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A.W. Perry and South Shore Hospital break ground on 78,300 s/f Two Pond Park Medical Center

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A. W. Perry has broken ground for the Two Pond Park Medical Center, after recently completing lease negotiations with lead tenants, South Shore Hospital and South Shore Orthopedics, LCC, for approximately 52,000 s/f on floors one and two of the building. The 78,300 s/f medical building will be developed at Two Pond Park Rd., at the entrance of the South Shore Park.

The ground breaking ceremony was held on May 19th and during the ceremony Secretary of Housing & Economic Development Greg Bialecki presented the town of Hingham with a grant in the amount of \$750,000 in economic development stimulus funds for the purpose of constructing road improvements needed to make the project feasible.

Two Pond Park Medical Center will house South Shore Hospital's Outpatient Center for Orthopedic Care and Pain Management. It will include the office practice of South Shore Orthopedics, LLC, which will partner with South Shore Hospital on an ambulatory surgical center, diagnostic imaging, phlebotomy lab, and pain management program. The third floor of the facility is being offered for lease by A.W. Perry to other medical professionals. The building will be ready for occupancy in late summer of 2011.

Perry South Shore Development, LLC, an A.W. Perry affiliate, will be the development manager with the Perry team headed by executive vice president Buzz Constable. The project team includes construction manager Campanelli Companies. Project consultants include architect Cannon Design, civil engineer the BSC Group, and traffic engineer Vanesse, Hangen, Brustlin. Representatives of South Shore Hospital and South Shore Orthopedics, LLC are also active team members. Financing for the project is being provided by the Rockland Trust Company. Peter Brown of Campanelli Cos. represented both the landlord and tenant in the transaction.

"We're pleased to be establishing a relationship with South Shore Hospital with this high quality facility," said Constable. "A.W. Perry is grateful for the support of the South Shore Chamber of Commerce and for the cooperation from the Town of Hingham for facilitating completion of the project approval process in an unprecedented six-month period and from state officials in the grant of economic development grant funds for public infrastructure improvements."

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