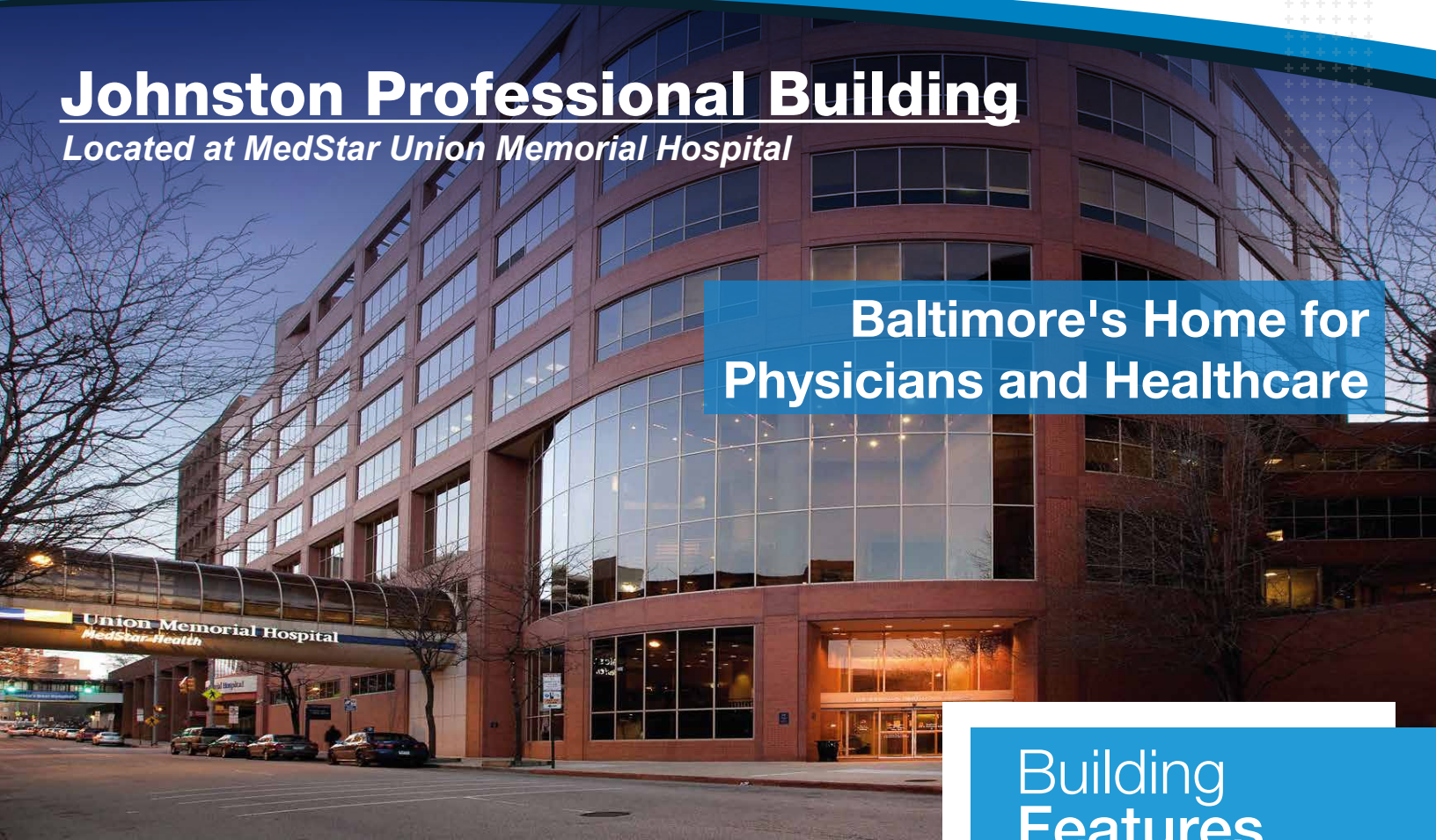


Johnston Professional Building

Located at MedStar Union Memorial Hospital

**Baltimore's Home for
Physicians and Healthcare**



- 80,294 SF distinguished eight-story medical office building
- Directly connected to MedStar Union Memorial Hospital and the world-renowned Curtis National Hand Center
- Effortless access to I-83, Charles Street and Belair Road
- Covered garage parking connected to the building via covered walkway
- Prestigious multi-specialty tenant roster — a powerful built-in referral source
- Surrounded by Baltimore's cutting-edge medical research community

Building Features

- Move-in ready designer medical suites
- Multi-specialty Tenant Base
- Build-to-suit improvement packages
- Public transit bus stop directly in front of the building
- New electronic tenant directory



Building Highlights



On-campus of MedStar
Union Memorial
Hospital



On-campus lab
and pharmacy



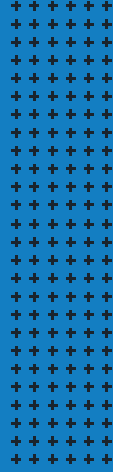
Convenient
covered
parking garage



Physician Community
Built-In Referral
Sources

3333

N Calvert Street
Baltimore, MD 21218
Newly Renovated Interiors



On Campus: MedStar Union Memorial Hospital

- 223-bed acute care teaching hospital — caring for Baltimore since 1854
- Home of the Curtis National Hand Center — the largest hand center in the world, headquartered inside the Johnston Professional Building itself
- 25,000+ Hand Center patients annually — unmatched physician and patient traffic at your door
- MedStar Heart & Vascular Institute — aligned with Cleveland Clinic, the nation's #1 heart program
- Birthplace of the nation's first hospital-based sports medicine program

Recent Building Renovations



Renovated Lobby and Café



New wall coverings, artwork and LED light upgrades throughout common areas



Upgraded common area restrooms



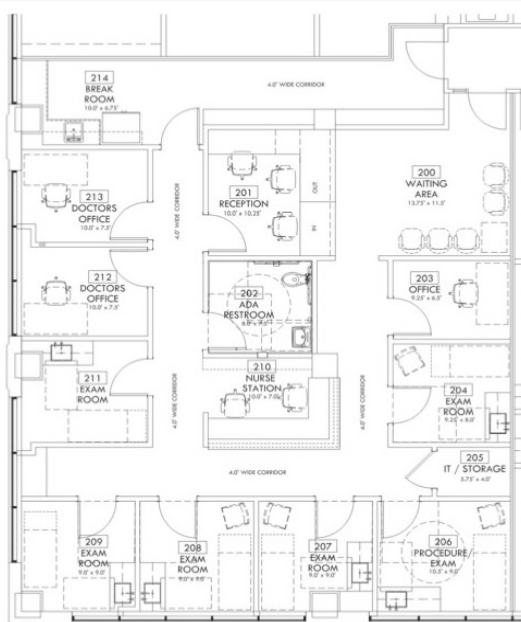
Improved elevator cabs and elevator landings

Featured: Medical Spec Suite 680

A 2,050 RSF turnkey clinical suite, thoughtfully planned and finished to the highest standard — quartz counters, rich wood-grain casework, and luxury plank flooring throughout.

A Complete Clinical Program:

- Five exam rooms plus an oversized procedure / exam room
- Two private physician offices
- Reception with dual check-in / check-out and generous waiting area
- Central nurse station commanding the clinical core
- Staff break room, dedicated IT / storage, and ADA restroom
- Efficient racetrack circulation with 4'-0" wide corridors



SUITE 680 — 2,050 RSF | Move-In Ready



Sun-filled exam rooms with city views

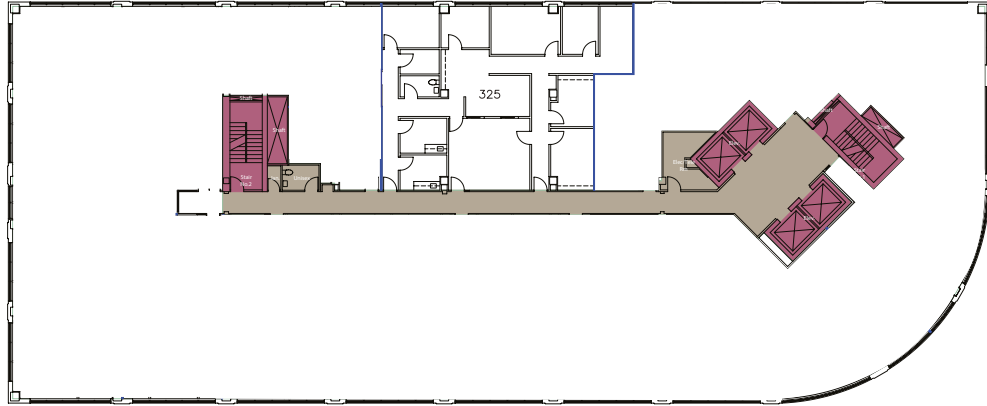


Clinical work core with custom casework

JOHNSTON PROFESSIONAL BUILDING AVAILABILITY

THIRD FLOOR

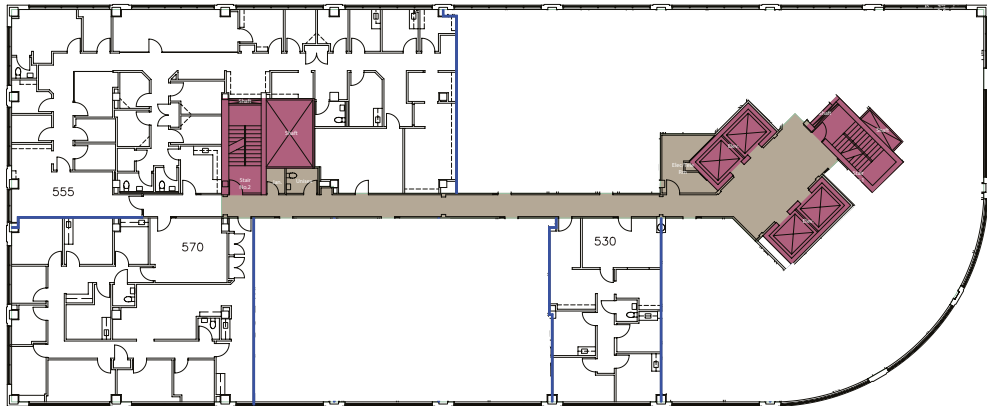
SUITE 325
2,548 RSF



FIFTH FLOOR

SUITE 555
4,707 RSF

Up to
7,473 RSF



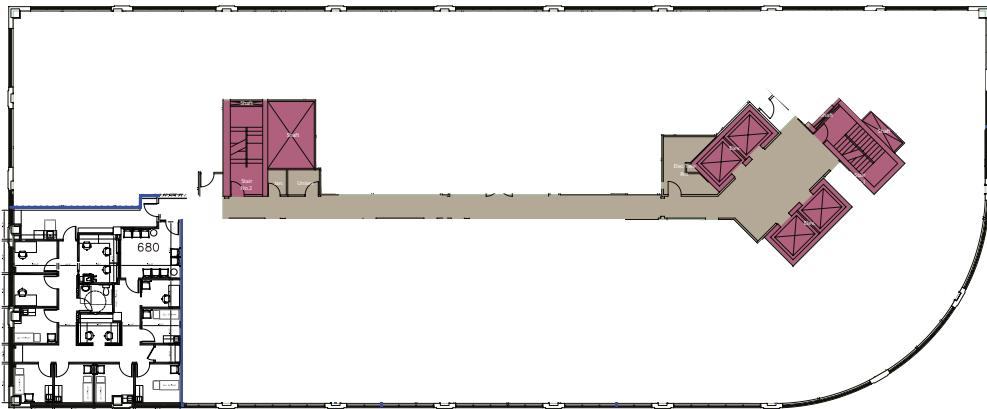
SUITE 570
2,766 RSF

SUITE 530
1,229 RSF

SIXTH FLOOR

SUITE 680
2,050 RSF

Medical Spec Suite



For more information or to schedule a property tour, please contact:

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HPRGrealty.com



HPRG HEALTH-PRO⁺
REALTY GROUP

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