

# ON CAMPUS MEDICAL OFFICE BUILDING FACILITIES:

## SUBURBAN WASHINGTON D.C.

No.	Hospital	# of MOB	Size / # of Doctors / Notes
1.	<b>Anne Arundel Medical Center</b> Org ID: 6241 2001 Medical Parkway Annapolis, MD 21401 (443)481-1000 <a href="http://www.aahs.org">www.aahs.org</a>	2	Sajak Pavilion Morgan Wayson Pavilion
2.	<b>Carroll Hospital Center, Inc.</b> Org ID: 6301 200 Memorial Avenue Westminster, MD 21157 (410)871-6523 <a href="http://www.carrollhospitalcenter.org">www.carrollhospitalcenter.org</a>	1	120,000 SF
3.	<b>Holy Cross Hospital of Silver Spring, Inc.</b> Org ID: 6300 1500 Forest Glen Road Silver Spring, MD 20910 (301)754-7515 <a href="http://holycrosshealth.org">holycrosshealth.org</a>	1	60,000 SF
4.	<b>Howard County General Hospital, Inc.</b> Org ID: 6273 5755 Cedar Lane Columbia, MD 21044 (410)740-7710 <a href="http://www.hcgh.org">www.hcgh.org</a>	1	60,000 SF
5.	<b>Inova Alexandria Hospital</b> Org ID: 6319 4320 Seminary Road Alexandria, VA 22304 (703)504-3167 <a href="http://inova.org">inova.org</a>	1	
6.	<b>Inova Fairfax Hospital</b> Org ID: 6351 3300 Gallows Road Falls Church, VA 22046 (703)776-2706 <a href="http://inova.org">inova.org</a>	3	3289, 3299, 3301 Woodburn Medical Office Park

7.	<b>Inova Fair Oaks Hospital</b> Org ID: 6337 3600 Joseph Siewick Drive Fairfax, VA 22033 (703)391-3601 <a href="http://inova.org">inova.org</a>	2	Additional 107,000 SF proposed Includes 24,000 separate Ambulatory Surgery Center Above ground parking w/980 spaces
8.	<b>Inova Mount Vernon Hospital</b> Org ID: 6321 2501 Parker's Lane Alexandria, VA 22306 (703)664-7000 <a href="http://inova.org">inova.org</a>	None	Hospital on county land
9.	<b>Montgomery General Hospital, Inc.</b> Org ID: 6290 18101 Prince Philip Drive Olney, MD 20832 (301)774-8603 <a href="http://www.montgomerygeneral.com">www.montgomerygeneral.com</a>	2	Adding new 60,000 SF MOB w/ CON that will be filed around April '06.
10.	<b>Shady Grove Adventist Hospital</b> Org ID: 6297 9901 Medical Center Drive Rockville, MD 20850 (301)279-6000 <a href="http://www.shadygroveadventisthospital.com">www.shadygroveadventisthospital.com</a>	3	On adjacent property
11.	<b>Suburban Hospital</b> Org ID: 6267 8600 Old Georgetown Road Bethesda, MD 20814 (301)896-3107 <a href="http://suburbanhospital.org">suburbanhospital.org</a>	1	Existing; Master-planned for additional
12.	<b>Virginia Hospital Center</b> Org ID: 6323 1701 North George Mason Drive Arlington, VA 22205 (703)558-5000 <a href="http://www.virginiahospitalcenter.com">www.virginiahospitalcenter.com</a>	2	1715 George Mason Dr. 1635 George Mason Dr.
13.	<b>Washington Adventist Hospital</b> Org ID: 6302 7600 Carroll Avenue Takoma Park, MD 20912 (301)891-6608 <a href="http://adventisthealthcare.com">adventisthealthcare.com</a>	1	Existing; Master planned for additional 42,000 sf

## HEALTH CARE

# Inova Fair Oaks Hospital plans third office building

By Neil Adler  
Staff Reporter

Inova Fair Oaks Hospital wants to add more medical offices and care facilities to its \$70 million expansion.

The 160-bed Fairfax hospital, operated by Falls Church-based Inova Health System ([www.inova.org](http://www.inova.org)), plans to build a four-story, 107,000-square-foot medical office building that includes a 24,000-square-foot ambulatory care center as well as an above-ground parking garage with up to 980 spaces.

Inova officials declined to say how much the project would cost.

The health care provider needs approval from Fairfax County's health care advisory board, its planning commission and the county Board of Supervisors before construction can begin. Inova hopes to break ground by July, says Todd McGovern, senior director of operations and business development at Inova Fair Oaks Hospital.

The entire project, if it all runs according to schedule, will be finished sometime in the fall of 2007.

Two existing medical office buildings at the hospital, totaling about 200,000 square feet, are fully occupied. That's a problem since Inova Fair Oaks wants to recruit doctors to its newly renovated campus and provide the docs already there with room to expand as demand for health care continues to grow with Northern Virginia's swelling population.

"We have no place to put them," McGovern says. "And the campus is a pretty nice place to be."

Inova is planning an ambulatory care center, with four operating rooms and four procedure rooms, on the new building's second floor. The health system already has a certificate of need for this facility but still needs one for the parking garage. McGovern says that CON should come this summer.

■ E-MAIL: [NADLER@WBJJOURNALS.COM](mailto:NADLER@WBJJOURNALS.COM) PHONE: 703/816-0332



**MORE EXPANSION:** Inova Fair Oaks Hospital plans to add more medical offices and care facilities to its \$70 million expansion in Fairfax County. Plans include a new 24,000-square-foot care center.

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HEALTH CARE

# Montgomery General readies for \$101M expansion

By Neil Adfer  
Staff Reporter

The smallest hospital in Montgomery County is planning a big expansion.

Montgomery General Hospital is seeking approval to build a new patient tower and medical office building, add dozens of beds and renovate about 90,000 square feet.

The Olney hospital has filed a letter of intent with state health regulators, saying it expects to submit a certificate of need application by April 14.

The expansion and renovation will cost about \$101 million, says Lynne Myers, Montgomery General's vice president of corporate strategy and professional services.

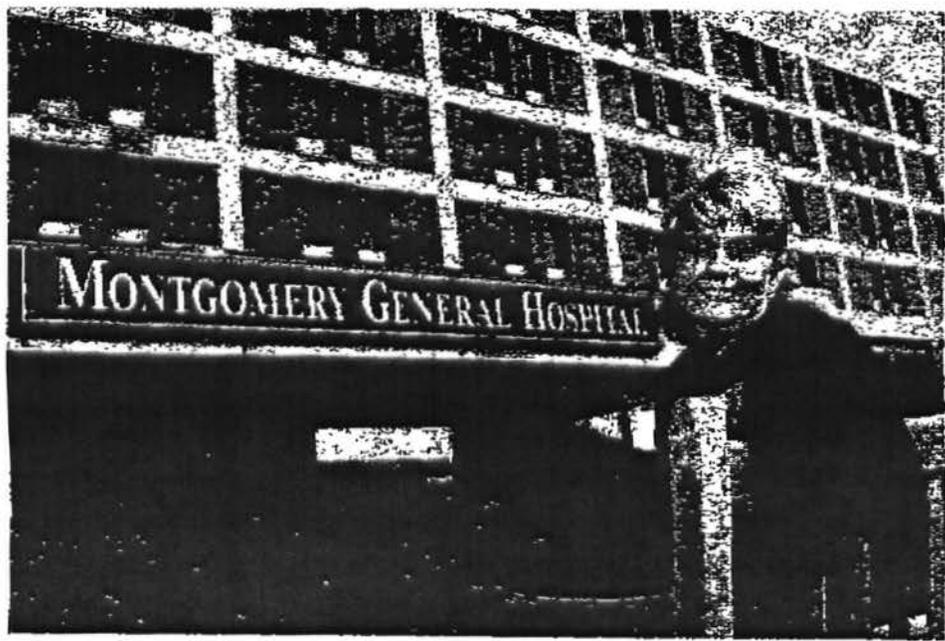
The hospital hopes to finance the project by issuing bonds, using cash from operations and raising additional money.

Montgomery General is smack in the middle of a building boom for local hospitals, many of which recently finished, started or plan to begin construction on massive projects.

"It's a very competitive area," Myers says.

In the first phase of its project, likely to cost at least \$25 million, Montgomery General will convert all its rooms to private ones and construct a 25,000-square-foot emergency department in the new patient tower.

The new ER space would be 8,000 square feet larger than the ER facility the depart-



MIANNE D. LAWTON

**HEALTHY GROWTH:** Lynne Myers, vice president of corporate strategy and professional services at Montgomery General Hospital, says the hospital plans to spend \$101 million in a major new expansion and renovation project.

ment now occupies.

Montgomery General ([www.montgomerygeneral.com](http://www.montgomerygeneral.com)) should break ground in about a year, assuming it obtains the required certificate from the Maryland Health Care Commission, Myers says.

Building a new emergency department and converting to private rooms will take two to three years. The patient tower will have the enlarged ER on the first floor and the new private rooms and other services,

such as outpatient care, on the remaining floors.

Montgomery General, which was the first acute-care hospital in the county when it was founded in 1920, plans to add 42 beds for a total of 186.

Other aspects of the expansion include an upgrade of the hospital's medical imaging services and its clinical information system. Also, 450 parking spaces will be added.

The 60,000-square-foot medical office

building, which Montgomery General plans to develop in partnership with a private company, will go across the street from the main campus on land owned by the hospital.

Montgomery General's expansion, as large as it will be, is a relatively small portion of what Maryland hospitals are planning.

The state's hospitals will have to invest \$6 billion over the next five years to meet their capital requirements, says a new report from Baltimore-based Sage Policy Group, an economic consulting firm.

"The reality is that this is a short-term need [for hospitals] to reinvest over the next few years," says Nancy Fiedler, a senior president with the Maryland Hospital Association, which commissioned the report.

The ability of hospitals to pay for the expansions could become more difficult, however, if the state goes through with a proposal that would reduce hospital rates.

Maryland hospitals currently are forced to charge rates 2 percent below the national average, but the state agency responsible for setting hospital rates might lower that to 3.5 percent below the national average for fiscal years 2007-2009.

Doing so, according to the Sage Policy report, "would undo much of the financial progress that has been made in the past three years and would poorly position Maryland's acute-hospital community for the future."

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