

Health Sector Development in South County: Medical Pavilion at the National Harbor (MPNH)



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Board of Health Work Session

4-3-18

Medical Pavilion at the National Harbor (MPNH)





PROPERTY HIGHLIGHTS:

- 95,000 SF
- 2,500 to 20,000 SF suites available
- Delivering Fall 2018
- Prominent signage opportunity for full floor user

BUILDING FEATURES:

- Dedicated parking lot adjacent to building
- Typical slab-to-slab 13' 8"
- 2 passenger elevators and 1 gurney-sized elevator
- 9'0" finished ceiling height
- Dedicated patient drop off/pick up lane

FINANCIAL OVERVIEW:

- \$35/PSF, NNN
- Lease Term: 10+ years
- TI Allowance: \$60/PSF
- Parking allowance available

MPNH: Integrated Services

- Wellness and weight loss
- Advanced Imaging
- Lab Services
- Family Medicine
- Internal medicine
- Functional Medicine
- Ambulatory Surgery
- Convenience Care
- Oncology
- Medical Spa
- IV micronutrient therapy



- Women's Health/ Infertility
- Neuroscience
- Behavioral Health
- Organic Dentistry
- Medical fitness
- Orthopedics
- Rehabilitation
- Ear, Nose and Throat
- Urology
- Gastroenterology
- Ophthalmology



UM-Capital Region Medical Center alone will not equate to improved access or outcomes

- Recruitment and Retention Strategies:
 - 32,000 Marylanders leave the state for hospital admissions per year; 25,000 [78%] are from the County
 - Healthcare providers are key drivers
 - Perception, Quality, Choice, Consumer Confidence

Health Care: A Dynamic, Fluid & Regional Market

Bowser wants to speed up design, construction of new hospital at St. E's

Mar 21, 2018, 3:01pm EDT Updated: Mar 22, 2018, 1:23pm EDT

Mayor Muriel Bowser called for a more aggressive timeline to design and build a \$300 million hospital at St. Elizabeths as she released her proposed capital spending plan Wednesday.

The new funding plan would allow the city to complete the hospital in Southeast D.C. by 2023, at least a year earlier than previously planned, city officials said during a call with reporters. Their goal is announce a new partner to operate — and help design — the hospital sometime this spring.



COURTESY IMAGE