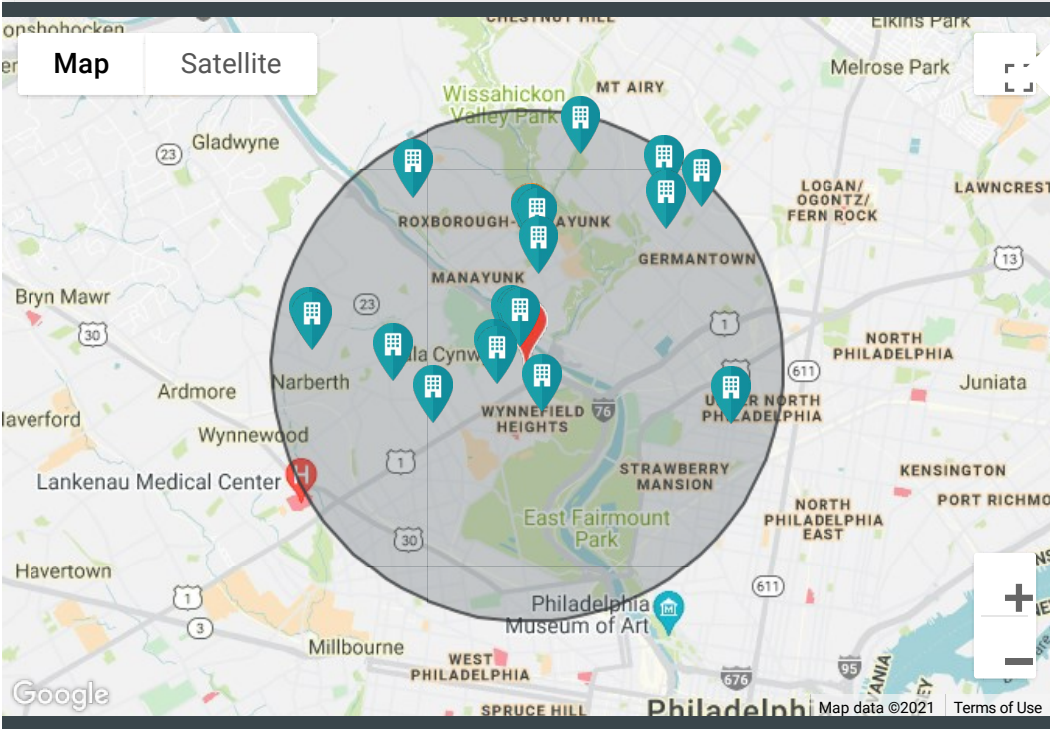


Primary Market Analysis

10 Presidential Blvd #124, Bala Cynwyd, PA 19004, USA

lat/lon:40.011149,-75.212311



Select Radius **3 mile**

DETAILS FOR 3 MILE RADIUS

MOB SF	994,575
Median Income	\$51,484
Total Pop	245,001
Pop over 65	37,234
Insured Pop	227,685
# Doctors	818
# Providers	1,385

[Glossary](#)

See the [Density Analysis](#) below for benchmarks to 1,3, and 5 mile MOB averages.

DETAILS FOR 3 MILE RADIUS

MOB Fundamentals 2Q21

Geography	Inventory (SF) Total - Available - Occupancy	Base Rent Range* 10% - 50% - 90%	Avg Rate NNN (samples)	Rent Growth Y/Y SS (samples)
3 mile ring	994,575 - 121,662 - 87.8%	\$27.27 - \$29.00 - \$29.72	\$27.27 (2)	()
10 mile ring	14,911,988 - 1,070,685 - 92.8%	\$18.20 - \$25.25 - \$31.22	\$26.83 (23)	()
Philadelphia	31,167,099 - 2,595,034 - 91.7%	\$15.00 - \$22.00 - \$28.49	\$21.09 (90)	1.5% (194)
Top 50	844,752,602 - 71,413,829 - 91.5%	\$15.00 - \$22.84 - \$36.00	\$22.88 (2,821)	1.6% (5,073)

* Base rents include all rent types. Stats are for MOBs, all sizes. Rent growth is on a same store basis.

Rent Comps

Distance	Name	Property Type	Total SF	Available SF	Rent
0.1	15 PRESIDENTIAL BLVD	Medical Condos	14,674	1,227	\$ 19.56 - Triple Net
1.6	146 MONTGOMERY AVENUE	Medical Office Building	16,188	11,598	\$ 29.00 - Full Service
2.4	822 MONTGOMERY AVE	Medical Office Building	26,021	800	\$ 30.00 - Full Service
3.1	1241 N TANAY ST	Medical Office Building	43,500	13,627	\$ 18.00 - Modified Gross
3.8	233 EAST LANCASTER AVENUE	Office w/Medical	26,688	1,000	\$ 30.00 - Modified Gross
4.1	THE TIMES BUILDING	Office w/Medical	38,000	0	\$ 40.31 - Modified Gross
4.6	Hahnemann University Primary Care	Medical Office Building	40,662	3,400	\$ 20.00 - Triple Net
4.6	Drexel Internal Medicine Center City	Medical Condos	30,380	6,300	\$ 29.00 - Modified Gross

4.9	Medical Tower	Medical Office Building	95,334	15,764	\$ 31.00 - Full Service
4.9	1521 LOCUST ST	Medical Office Building	51,110	3,500	\$ 21.00 - Modified Gross

Inventory Stats

Property Type	Number of Properties
Behavioral Health Hospital	2
Hospital - General	1
Medical Condos	1
Medical Office Building	20
Office w/Medical	18
Retail w/Medical	8

Medical Office Building (MOB) Stats

Segment	Count	Total MOB SF
Off Campus	19	938,191
On Campus	1	56,384
Affiliated	12	777,860
Not Affiliated	8	216,715
MOB Total	20	994,575

Construction Projects

	Property Name	Property Type	City	State	Status	Start Date	Open Date	Square Feet	Value
View	CHILDREN'S HOSPITAL OF PHILADELPHIA	Hospital - General	PHILADELPHIA	PA	Planning	7/1/2023	7/1/2027	3,800,000	\$1,900,000,000
View	HOSPITAL OF THE UNIVERSITY OF PENNSYLVANIA	Hospital - General	PHILADELPHIA	PA	In Progress	5/1/2017	12/1/2021	1,500,000	\$1,500,000,000
View	LANKENAU MEDICAL CENTER	Hospital - General	WYNNEWOOD	PA	Completed	7/1/2010	7/26/2013	274,000	\$465,000,000
View	MAIN LINE HOSPITAL BRYN MAWR CAMPUS	Hospital - General	BRYN MAWR	PA	Completed	5/13/2016	1/15/2019	256,000	\$200,000,000
View	PENN PRESBYTERIAN MEDICAL CENTER	Hospital - General	PHILADELPHIA	PA	Completed	5/13/2013	1/22/2015	178,000	\$144,000,000
View	LANKENAU MEDICAL CENTER	Hospital - General	WYNNEWOOD	PA	Completed	5/30/2017	12/1/2019	32,200	\$52,800,000
View	TEMPLE UNIVERSITY HOSPITAL	Hospital - General	PHILADELPHIA	PA	Completed	12/7/2015	12/1/2017	30,000	\$15,000,000
View	WILLS EYE HOSPITAL	Hospital - General	PHILADELPHIA	PA	Completed	8/1/2019	8/1/2020	20,000	\$10,000,000
View	BUERGER CENTER FOR ADVANCED PEDIATRIC CARE	Medical Office Building	PHILADELPHIA	PA	Completed	12/1/2011	7/27/2015	700,000	\$450,000,000
View	JEFFERSON HEALTH SPECIALTY CARE PAVILION	Medical Office Building	PHILADELPHIA	PA	In Progress	10/1/2020	3/1/2024	452,000	\$762,000,000
View	PENN MEDICINE UNIVERSITY CITY	Medical Office Building	PHILADELPHIA	PA	Completed	9/1/2012	9/12/2014	334,000	\$115,000,000
View	PENN MEDICINE WASHINGTON SQUARE	Medical Office Building	PHILADELPHIA	PA	Completed	11/1/2011	11/1/2013	153,242	\$48,500,000
View	BRYN MAWR MEDICAL ARTS PAVILION	Medical Office Building	BRYN MAWR	PA	Completed	7/1/2011	11/1/2012	147,000	\$32,000,000
View	MAIN LINE HOSPITAL BRYN MAWR CAMPUS MOB	Medical Office Building	BRYN MAWR	PA	Completed	2/1/2016	6/1/2017	101,228	\$47,000,000
View	CHOP FAMILY HEALTH CENTER	Medical Office Building	PHILADELPHIA	PA	Completed	9/19/2014	12/15/2015	96,000	\$42,500,000
View	DREXEL UNIVERSITY NEW COLLEGE MOB	Medical Office Building	PHILADELPHIA	PA	Completed	6/1/2017	6/1/2018	71,000	\$8,756,099
View	WILLS EYE HOSPITAL EXPANSION	Medical Office Building	PHILADELPHIA	PA	Completed	10/26/2017	12/1/2019	60,000	\$30,000,000
View	ONE UCITY SQUARE	Medical Other	PHILADELPHIA	PA	In Progress	11/15/2019	3/1/2022	400,000	\$262,800,000
View	DREXEL UNIVERSITY COLLEGE OF NURSING	Medical Other	PHILADELPHIA	PA	In Progress	6/1/2020	9/1/2022	258,000	\$152,900,000
View	SUBURBAN SQUARE	Retail w/Medical	ARDMORE	PA	In Progress	10/1/2020	10/1/2021	49,000	\$15,000,000
View	DAVITA CEDAR GROVE DIALYSIS	Retail w/Medical	PHILADELPHIA	PA	Completed	6/1/2018	6/1/2019	11,898	\$4,000,000

Construction data may be estimated

Transactions in last 36 months

Property	Property Name	Transaction Date	Price	Square FT	Price / SF	Buyer
View	THE PAGODA BUILDING <i>Medical Office Building</i>	4/2/2021	\$15,122,030	50,850	\$297	Anchor Health Properties

View	PAGODA 10 <i>Medical Office Building</i>	4/2/2021	\$11,902,970	40,074	\$297	Anchor Health Properties
View	BELLET BUILDING <i>Medical Office Building</i>	11/10/2020	\$9,700,000	107,760	\$90	Brandywine Realty
View	OAK STREET HEALTH <i>Retail w/Medical</i>	6/23/2020	\$8,637,187	46,546	\$186	Leser Group
View	DAVITA CEDAR GROVE DIALYSIS <i>Retail w/Medical</i>	6/23/2020	\$5,237,813	11,898	\$440	Leser Group
View	3 CRESCENT DR <i>Medical Office Building</i>	12/26/2019	\$62,341,000	96,000	\$649	Norvin Properties (NY)
View	BRYN MAWR OFFICE PLAZA <i>Office w/Medical</i>	12/18/2019	\$4,633,399	25,387	\$183	Westover Companies
View	931 E HAVERFORD RD <i>Medical Office Building</i>	12/18/2019	\$5,133,000	37,380	\$137	Westover Companies
View	600 HAVERFORD ROAD <i>Medical Office Building</i>	12/18/2019	\$2,806,759	24,053	\$117	Westover Companies
View	PENN MEDICINE WASHINGTON SQUARE <i>Medical Office Building</i>	6/30/2019	\$99,250,000	153,242	\$648	Penn Medicine
View	4040 MARKET ST <i>Medical Office Building</i>	10/1/2018	\$16,000,000	103,000	\$155	Penn Medicine

Density Analysis - Subject Location

Expanded Demographics

	1 Mile		3 Miles		5 Miles	
	Value	Index	Value	Index	Value	Index
Median Household Income	\$77,222	0.94	\$55,450	0.67	\$50,685	0.63
MOB SF	682,500	2.05	994,575	0.96	6,187,792	3.24
MOB SF / Doc	2,305.7	1.08	1,215.9	0.93	645.0	0.56
MOB SF / 1000 insured ppl	30.8	1.33	4.4	0.56	7.6	1.28
Docs / 1000 insured ppl	12.5	0.90	3.3	0.51	10.8	1.99

Comparison Group : Avg of all MOBs in Philadelphia

Medicare Billing Summary- 3 Mile Ring

Top 15 Specialties shown. Data is CY 2018. Select a provider type to see all providers in that specialty.

View the [Top Properties Report](#) for a 5 year trend of top properties and specialties.

Provider Type	Provider Count	Total # Services	Submitted Charges	Total Medicare Pmt
Ophthalmology	21	57,939	\$22,423,465	\$6,499,731
Ambulatory Surgical Center	3	6,495	\$12,589,358	\$4,454,258
Family Practice	47	36,218	\$4,619,007	\$2,165,716
Gastroenterology	12	17,871	\$4,073,897	\$1,113,922
Urology	4	11,467	\$4,040,359	\$1,690,795
Radiation Oncology	1	6,935	\$4,019,429	\$1,171,698
Cardiology	4	9,317	\$3,213,634	\$845,224
Orthopedic Surgery	6	7,915	\$2,791,226	\$596,027
Internal Medicine	25	17,525	\$2,603,662	\$1,055,471
Dermatology	5	21,689	\$2,471,062	\$1,065,420
Rheumatology	1	32,202	\$1,296,492	\$612,564
Psychiatry	16	11,343	\$1,222,030	\$556,863
Emergency Medicine	5	3,594	\$1,019,547	\$274,163

Nurse Practitioner	14	6,730	\$996,396	\$406,736
Podiatry	7	11,020	\$970,954	\$465,920

Provider charge data is sourced from the CMS Physician and Other Supplier public use file and contains 100% final-action physician/supplier Part B non-institutional line items for the Medicare fee-for-service population. See CMS for further information and limitations.

Closest 15 Properties

PAGODA 10

10 PRESIDENTIAL BLVD BALA CYNWYD, PA 19004

Revista ID	43908	Distance	0.0
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	A
		On Hospital Campus	Off Campus
Property Type	Medical Office Building	Affiliated	No
Square Feet	40,074	Owner Type	Investor/Private
Year Built	1966		

PropertyView™ Report



130 PRESIDENTIAL BLVD BALA CYNWYD, PA 19004

Revista ID	256006	Distance	0.1
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	
Property Type	Medical Office Building	On Hospital Campus	Off Campus
		Affiliated	No
Square Feet	4,700	Owner Type	
Year Built			

PropertyView™ Report

15 PRESIDENTIAL BLVD BALA CYNWYD, PA 19004

Revista ID	401285	Distance	0.1
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	B
Property Type	Medical Condos	On Hospital Campus	Off Campus
		Affiliated	No
Square Feet	14,674	Owner Type	
Year Built	1995		

PropertyView™ Report

ONE PRESIDENTIAL BOULEVARD

1 PRESIDENTIAL BLVD BALA CYNWYD, PA 19004

Revista ID	380358	Distance	0.1
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	A
		On Hospital Campus	Off Campus
Property Type	Office w/Medical	Affiliated	No
Square Feet	113,115	Owner Type	
Year Built	1956		

PropertyView™ Report



THE PAGODA BUILDING

100 PRESIDENTIAL BLVD BALA CYNWYD, PA 19004

Revista ID	389141	Distance	0.1
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	A
		On Hospital Campus	Off Campus
Property Type	Medical Office Building	Affiliated	No
Square Feet	50,850	Owner Type	Investor/Private
Year Built	1965		

PropertyView™ Report



50 MONUMENT RD BALA CYNWYD, PA 19004

Revista ID 86781 Distance 0.2

PropertyView™ Report

Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	
Property Type	Office w/Medical	On Hospital Campus	Off Campus
Square Feet	34,842	Affiliated	No
Year Built	1973	Owner Type	

401 E CITY AVE	BALA CYNWYD, PA 19004	PropertyView™ Report	
Revista ID	230845	Distance	0.2
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	B
Property Type	Office w/Medical	On Hospital Campus	Off Campus
Square Feet	1,989	Affiliated	No
Year Built	1989	Owner Type	

THE 555 BUILDING		PropertyView™ Report	
555 E CITY AVE	BALA CYNWYD, PA 19004		
Revista ID	409450	Distance	0.2
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	B
Property Type	Office w/Medical	On Hospital Campus	Off Campus
Square Feet	156,613	Affiliated	No
Year Built	1964	Owner Type	



TWO BALA PLAZA		PropertyView™ Report	
333 E CITY AVE	BALA CYNWYD, PA 19004		
Revista ID	30121	Distance	0.4
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	A
Property Type	Office w/Medical	On Hospital Campus	Off Campus
Square Feet	211,280	Affiliated	No
Year Built	1968	Owner Type	Investor/Private



2 BALA PLZ PMB	BALA CYNWYD, PA 19004	PropertyView™ Report	
Revista ID	671202	Distance	0.5
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	
Property Type	Office w/Medical	On Hospital Campus	Off Campus
Square Feet	107,280	Affiliated	No
Year Built	1968	Owner Type	

301 CITY LINE AVENUE		PropertyView™ Report	
301 E CITY AVE	BALA CYNWYD, PA 19004		
Revista ID	8545	Distance	0.5
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	A
Property Type	Medical Office Building	On Hospital Campus	Off Campus
		Affiliated	No



Square Feet	56,038	Owner Type	Provider Owner
Year Built	1973		

ONE BALA PLAZA

1 BALA PLZ BALA CYNWYD, PA 19004

Revista ID	467403	Distance	0.5
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	A
Property Type	Office w/Medical	On Hospital Campus	Off Campus
		Affiliated	No
		Owner Type	
Square Feet	378,165		
Year Built	1956		

PropertyView™ Report



PCOM MEDICAL OFFICE BUILDING

4182-4190 CITY AVE PHILADELPHIA, PA 19131

Revista ID	396489	Distance	0.5
Metro	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	Building Class	A
Property Type	Medical Office Building	On Hospital Campus	Off Campus
		Affiliated	No

PropertyView™ Report

