

Medical Campus
Westbrook | Portland, ME

ROCK  ROW

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



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UP TO 75,000± RSF MEDICAL OFFICE SPACE AVAILABLE

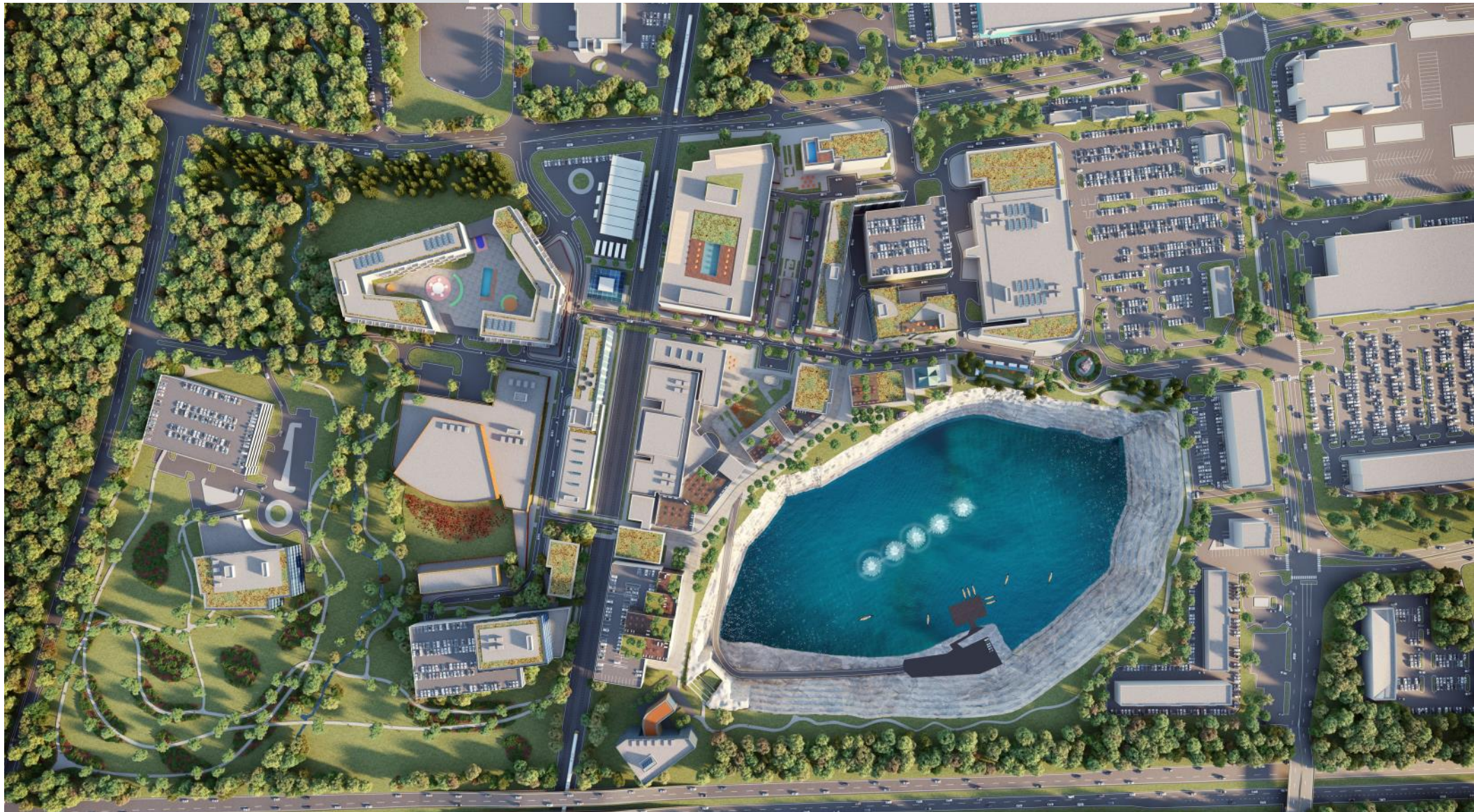
New construction - 5 story building (Completion late 2023)

Parking garage - free to staff and patients

Join established tenants: New England Cancer Specialists
and Dana Farber Cancer Care Collaborative



MASTER PLAN



165,000± 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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Site Plan



The 165,000 SF multi-disciplinary campus will be anchored by New England Cancer Specialists, a member of the world-renowned Dana-Farber Cancer Care Collaborative. A destination center of healing and discovery, the campus will serve as an international model of leading edge, integrated cancer care and research.



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About the Developer

Not just a building, but a personalized healing campus



ROCK  ROW



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



PROPERTY DETAILS

OWNER/DEVELOPER:	Waterstone Properties
SIZE OF DEVELOPMENT:	Total 56.53± AC
ZONE:	GC General Commercial
UTILITIES:	Public Water/Sewer

Medical Campus

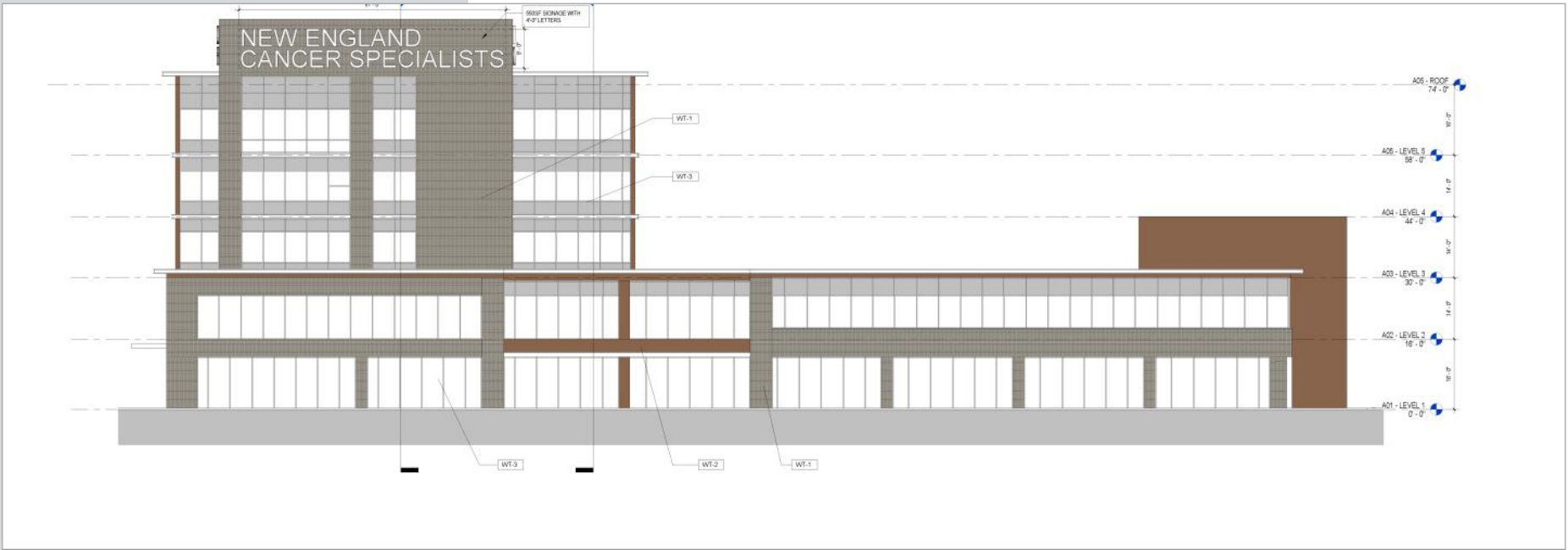
BUILDINGS:	165,000± SF Parking Garage TBD
PARKING GARAGE:	Free parking for staff and patients
VISIBILITY & ACCESS:	Excellent visibility - off I-95 Exit 47
AMENITIES:	Numerous nearby restaurants, outdoor areas, ample free parking
TENANTS:	New England Cancer Specialists Dana Farber Cancer Care Collaborative

Space for Lease

SPACE AVAILABLE:	75,000± SF subdividable down to 5,000± SF—See attached floorplans
LEASE RATE:	Contact broker for rates
AVAILABILITY:	2023
DELIVERY:	Vanilla shell or Build to Suit



ELEVATIONS



ST MOB ELEVATION
1" = 1'-0"

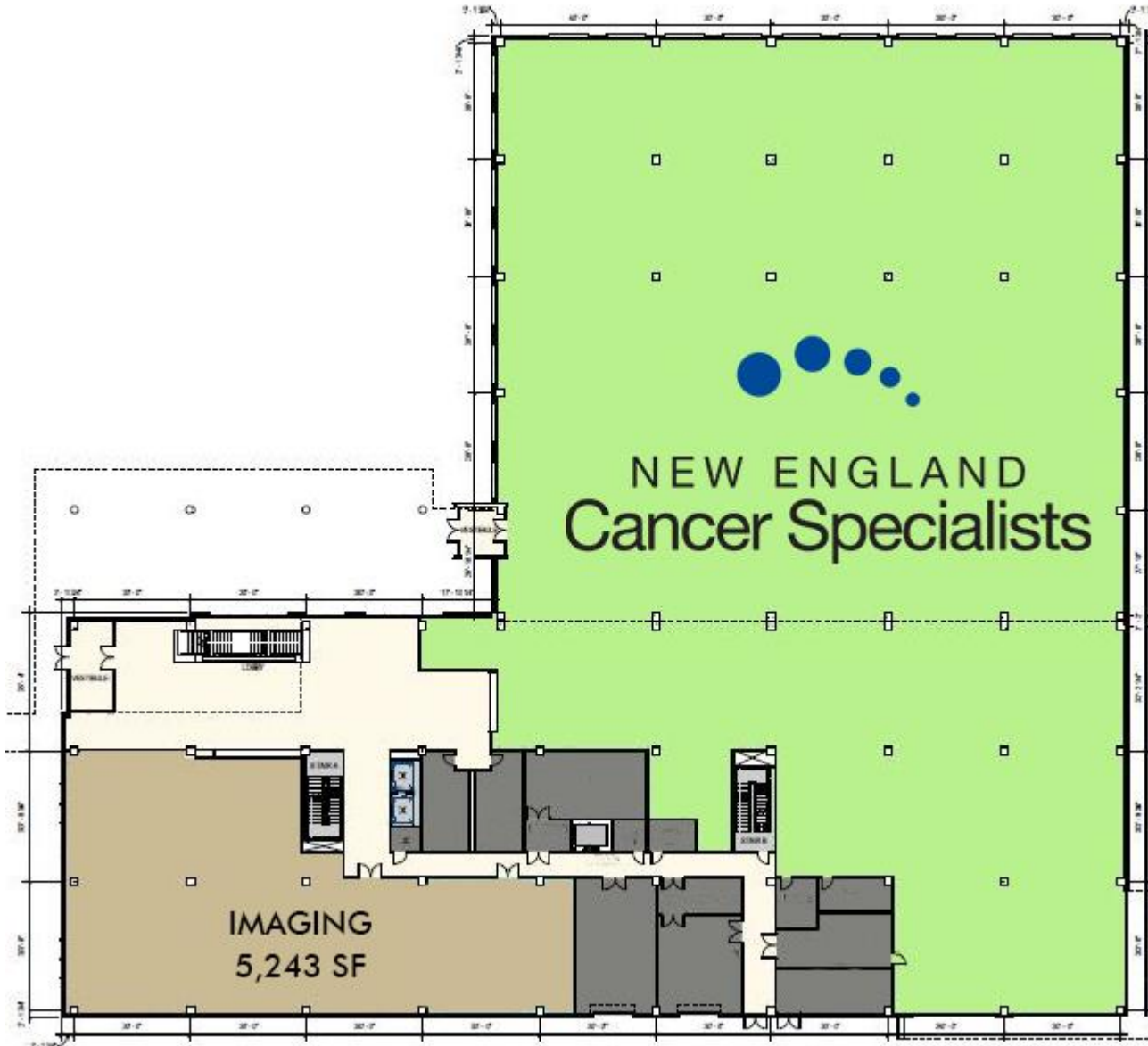


FLOOR PLANS



1st
FLOOR

FIRST FLOOR 100% LEASED

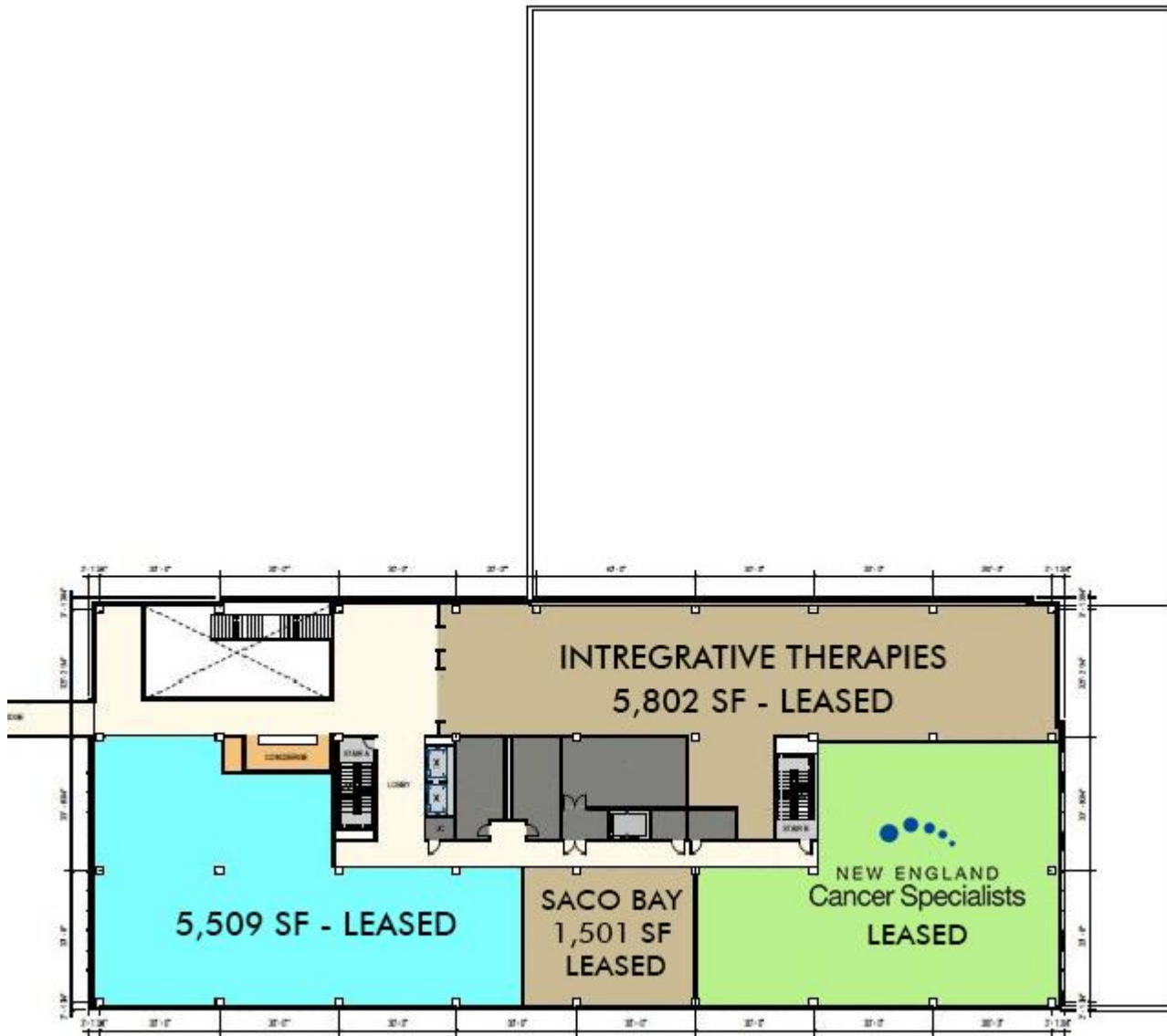


FLOOR PLANS



2nd
FLOOR

SECOND FLOOR UNDER CONTRACT



FLOOR PLANS

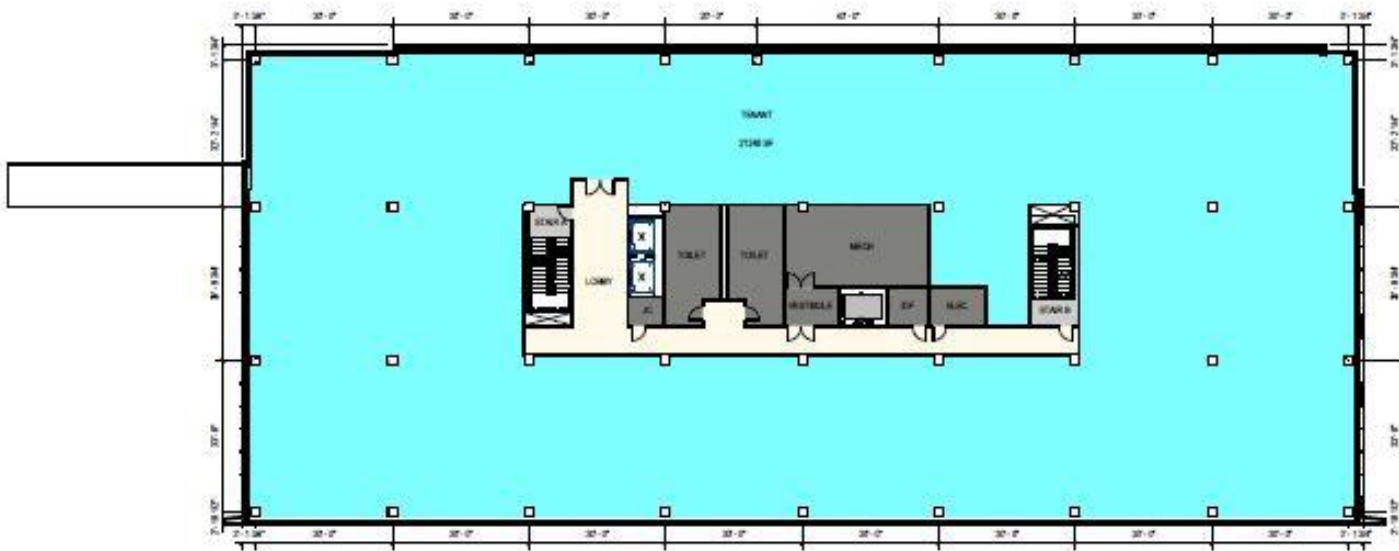


3rd, 4th, 5th
FLOORS

Up to 21,969 ± SF per floor

Sub-dividable

Full size plans available



FLOOR PLANS



**10,000 SF
Outparcel**

Contact Mark Malone for details



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*

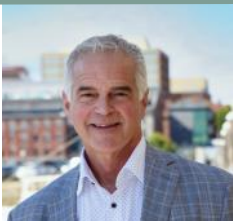
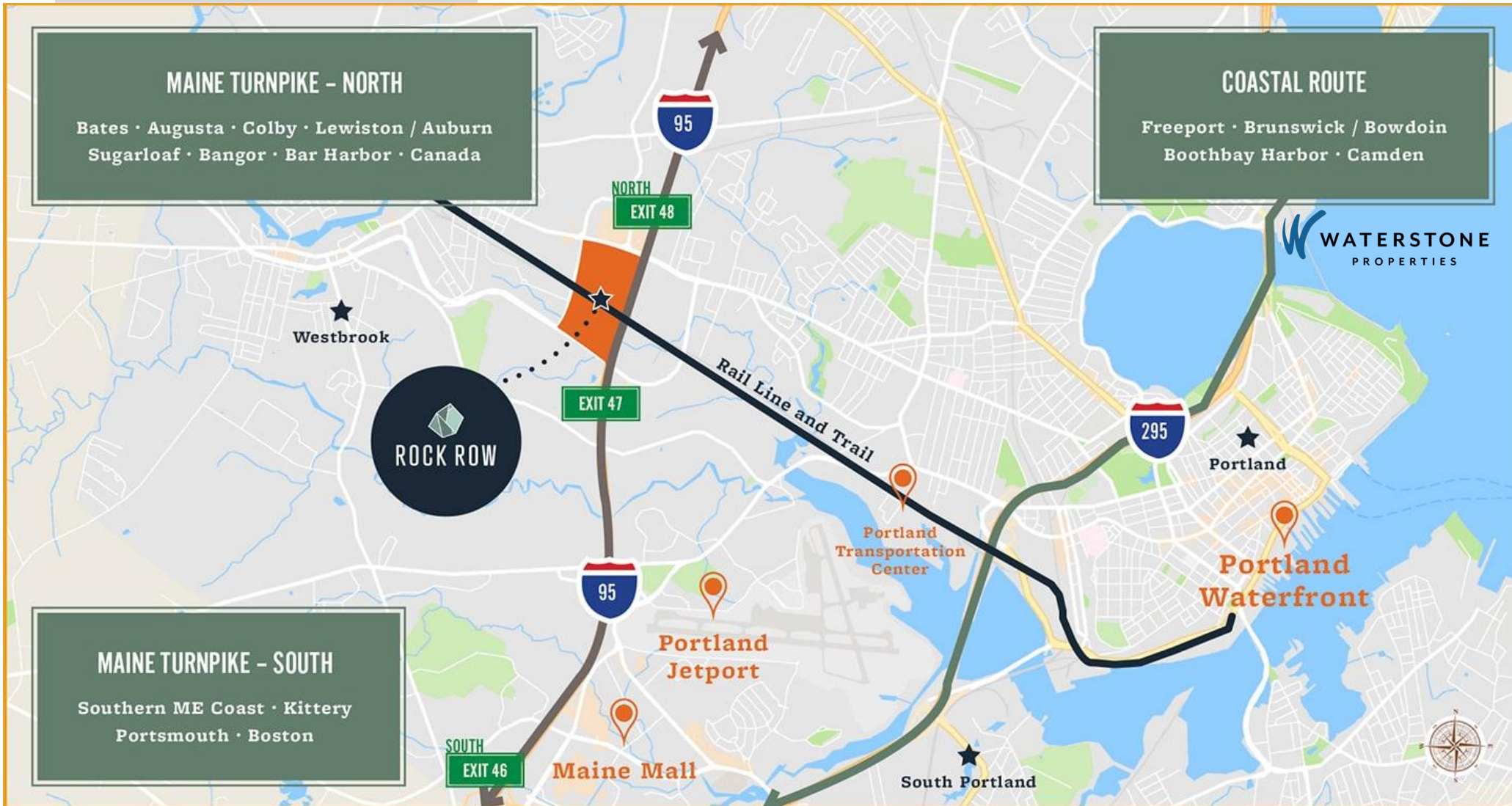
We are *revolutionizing* the modern use of *‘food for health’*

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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