



# nerej

## **Centerplan Companies completes 14,000 s/f multi-tenanted retail/medical facility; anchored by DaVita Dialysis**

October 21, 2010 - Retail

Centerplan Companies has completed 100 Main St., a multi-tenanted medical and retail facility. The project came about by way of a partnership between Centerplan and its anchor tenant, DaVita Dialysis, Inc.

DaVita Dialysis celebrated its ribbon cutting ceremony on October 12. The completion of the dialysis center culminated an eight month redevelopment of a former Rite Aid building which had sat empty for well over a year. The redevelopment was undertaken with two goals in mind; redevelop the vacant space, and develop an architecturally pleasing design that allowed DaVita to showcase itself while blending into the commercial and retail space of Middletown's Main St.

The design of 100 Main St. was the result of collaboration between Centerplan, community members, Main St. businesses, and the city's Planning and Zoning Commission. Centerplan had a unique situation where it had the support for a dialysis center but also string support to preserve the downtown retail look and feel that is the foundation of Middletown's Main St. corridor. With this in mind, the 14,000 s/f building was designed to allow for two 1,000 s/f retail storefronts that faced Main St., with the dialysis center encompassing the remaining 12,000 s/f. To allow for the preservation and look of existing Main St. retail the facade was designed to showcase a more historic storefront to distinguish the retail spaces from the modern look of the dialysis center. The dialysis center in turn has a side entrance and glass canopied carport for protected drop off of clientele.

Centerplan Const. performed the core and shell construction work which included everything from the demolition and reconstruction of the existing Rite Aid, to upgraded electrical, new HVAC systems and the creation of a floor plate that was uniform (the prior Rite Aid was three tiered with a mezzanine). The vanilla box delivery of retail, medical, and office space was a great success.

Centerplan has been changing the landscape of downtown Middletown since 2008. Centerplan began with the redevelopment of the former Middletown Press building; Landmark Square was completed in 2009 and is home to a brand new Rite Aid, Mondo Mondo (a trendy new restaurant and bar) and Centerplan Companies corporate headquarters. Centerplan is excited about 100 Main St. and feels the project enhances Middletown's unique Main St. Centerplan also continues to seek other development opportunities and partnerships in the city.

Joseph Hessley is Centerplan's vice president of Health Services Development. Hessley continues Centerplan's strategy of further developing quality medical office space, outpatient services and hospital related projects.