

Health Campus

Westbrook | Portland, ME



A State of the Art Medical Campus in the Heart of a New Mixed-Use Development



NOW OPEN!



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UP TO 62,000± RSF MEDICAL OFFICE SPACE AVAILABLE

New construction - 2 buildings (Completion April 2025)

11 Rock Row is 5 stories and approximately 180,000± SF

15 Rock Row is approximately 20,000± SF

Parking garage with 500+ spaces - free to staff and patients

Join established tenants: New England Cancer Specialists, Rayus Radiology, Saco Bay Physical Therapy, Plastic & Hand Surgical Associates, The Dempsey Center and LB. MINI MART

The Main Building is currently 70% occupied — act fast to secure a spot!



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Not just a building, but a personalized healing campus



Waterstone Properties Group (“WPG”) was co-founded by Neal Shalom and Josh Levy in 2006. Over the last 19 years, Waterstone has evolved from owning a single asset in 2006 into a vertically-integrated and completely self-funded investment and development company that owns a portfolio of 70+ properties totaling over 9 million square feet across the U.S. The portfolio includes retail, industrial, medical, data center, multifamily, and mixed-use properties.



MASTER PLAN



200,000± SF
Medical Office Space

1,000
Residential Units

400,000 SF
Loft & Class-A Work
Space

300,000 SF
Retail, Cinema
& Services

2
Daycare Centers

80,000 SF
State-of-the-Art
Market Basket


element
BY WESTIN
Boutique Hotels


MALONE
COMMERCIAL BROKERS
CONNECTED, LOCAL, SAVVY.

PROPERTY DETAILS

OWNER/DEVELOPER:	Waterstone Properties Group
SIZE OF DEVELOPMENT:	Total 110± AC
ZONE:	GC General Commercial
UTILITIES:	Public Water/Sewer 3 Phase Power/Fiber Optic Gas
Medical Campus	
BUILDINGS:	11 Rock Row is the 180,000± SF 5-story Main Building 15 Rock Row is the 20,000± SF Radiation & Oncology Building Parking Garage
PARKING GARAGE:	Free parking for staff and patients 500± Spots
VISIBILITY & ACCESS:	Excellent visibility - off I-95 Exit 47
AMENITIES:	Numerous nearby restaurants, outdoor areas, ample free parking, entertainment, walking trails, various events
Space for Lease	
SPACE AVAILABLE:	62,000± SF subdividable down to 2,400± SF — See attached floorplans 11 Rock Row is currently at 70% capacity
LEASE RATE:	Contact broker for rates
AVAILABILITY:	2025
DELIVERY:	Vanilla shell or Build to Suit



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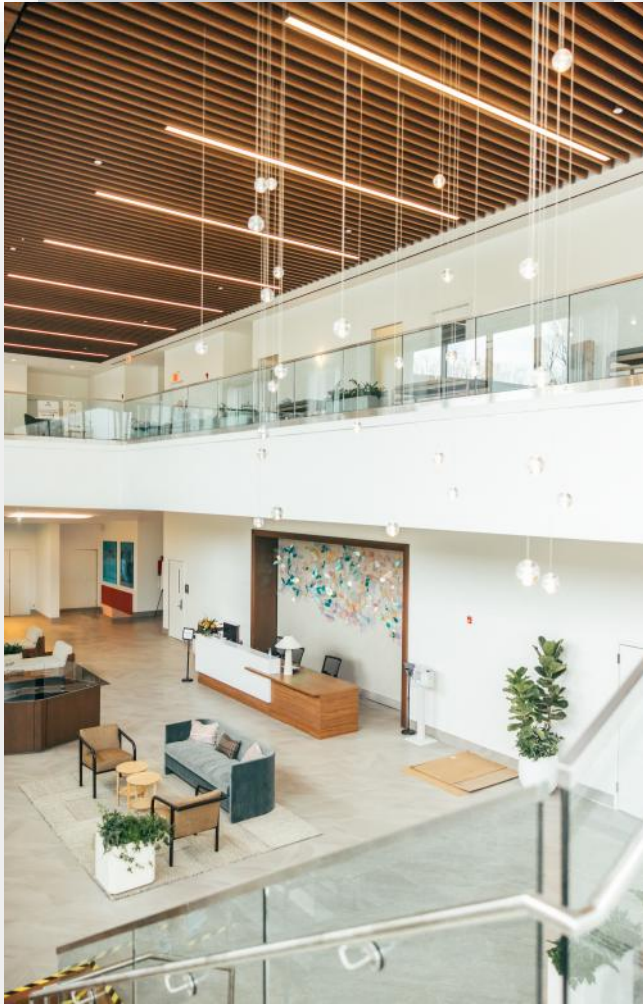
Exterior



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Lobby



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Interior



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Interior



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Healing Garden



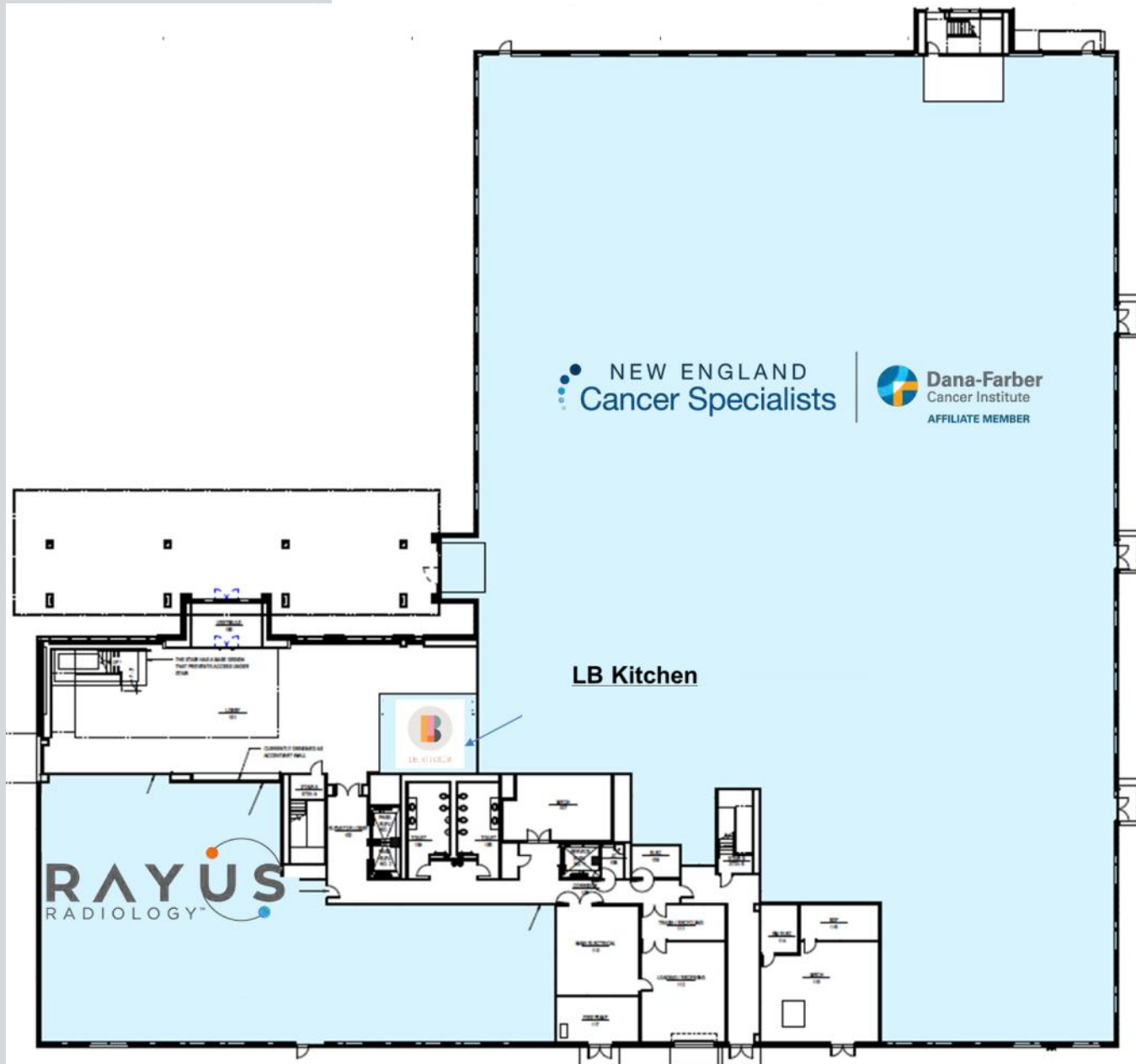
Fundamental to healthcare design is a belief that the healing process is patient-centered and evidence-based. A balance must be maintained between the needs of patients and families, physicians and staff, and operational efficiency. We deliver thoughtful, innovative design solutions that transform, improve, and redefine a healthcare facility and the healing process itself.



FLOOR PLANS

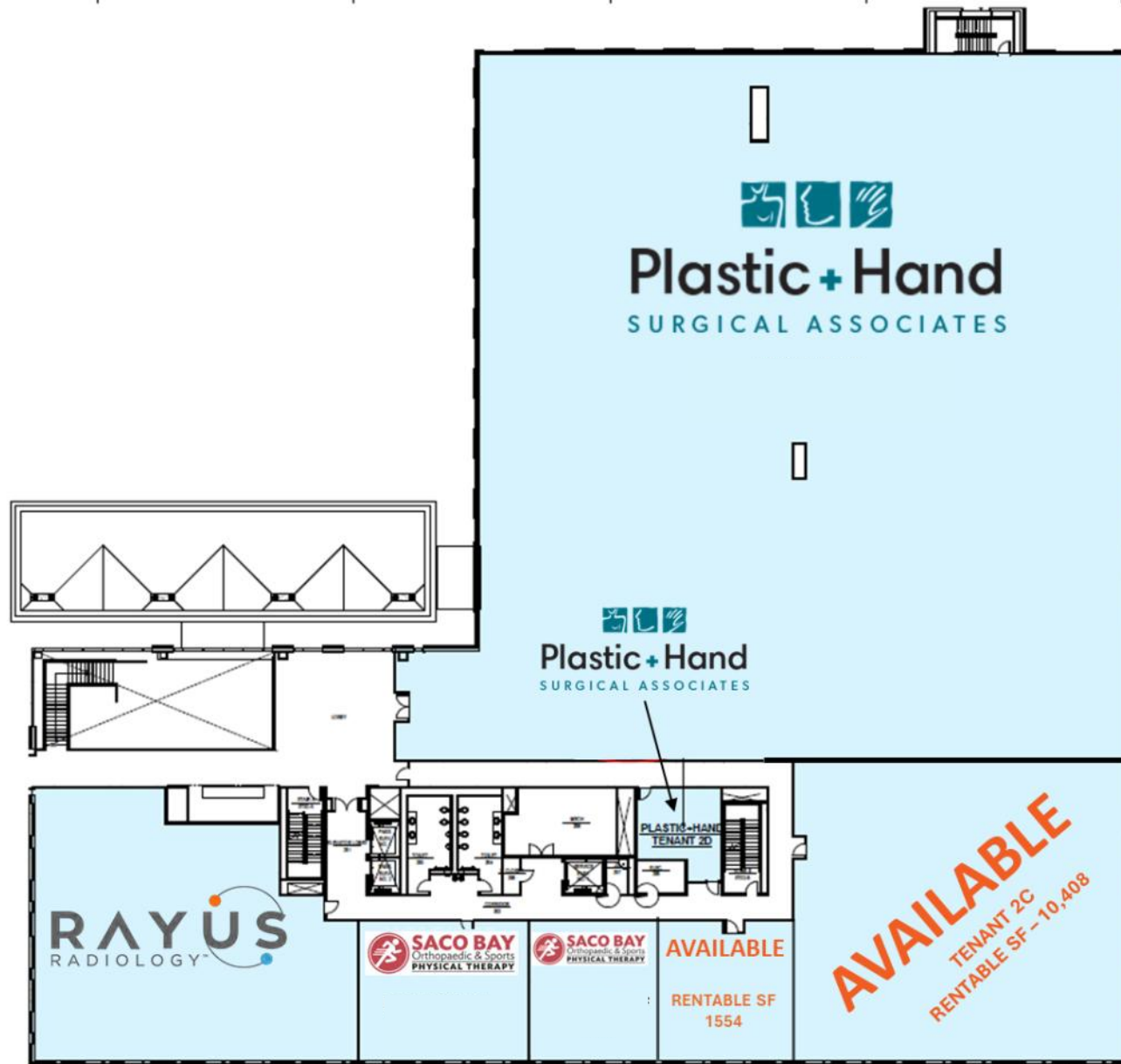


1st FLOOR
47,333 SF



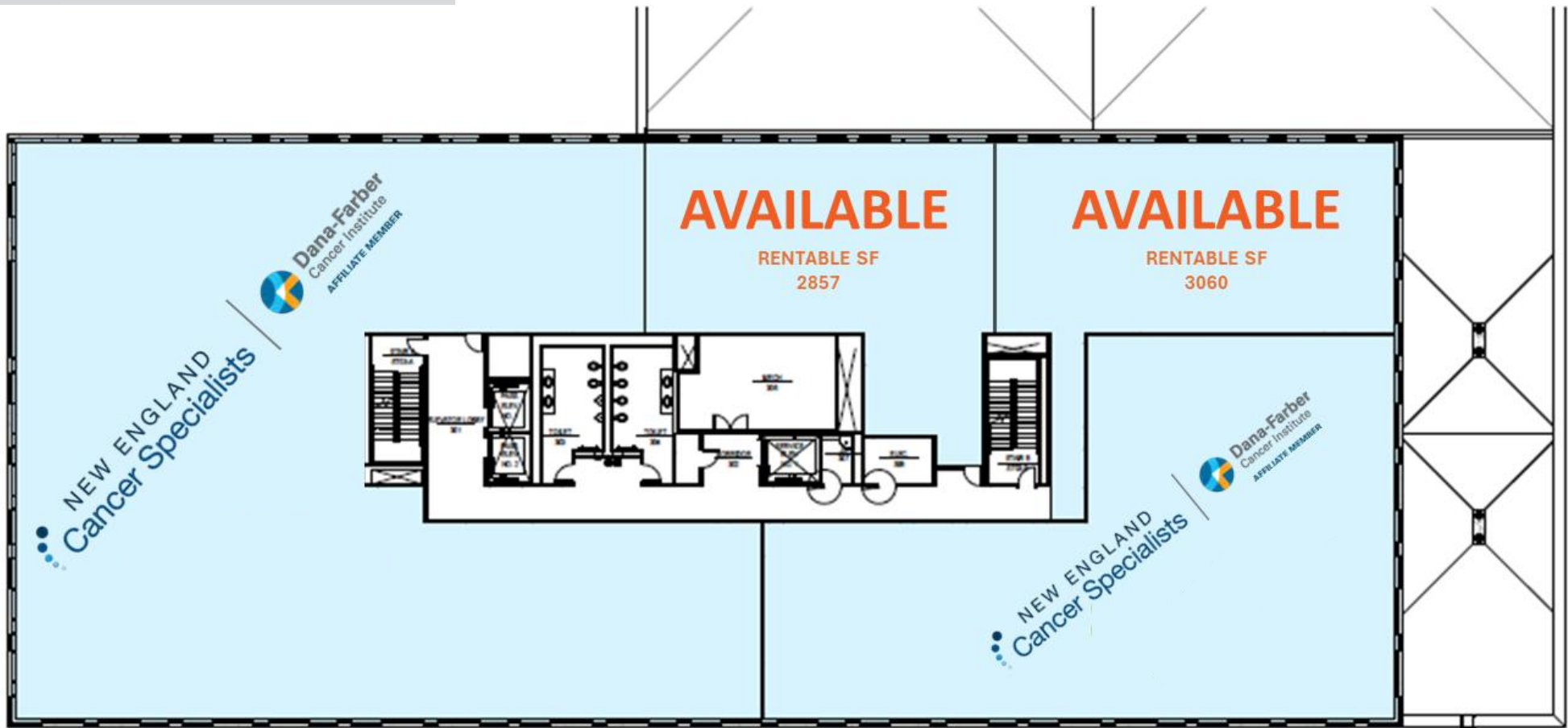
FLOOR PLANS

2nd FLOOR
49,468 SF



FLOOR PLANS

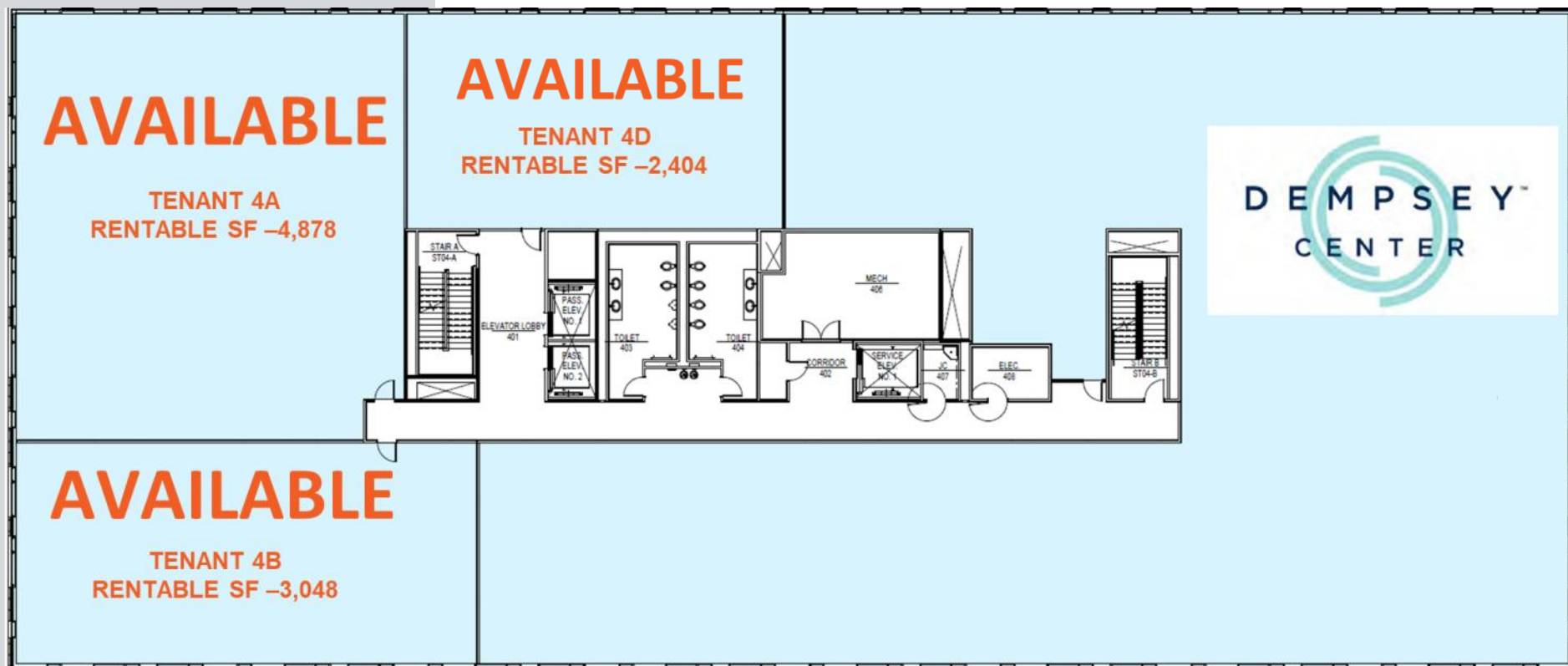
3rd FLOOR
26,329 SF



FLOOR PLANS



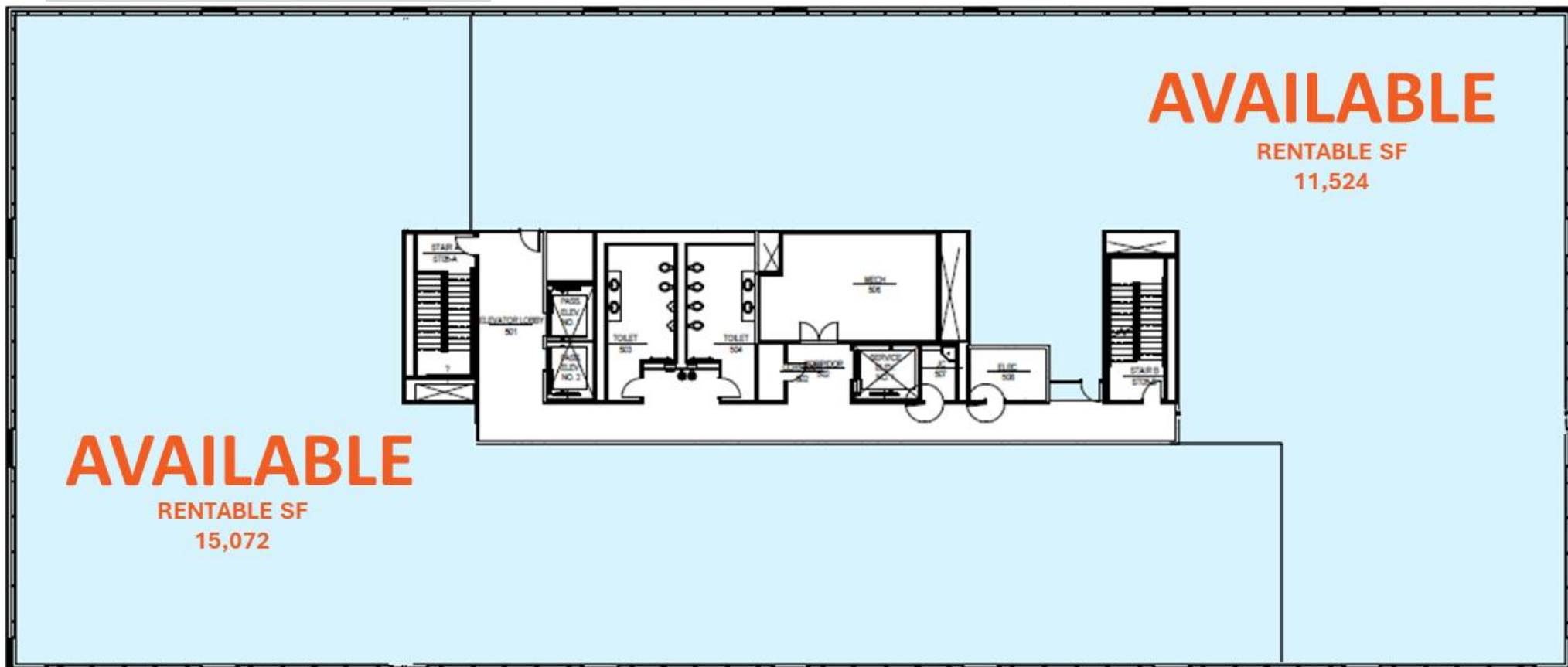
4th FLOOR
26,327 SF



FLOOR PLANS



5th FLOOR
26,566 SF



*The above configuration is only conceptual. The entire floor is a total of 26,566± SF and is subdividable to multiple layouts.



STACKING PLAN



TENANT 5A 15,399 RSF			TENANT 5B 13,284 RSF		
TENANT 4A 4,876 RSF	TENANT 4B 3,048 RSF	TENANT 4D 2,404 RSF	DEMPSEY CENTER 15,117 RSF		
NECS 14,134 RSF				NECS 7,065 RSF	TENANT 3C 6,174 RSF
RAYUS 5,583 RSF	SACO BAY 1,768 RSF	TENANT 2C 12,718 RSF	PLASTIC & HAND 35,062 RSF		
RAYUS 7,883 RSF		NECS 40,401 RSF			LB KITCHEN 593 RSF



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20,000 SF
Outparcel



The Radiology Oncology building has **10,000± SF** Available. Contact Mark Malone for more information about the Radiology Oncology building in the Rock Row Health Campus.



AMENITIES THAT MATTER

The power of air, sun and water are harnessed to lift spirits, reduce anxiety and improve outcomes . . . Using private healing gardens, scenic trail networks and other inspiring elements.

[Meditation](#) | [Activity](#) | [Medicinal](#) | [Healing Garden](#) | [Courtyard](#)

Reduce survival and transmission of infectious diseases and improve cognitive function of staff. Avoid carcinogenic finishes and materials, support easy cleaning and disinfection. Reduce noise disturbance and reverberation and improve sound privacy. Improve visual task performance, mood and sleep.

[Air Quality](#) | [Materials Selection](#) | [Acoustics](#) | [Daylighting](#)

Waterstone & NECS Good Food Program will bring nutrition and healthy eating to a new amenity level - for staff and patients.

[Food Hall](#) | [Cooking Classes](#) | [Serene, Stress-free Dining](#)

Powerful cross marketing and dynamic social media programming with strong engagement and loyal followers. Offering wellness events on the village green, 60+ digital displays, 50,000+ databases, storefront for public education, testing and fundraising and deep ties with the local community.

[Wellness Events](#) | [Education](#) | [Strong Community Outreach](#)

For more information—view Waterstone's Medical Campus presentation online at :

<https://rockrow.com/medical-campus>

We use nature and art to
inspire and comfort—and
expand your mission

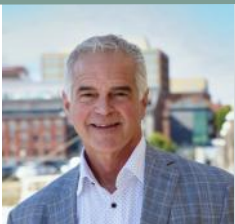
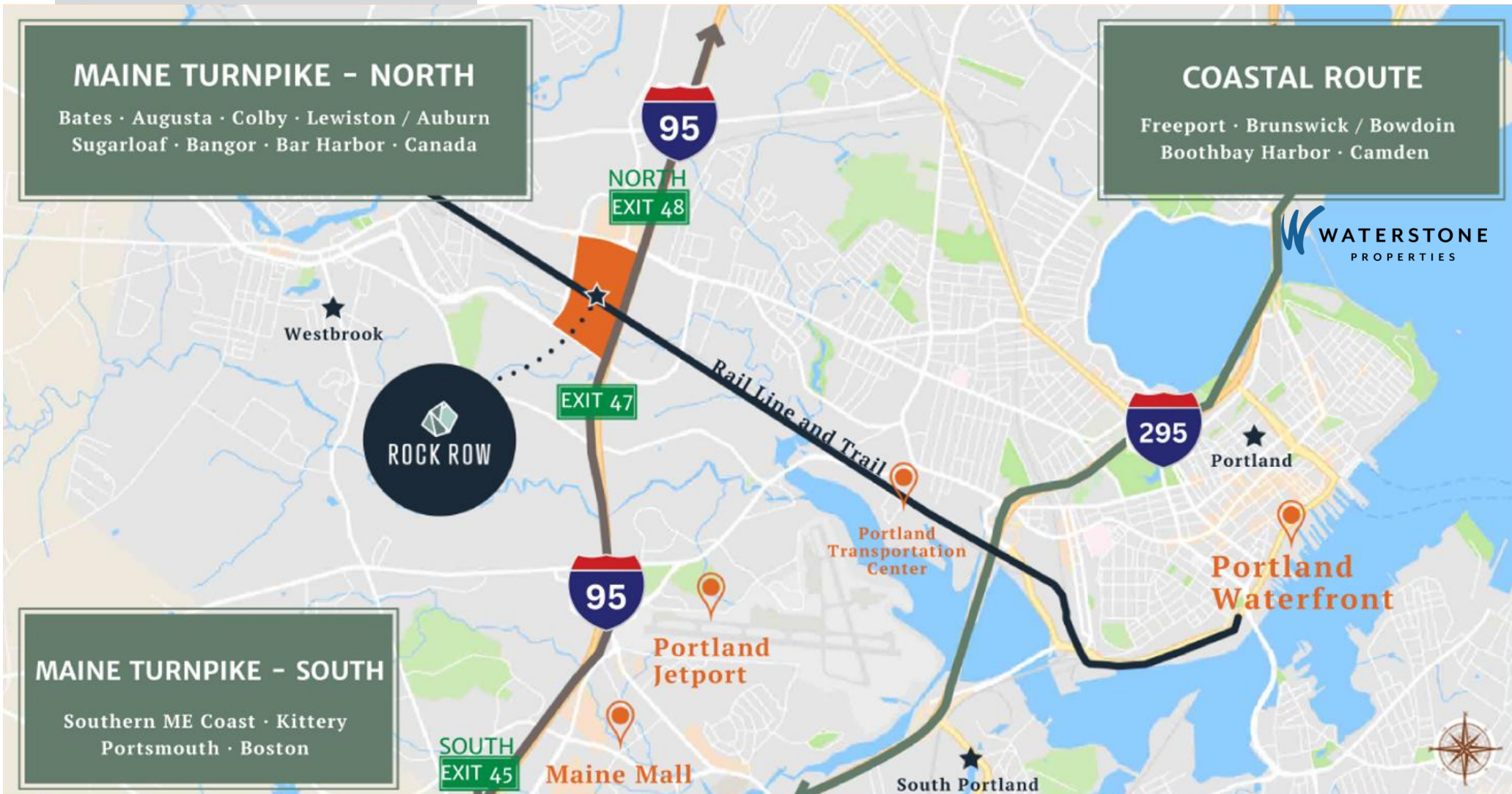
We are *revolutionizing*
the modern use of
'food for health'

Your success is *fully supported*
day one...and continues
long after construction ends



LOCATION

Central Location with easy access to all major routes



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