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Exclusive Preview of Physicians Pavilion II at Upper Chesapeake Medical Center

MacKenzie Commercial Real Estate Services, LLC and Kinsley Construction hosted more than 50 medical professionals and state and local government representatives Thursday, July 17th at an Open House in Physicians Pavilion II, which is nearing completion on the Upper Chesapeake Medical Center campus in Harford County.

The 85,000 square foot pavilion located adjacent to a 450-car parking garage is more than 50% leased. Upper Chesapeake Health System has leased space in the facility for seven specialty outpatient services including diabetes, infusion and cancer centers; rehabilitation, anticoagulation and lipid management services; and a one-stop-shop for blood drawing and lab testing. Harford Gastroenterology Associates, PA, MacPhail Pharmacy, and The Daily Grind, a coffee house and eatery, have also leased space in the building.

When complete, the \$20-million facility, located at W. MacPhail Road and Maryland Route 24, will offer up to 18 tenants state-of-the-art class-A office space and unprecedented access to the medical resources next door.

Open House attendees toured the building and the glass pedestrian bridge that connects the project to the fourth story of the Ambulatory Care Center. Guests were provided leasing information and details regarding new programs at the facility.

During a short presentation Lyle E. Sheldon, FACHE, President and CEO of Upper Chesapeake Health, introduced Robin Luxon, Vice President of Clinical Services, who will oversee outpatient services at Physicians Pavilion II.

"The collaboration with MacKenzie Commercial Real Estate and Kinsley Construction on the Physicians Pavilion II project has been a great opportunity for Upper Chesapeake Health to expand the scope of healthcare and technology we provide to our community," said Luxon. "We are introducing new medical services to include our Diabetes and Endocrine Center, Infusion Services, Lipid Management and Rehabilitation Services and relocating our Anticoagulation and Cancer Program services to accommodate growth in these services," she added.

In addition, Lorraine Costello, Director of Administration for Harford County, who attended on behalf of Harford County Executive David Craig, offered remarks regarding the Pavilion's economic significance.

"Physicians Pavilion II exemplifies the type of project necessary to accommodate growth in Harford County," said Costello. "By the year 2017, Upper Chesapeake Health will serve a population exceeding 350,000. This, BRAC, and the County's maturing Baby Boomer generation, position the County's medical community to flourish," she added.

Also in attendance were Delegate Donna Stiffler; Dion Guthrie, Mary Ann Lisanti, Jim McMahan, and Chad Shrodes of the Harford County Council; and Terry Hanley, Ed Hopkins, and Robert Reier from the Town of Bel Air.

For more information on Upper Chesapeake Health System, please visit www.uchs.org. For leasing inquiries, contact Tom Fidler, Jr. Senior Vice President/Principal of Mackenzie Commercial Real Estate Services at tfidler@mackenziecommercial.com or 410.494.4860 or John Harrington, Senior Vice President/Principal of Mackenzie Commercial Real Estate Services at jharrington@mackenziecommercial.com or 410.494.4863.

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Lutherville-based MacKenzie Commercial Real Estate Services, LLC provides a full range of commercial real estate services, including leasing and sales, tenant and landlord advisory services, corporate consulting, commercial and residential development, general construction, property and asset management, market research, and debt and equity capital placement. With offices strategically located throughout the State of Maryland and 140 employees, MacKenzie is one of the largest commercial real estate service firms in Maryland. Please visit www.mackenziecommercial.com for more information.