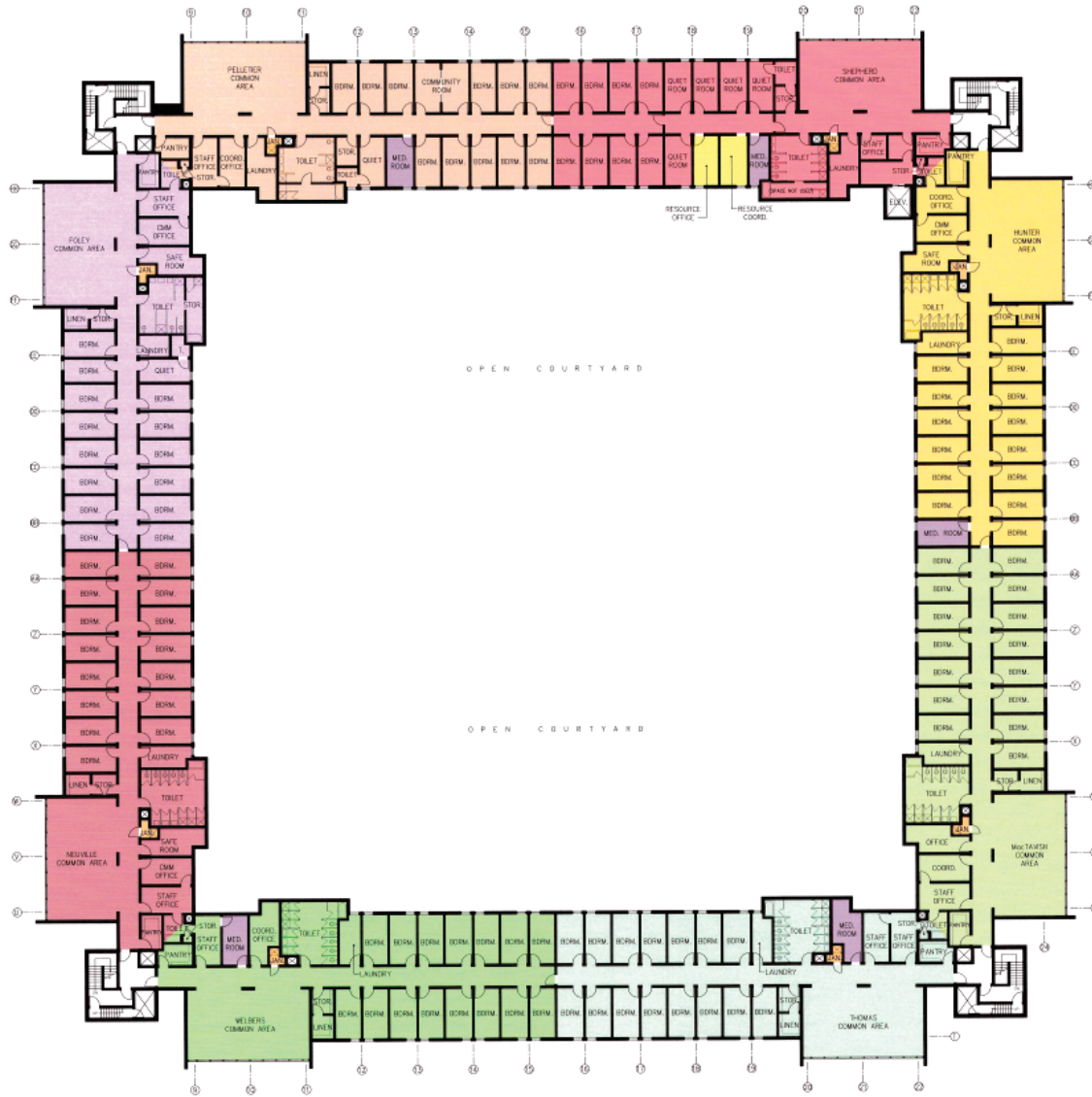
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- LEGEND:** (COST CTR., OPTMT.)
- 124 HOUSEKEEPING (164 S.F.)
 - 210 MEDICAL (462 S.F.)
 - 231 RESIDENTIAL - THOMAS (4,173 S.F.)
 - 232 RESIDENTIAL - HUNTER (4,210 S.F.)
 - 233 RESIDENTIAL - FOLEY (4,315 S.F.)
 - 234 RESIDENTIAL - MacTAVISH (4,361 S.F.)
 - 235 RESIDENTIAL - NEUVILLE (4,345 S.F.)
 - 236 RESIDENTIAL - WELBERS (4,197 S.F.)
 - 238 RESIDENTIAL - PELLETIER (4,192 S.F.)
 - 239 RESIDENTIAL - SHEPHERD (3,990 S.F.)
 - 241 RESOURCE (238 S.F.)

BUILDING B, FLOOR 2
SCALE : 1/16" = 1'-0"

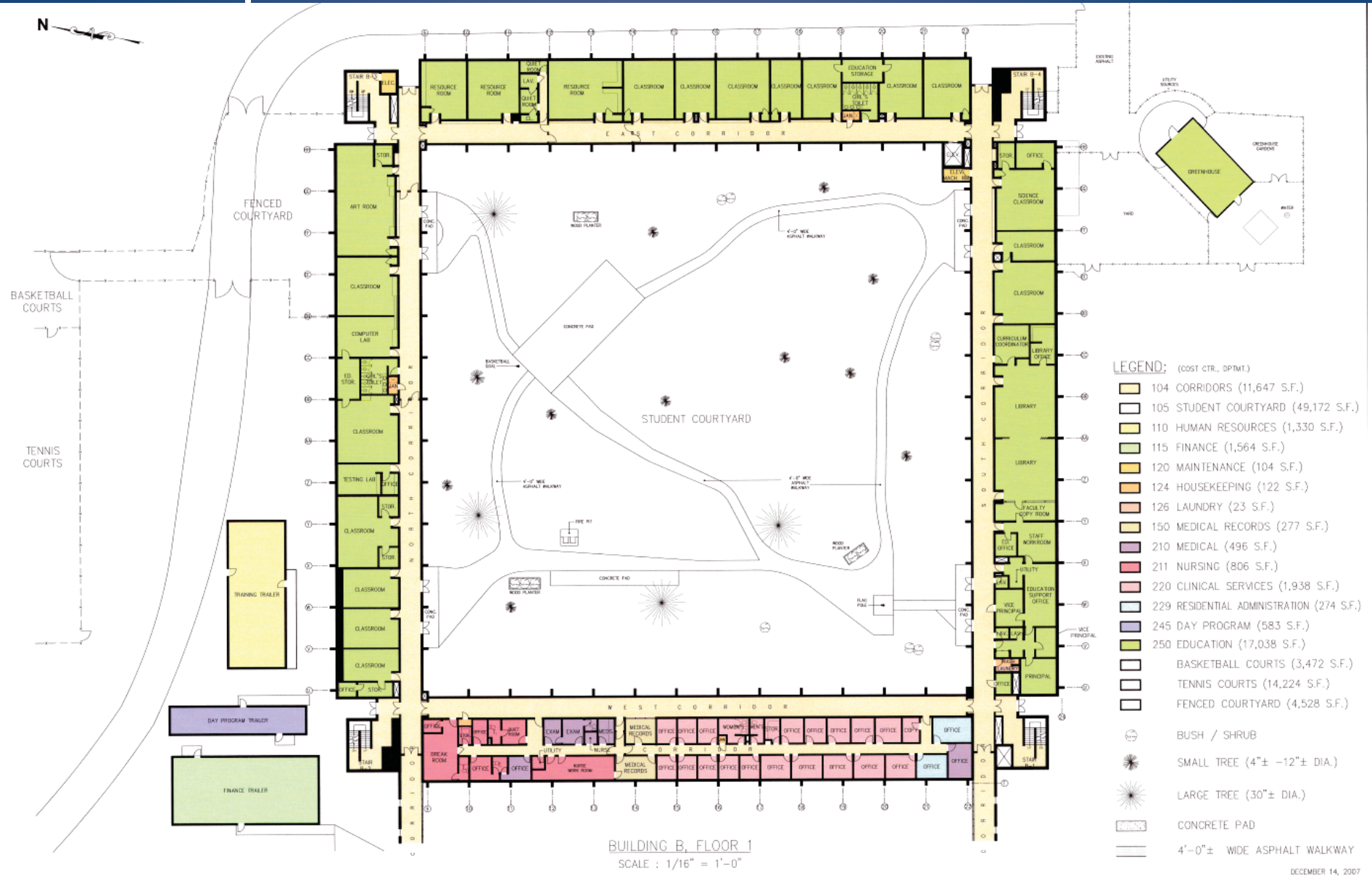
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LEGEND: (COST CTR., OPTMT.)

[Yellow]	104 CORRIDORS (11,647 S.F.)
[Light Green]	105 STUDENT COURTYARD (49,172 S.F.)
[Light Green]	110 HUMAN RESOURCES (1,330 S.F.)
[Light Green]	115 FINANCE (1,564 S.F.)
[Light Green]	120 MAINTENANCE (104 S.F.)
[Light Green]	124 HOUSEKEEPING (122 S.F.)
[Light Green]	126 LAUNDRY (23 S.F.)
[Light Green]	150 MEDICAL RECORDS (277 S.F.)
[Light Green]	210 MEDICAL (496 S.F.)
[Light Green]	211 NURSING (806 S.F.)
[Light Green]	220 CLINICAL SERVICES (1,938 S.F.)
[Light Green]	229 RESIDENTIAL ADMINISTRATION (274 S.F.)
[Light Green]	245 DAY PROGRAM (583 S.F.)
[Light Green]	250 EDUCATION (17,038 S.F.)
[Light Green]	BASKETBALL COURTS (3,472 S.F.)
[Light Green]	TENNIS COURTS (14,224 S.F.)
[Light Green]	FENCED COURTYARD (4,528 S.F.)
[Green]	BUSH / SHRUB
[Star]	SMALL TREE (4"± -12"± DIA.)
[Sunburst]	LARGE TREE (30"± DIA.)
[Square]	CONCRETE PAD
[Line]	4'-0"± WIDE ASPHALT WALKWAY

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MEDICAL OFFICE/OFFICE SITE PLANS: OPTION 1

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227

OPTION 1

EXISTING BUILDINGS

TOTAL SF	183,500
PARKING	259 spaces

PROPOSED MEDICAL CAMPUS

TOTAL SF	222,500
BUILDINGS	9

- A** Building A 15,000 sf

- B** Building B 30,000 sf

- C** Building C 28,000 sf

- D** Building D 32,000 sf

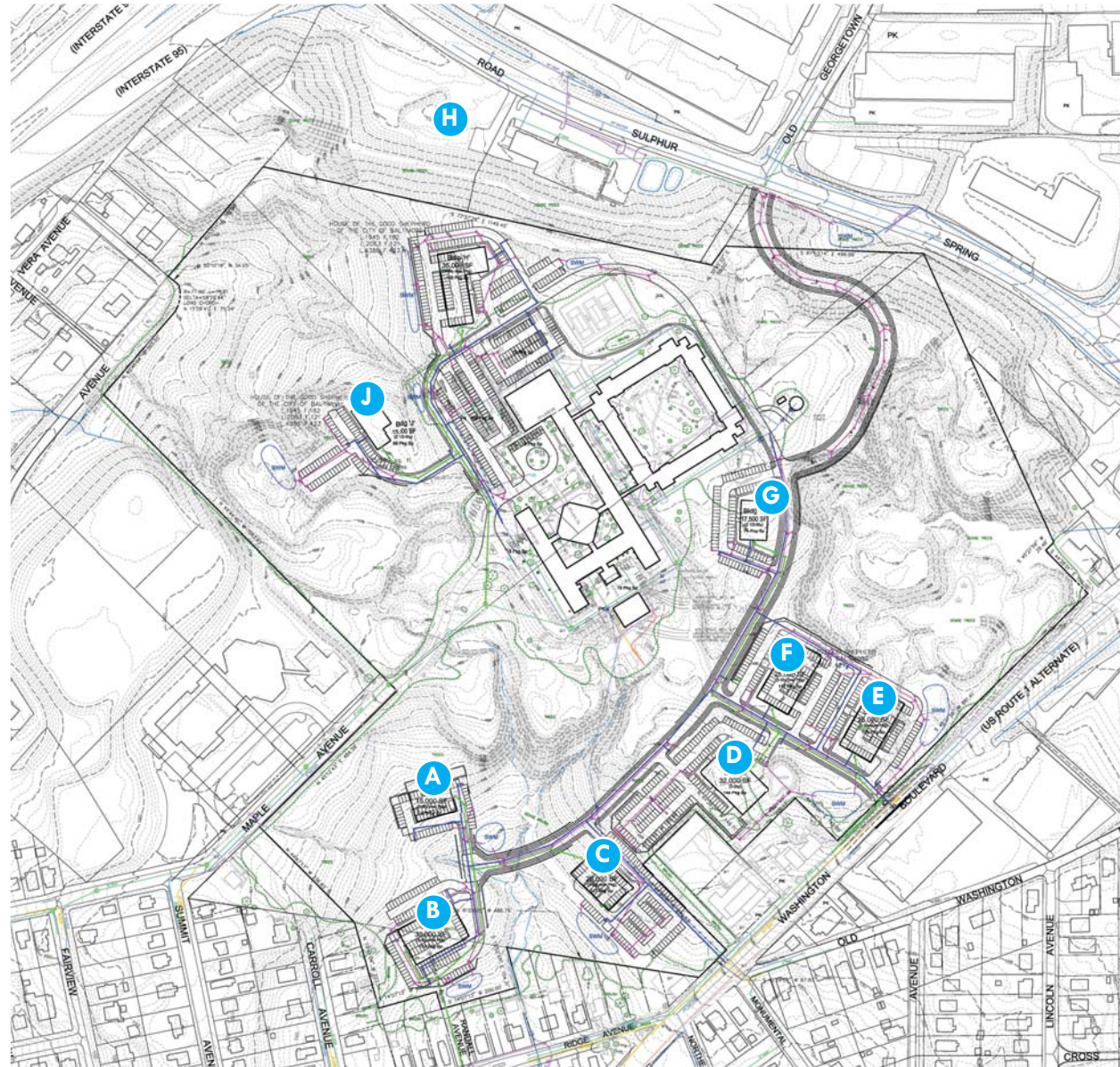
- E** Building E 25,000 sf

- F** Building F 25,000 sf

- G** Building G 17,500 sf

- H** Building H 35,000 sf

- J** Building J 15,000 sf



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MEDICAL OFFICE/OFFICE SITE PLANS: OPTION 2

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227

OPTION 2

EXISTING BUILDINGS

TOTAL SF | 183,500
PARKING | 259 spaces

PROPOSED MEDICAL BUILDINGS

TOTAL SF | 222,000
BUILDINGS | 7
PARKING | 839 spaces

A	3-Story Medical Offices	45,000 sf
B	3-Story Office	22,500 sf
C	4-Story Office	40,000 sf
D	3-Story Office	22,500 sf
E	4-Story Office	30,000 sf
F	3-Story Office	30,000 sf
G	4-Story Office	32,000 sf



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Baltimore County, MD

MEDICAL OFFICE/OFFICE SITE PLANS: OPTION 3

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227

OPTION 3

EXISTING BUILDINGS

TOTAL SF	183,500
PARKING	180 spaces

PROPOSED MEDICAL CAMPUS

TOTAL SF	240,000
BUILDINGS	4
PARKING	1,076 spaces

- A** 3-Story Office 60,000

- B** 3-Story Office 60,000

- C** 3-Story Office 60,000

- D** 3-Story Office 60,000



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HOSPITALS/MEDICAL OFFICE BUILDINGS

 Baltimore County, MD

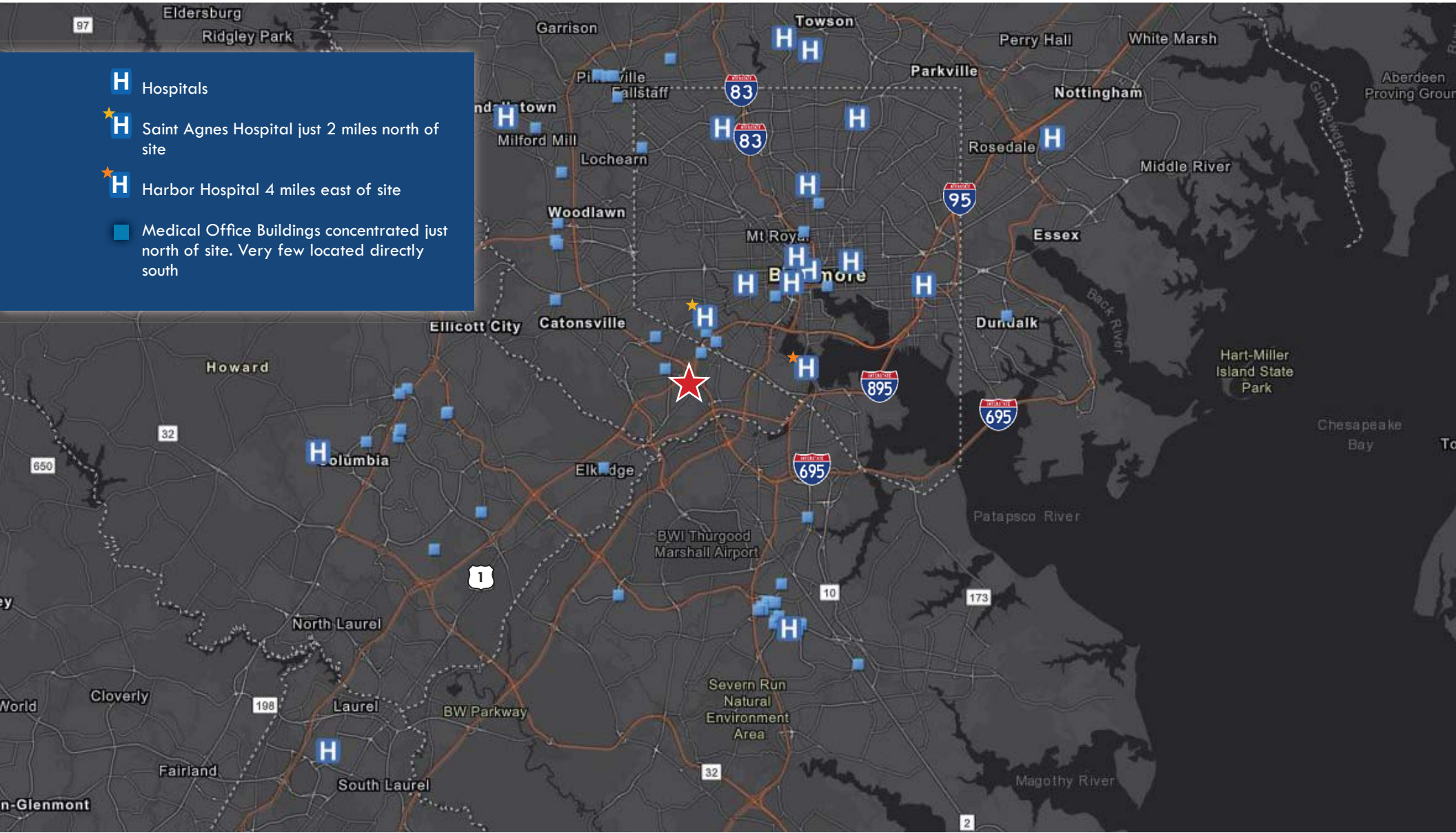
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H Hospitals

***H** Saint Agnes Hospital just 2 miles north of site

***H** Harbor Hospital 4 miles east of site

■ Medical Office Buildings concentrated just north of site. Very few located directly south



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HOSPITAL TRADEWEBS

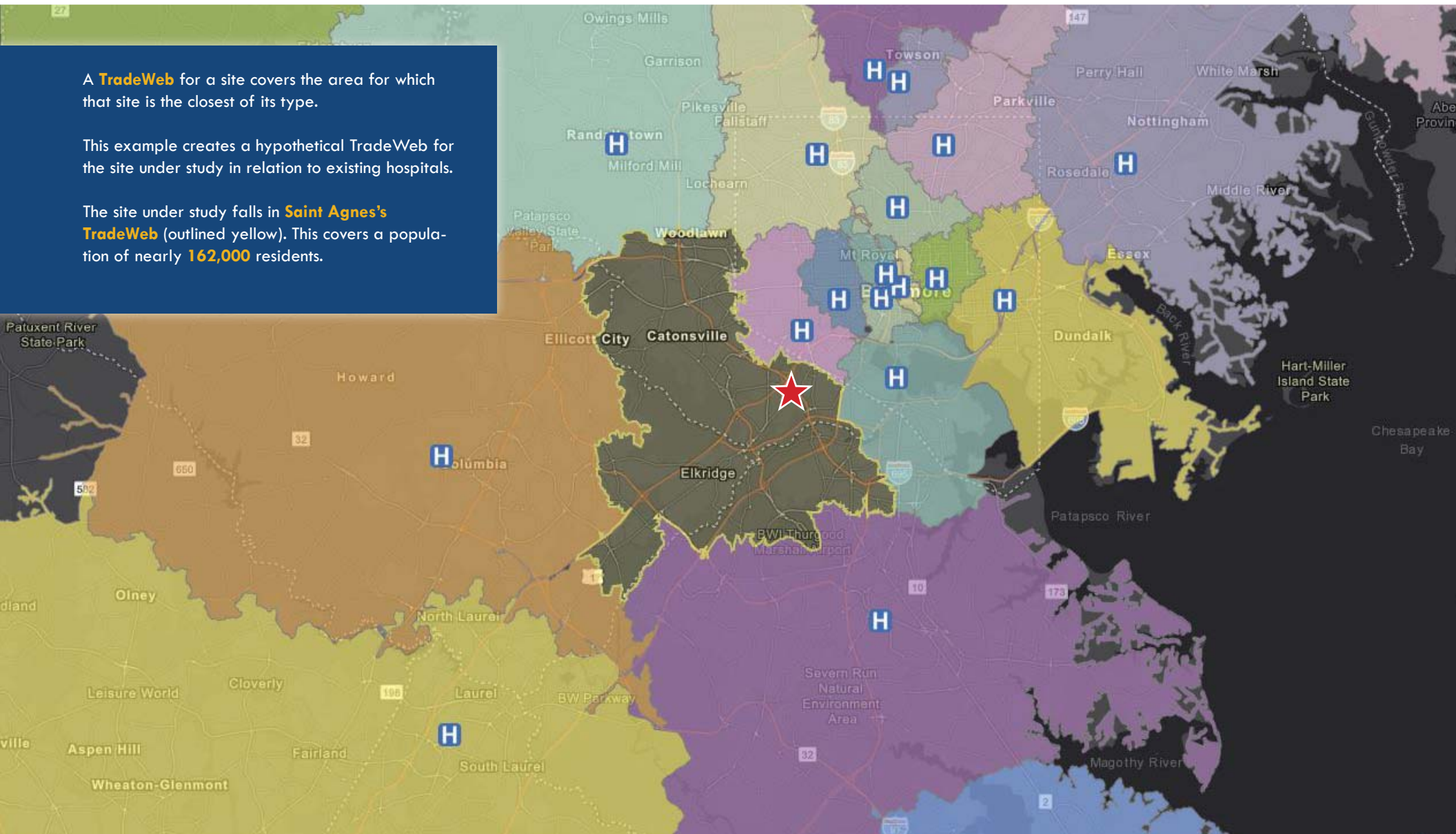
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A **TradeWeb** for a site covers the area for which that site is the closest of its type.

This example creates a hypothetical TradeWeb for the site under study in relation to existing hospitals.

The site under study falls in **Saint Agnes's TradeWeb** (outlined yellow). This covers a population of nearly **162,000** residents.



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Baltimore County, MD






AGE DEMOGRAPHICS

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227

WITHIN 15 MINUTE TRADE AREA (OUTLINED RED) :

438,778 Total Population
117,921 Population Age 55+
(26.9% of total)

Percent of Population Age 55+

-  Over 45%
-  35% - 45%
-  25% - 35%
-  15% - 25%
-  Under 15%



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EMPLOYER-BASED HEALTH INSURANCE

 Baltimore County, MD

WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227

WITHIN 15 MINUTE TRADE AREA (OUTLINED RED) :

200,520 Population with Employer-Based Health Insurance

47% of Total Population (MD Avg. = 52.5%)

Percent of Population With Employer-Based Health Insurance



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HEALTH CARE EMPLOYEES

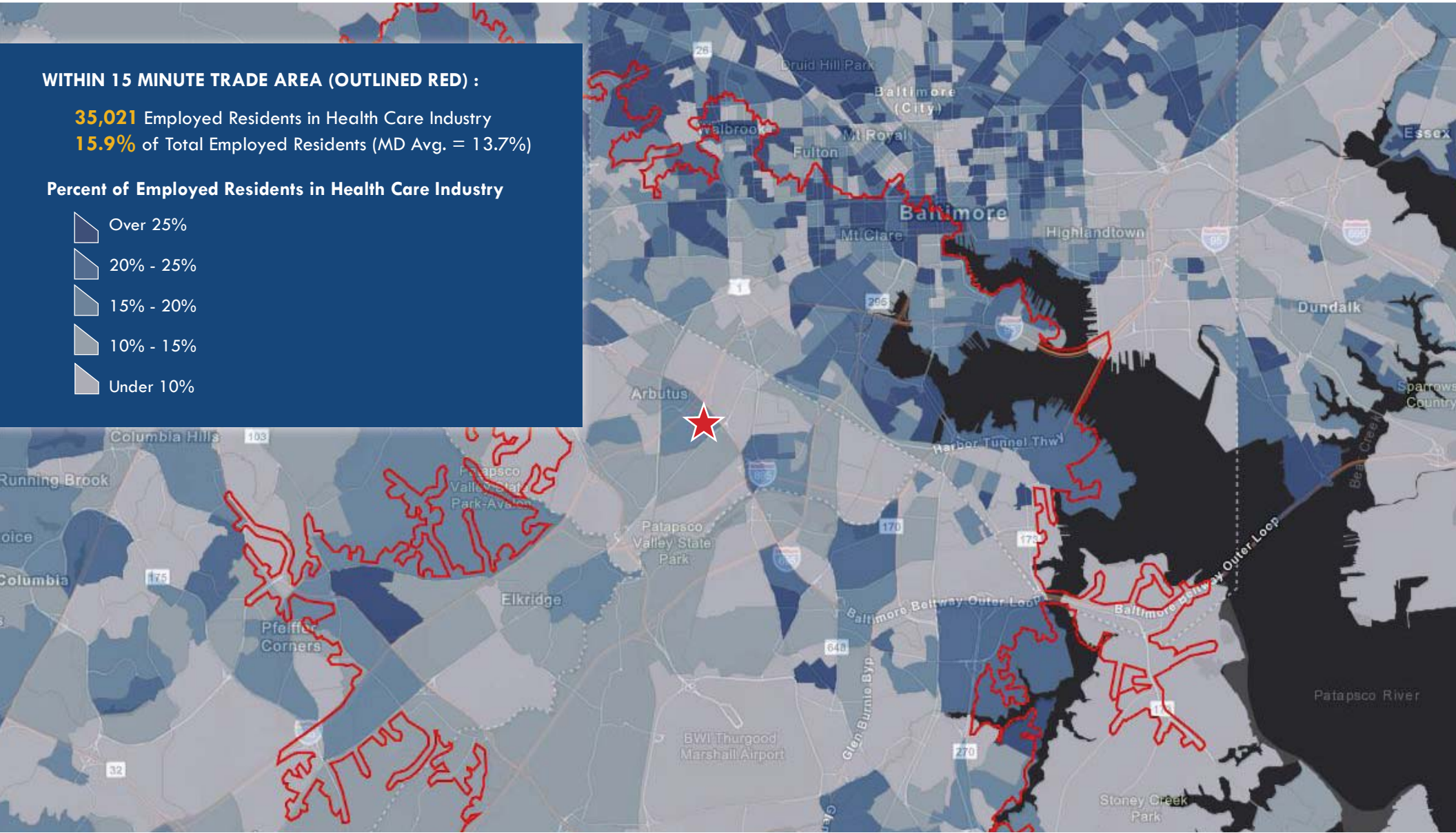
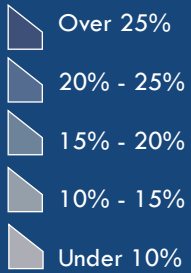
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WITHIN 15 MINUTE TRADE AREA (OUTLINED RED) :

35,021 Employed Residents in Health Care Industry
15.9% of Total Employed Residents (MD Avg. = 13.7%)

Percent of Employed Residents in Health Care Industry



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DOCTOR VISITS

 Baltimore County, MD






WASHINGTON BOULEVARD/SULPHUR SPRING ROAD | HALETHORPE, MARYLAND 21227

WITHIN 15 MINUTE TRADE AREA (OUTLINED RED) :

102,35 Adults Visited a Doctor at least 6 Times in the Last 12 Months

29.8% of Total Adults (MD Avg. = 29.9%)

Percent of Adults who Visited a Doctor 6+ Times in Last 12 MOS

-  Over 35%
-  30% - 23%
-  25% - 30%
-  20% - 25%
-  Under 20%

