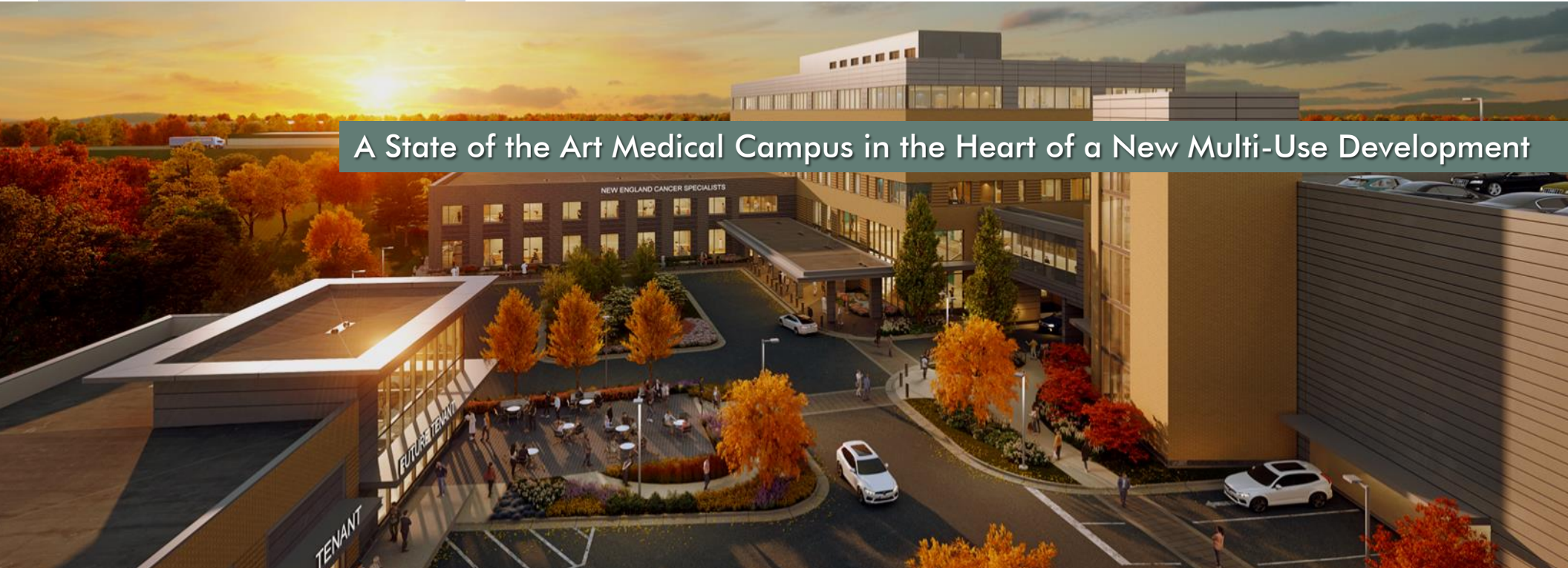


Medical & Research Campus

Westbrook | Portland, ME



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



UP TO 62,000± RSF MEDICAL OFFICE SPACE AVAILABLE

New construction - 2 buildings (Completion early 2025)

The Medical Office Building is 5 stories and approximately 179,365± SF

The Radiology & Oncology building 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 Kitchen

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



MARK MALONE, CCIM
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mark@malonecb.com



Not just a building, but a personalized healing campus

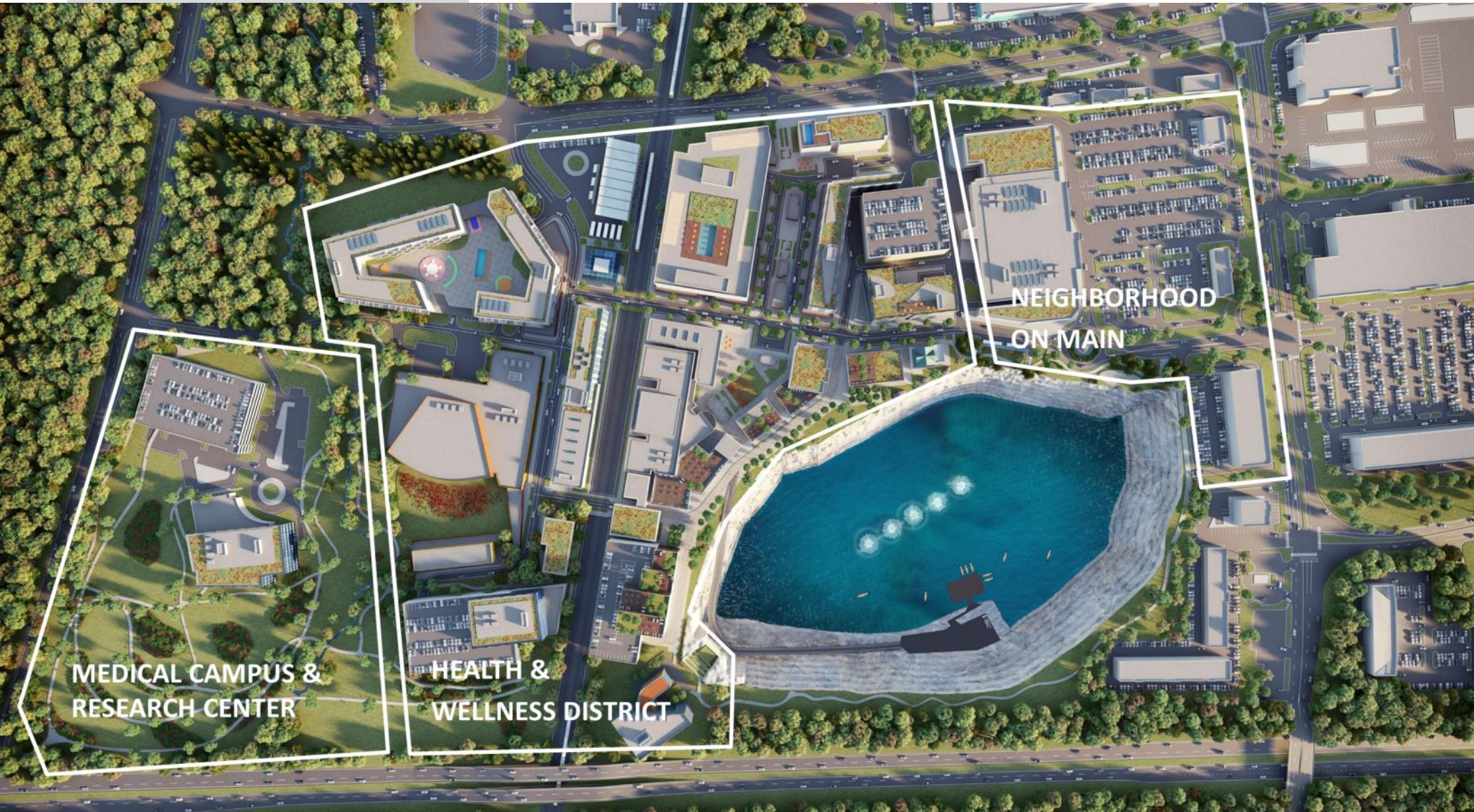


Waterstone is a national leader in pioneering large-scale, immersive, entertainment and experiential-based destination retail locations that attract guests from across the country. While at the forefront of this emerging concept, we still place a strong focus on our core specialties with a portfolio that includes strong-performing office, residential, medical and warehousing/logistical facilities, data centers, mixed-use and retail developments. Our combined properties total more than seven million square feet of space with an additional three-million-plus square feet under development.

- Waterstone Properties



MASTER PLAN



**MEDICAL CAMPUS &
RESEARCH CENTER**

**HEALTH &
WELLNESS DISTRICT**

**NEIGHBORHOOD
ON MAIN**

197,000± 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.

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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.

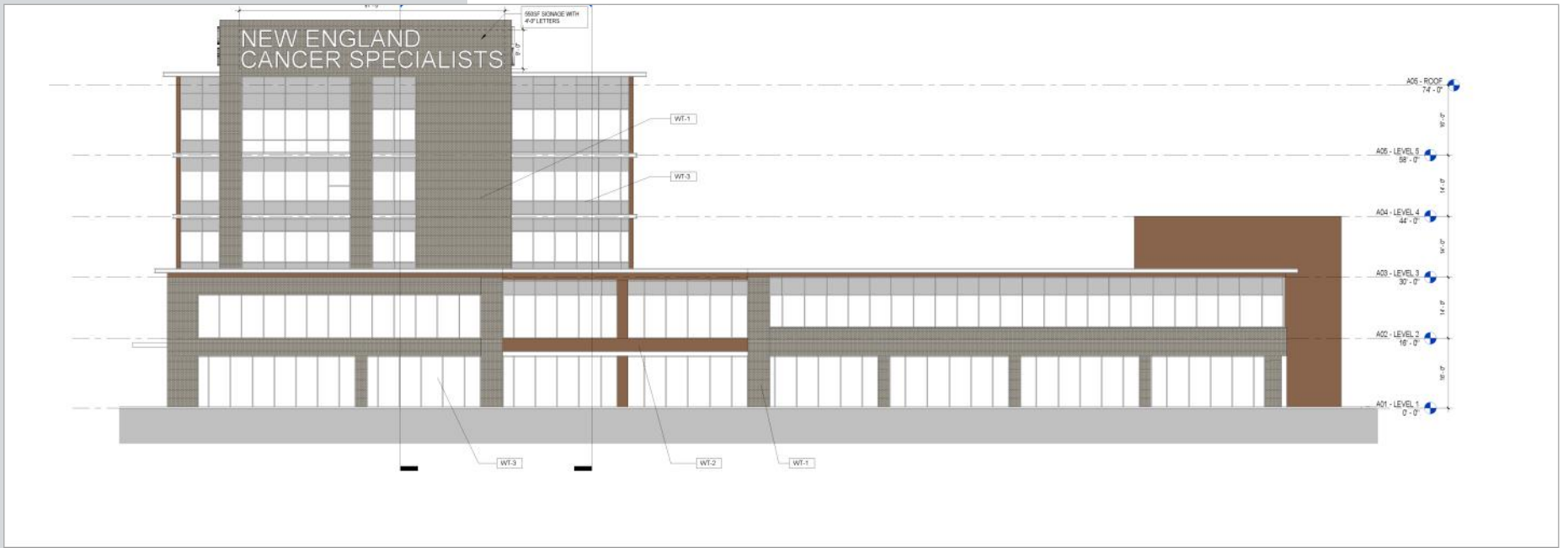


PROPERTY DETAILS

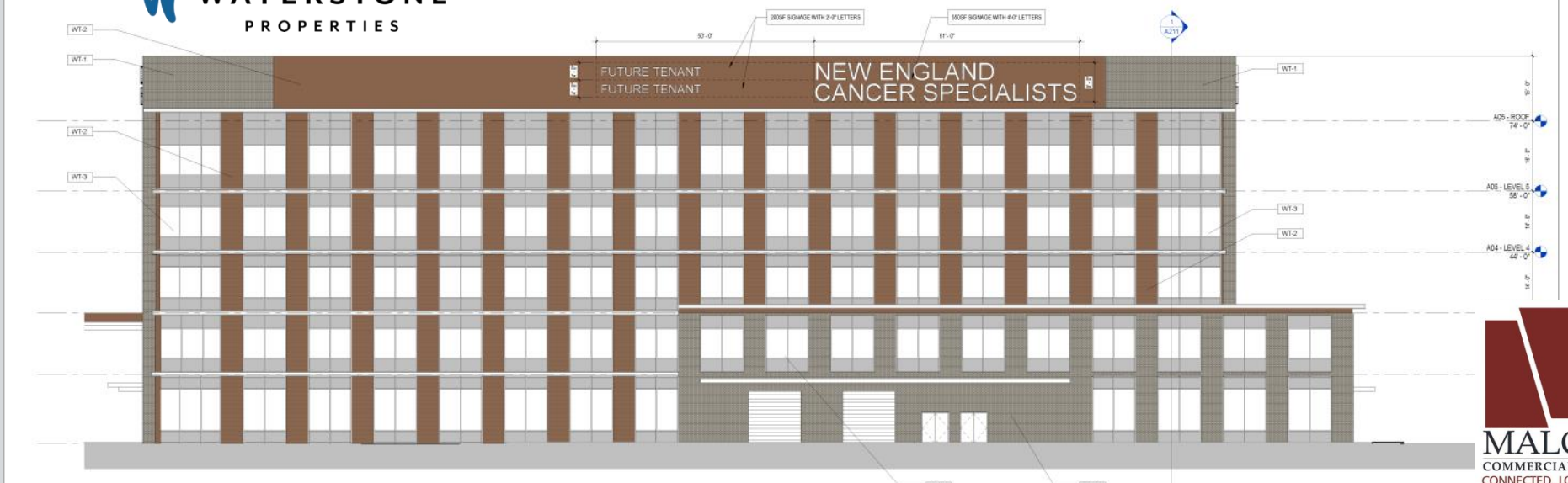
OWNER/DEVELOPER:	Waterstone Properties
SIZE OF DEVELOPMENT:	Total 110± AC
ZONE:	GC General Commercial
UTILITIES:	Public Water/Sewer 3 Phase Power Fiber Optic Gas
Medical Campus	
BUILDINGS:	179,385± SF 5-story Medical Office 20,000± SF Radiology/Oncology Parking Garage TBD
PARKING GARAGE:	Free parking 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 The MOB is currently at 70% capacity
LEASE RATE:	Contact broker for rates
AVAILABILITY:	2025
DELIVERY:	Vanilla shell or Build to Suit



ELEVATIONS

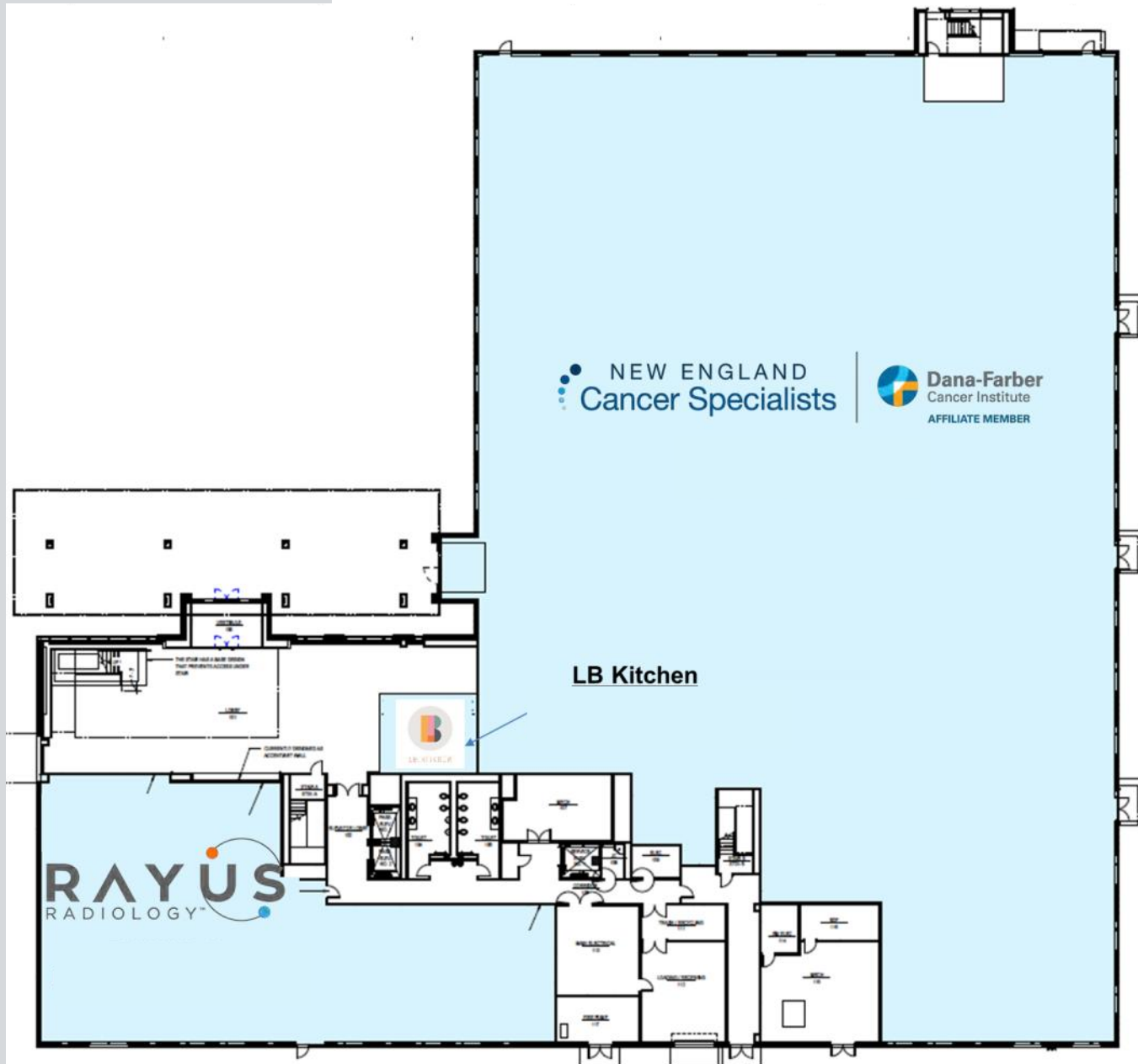


ST MOB ELEVATION
1" = 1'-0"



FLOOR PLANS

1st
FLOOR



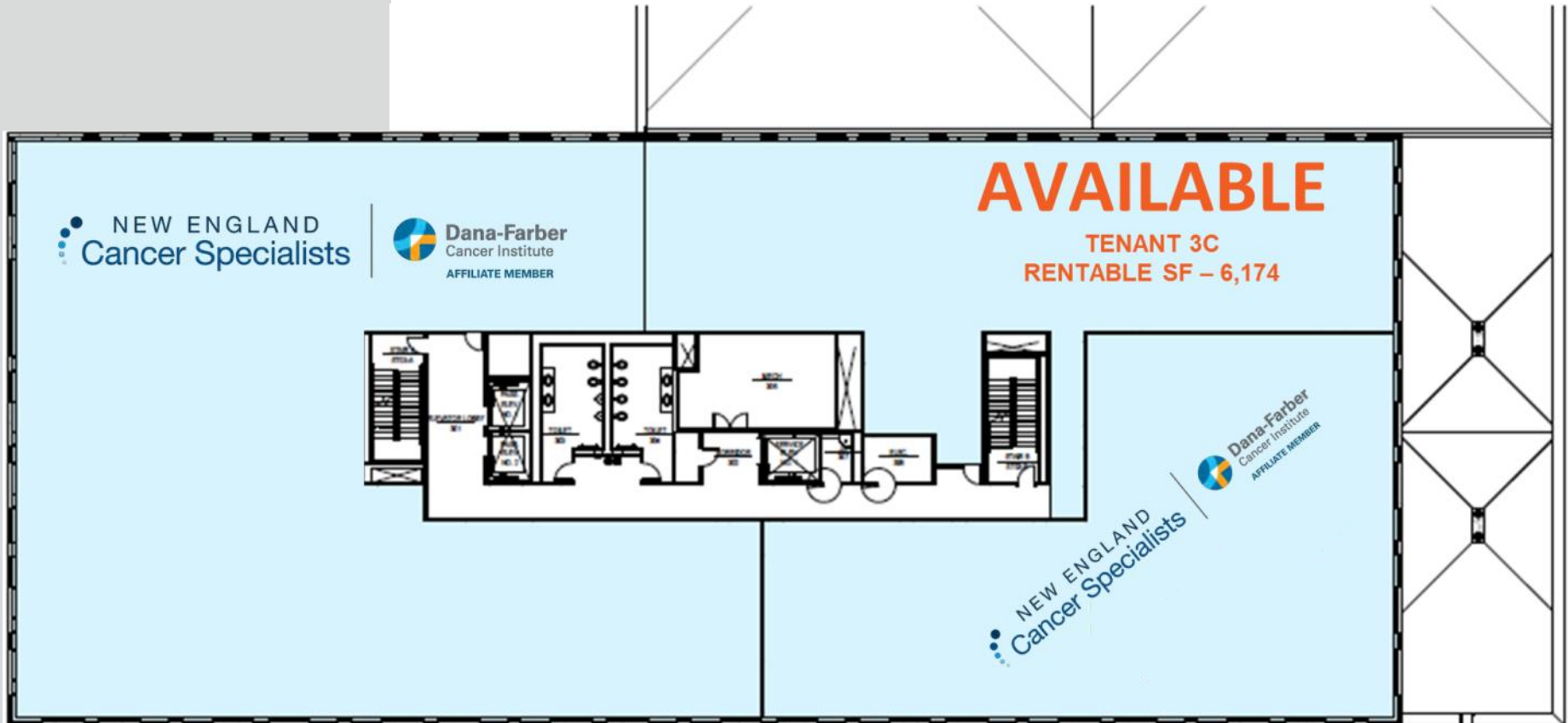
FLOOR PLANS

2nd
FLOOR



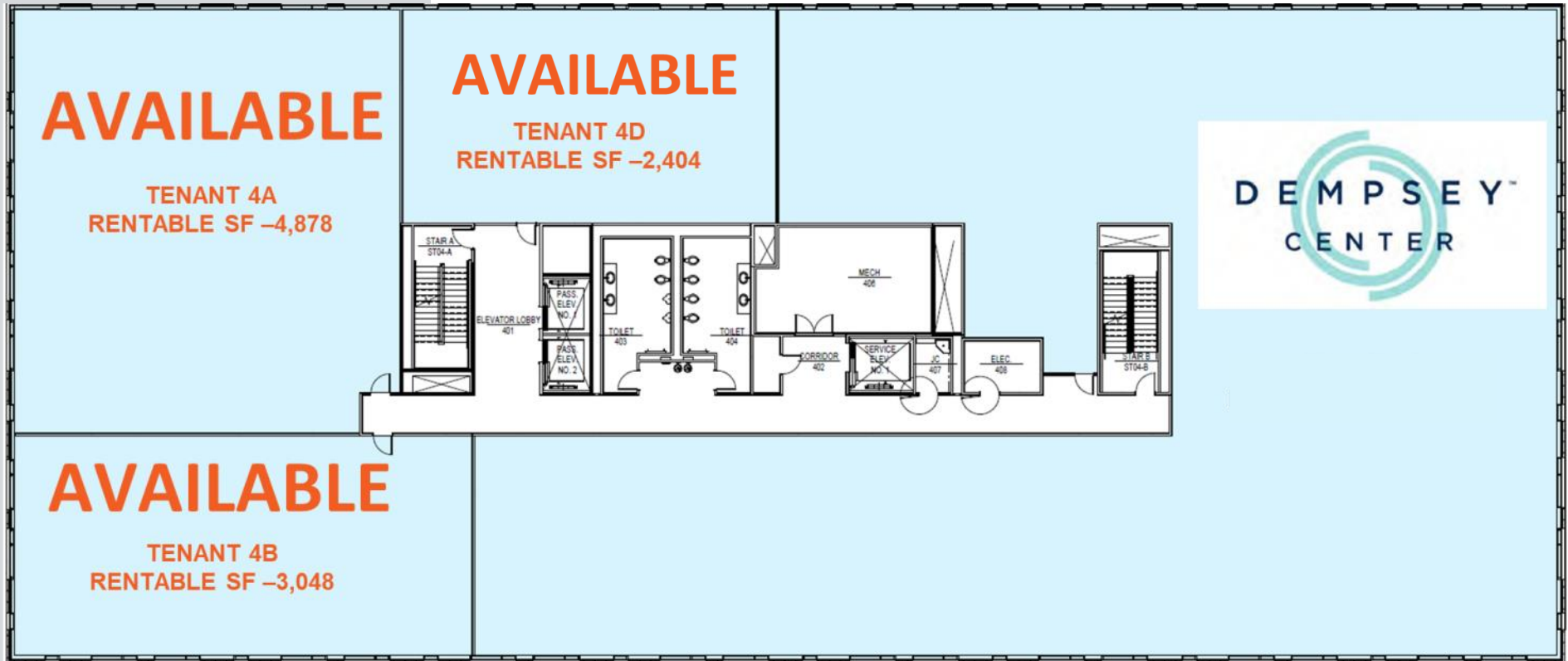
FLOOR PLANS

3rd
FLOOR



FLOOR PLANS

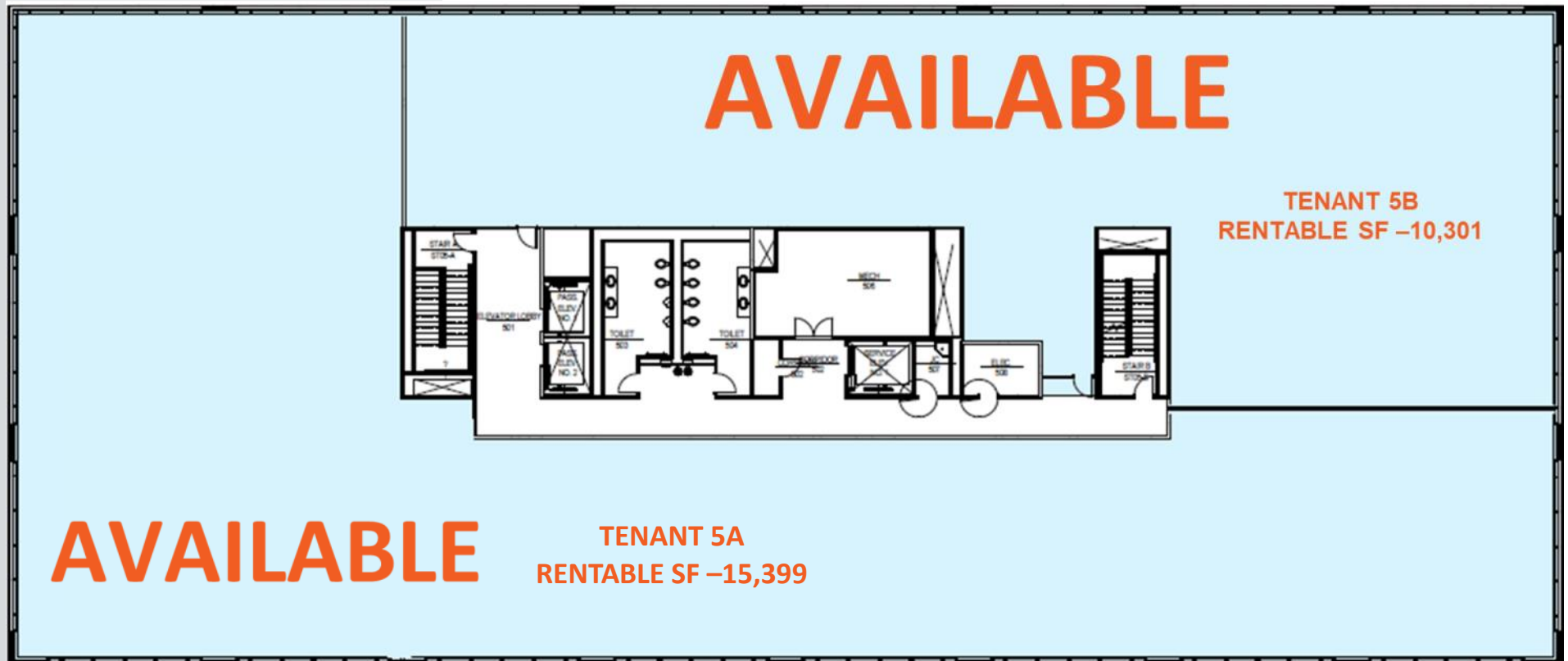
4th
FLOOR



FLOOR PLANS

5th
FLOOR

Total Available: 25,700± SF



*The above configuration is only conceptual. The entire floor is a total of 25,700± 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



Medical & Research
Campus
Westbrook | Portland, ME



20,000 SF
Outparcel



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

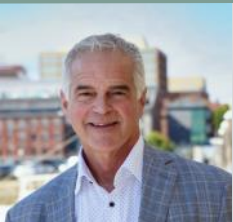
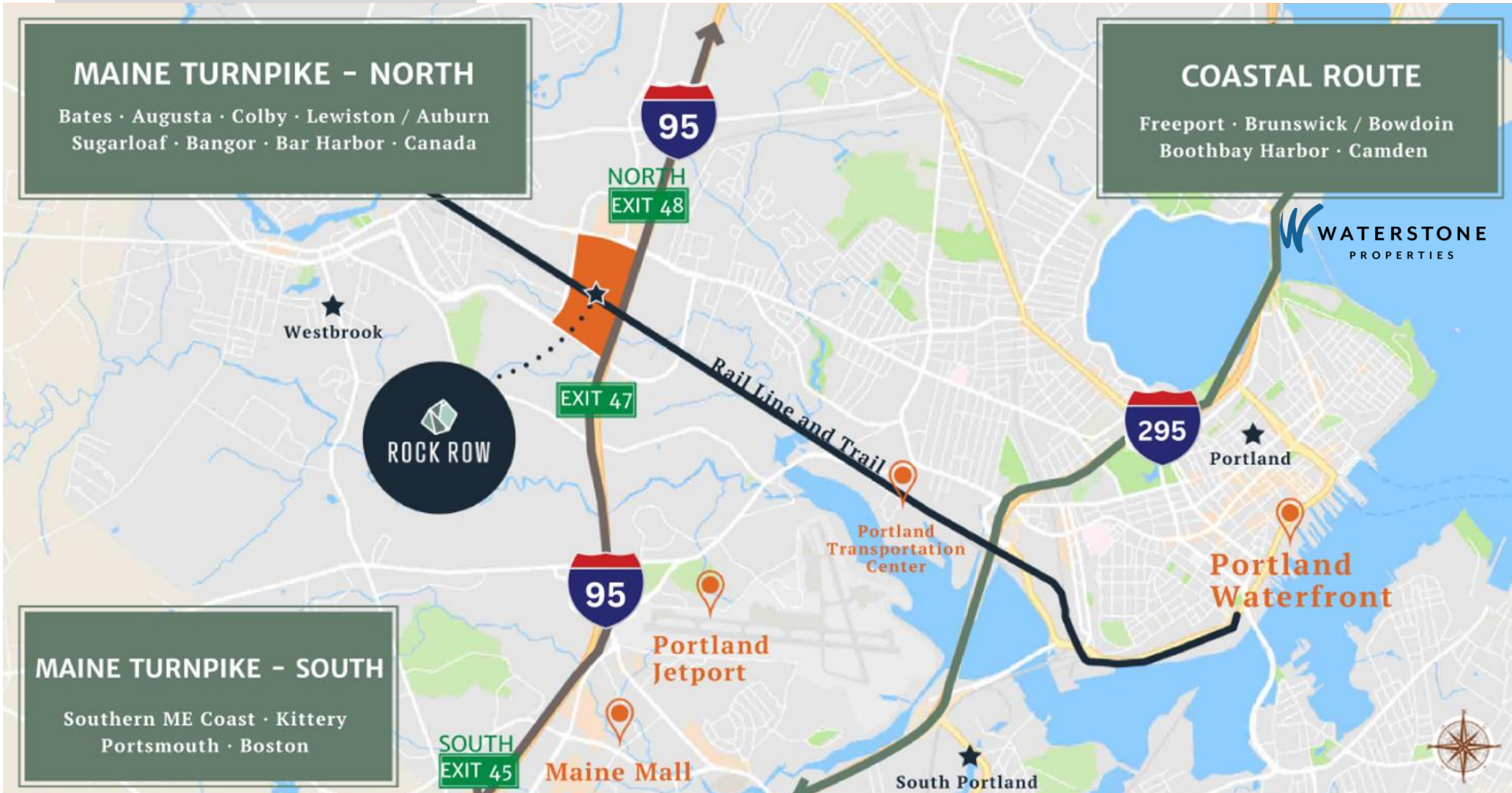
We are *revolutionizing* the modern use of *‘food for health’*

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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