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New England Cancer Specialists to anchor medical & research campus at Rock Row in Westbrook, ME

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Westbrook, ME Marking one of the most significant achievements in the development of the 110-acre, \$600 million Rock Row site, New England Cancer Specialists (NECS) will anchor a 200,000 s/f medical & research campus at Rock Row that will be a destination for comprehensive care and a national model of advanced, compassionate cancer treatment and research in a nature-inspired setting. A full array of integrated medical practices and services will be offered at the campus.

NECS will elevate its focus on cancer research at the new flagship facility, furthering its collaboration with top specialists and researchers domestically and globally to advance breakthroughs in cancer diagnosis and treatment. Often the first to offer leading-edge protocols and drug treatments to patients in the region, NECS participates in more clinical trials than any other cancer care facility in Maine.

For more than 30 years, NECS has maintained a relationship with the world-renowned Dana-Farber Cancer Institute in Boston and is a member of the Dana-Farber Cancer Care Collaborative—recognizing a commitment to excellence by meeting a wide range of best practices in adult medical oncology. NECS is one of only six Dana-Farber Cancer Care Collaborative members in New England.

Catering to patients and families from throughout the Northeast, the medical & research campus at Rock Row will offer the world-class care of NECS along with the most advanced complementary care and support services—all in one easy-to-access, nature-embracing environment that promotes

both physical and emotional wellness.

The six-acre campus will have two buildings—one dedicated to care and research and the second targeted for parking and supporting retail products and services.

“Rock Row’s core mission is to be a gathering place for people that sparks innovation, celebrates nature and improves lives—all of which NECS takes to an entirely new level,” said Josh Levy, co-founding principal of Waterstone, the owners and developers of Rock Row. “From your first interaction when you drive into the complex to joyful elements of artwork throughout the campus, this is going to be a special place of caring and discovery for all work visit and work here. NECS is changing the world. They are saving lives and participating in pioneering research that will have lasting impacts for cancer patients and families regionally, and far beyond. They bring meaning and soul to everything we do at Rock Row.”

“New England Cancer Specialists is creating a comprehensive, progressive environment where innovative research and compassionate care go hand in hand to provide advanced, fully integrated care,” said Chiara Battelli, MD, president of NECS. “This place of healing, where state-of-the-art care, clinical research, and a holistic approach to healthcare merge together, will enhance our mission and continue making life better for people with cancer and blood disorders. This contemporary center will allow us to continue offering leading-edge cancer treatments to our patients and participate in research with world-renowned partners who are striving to improve the understanding and treatment of cancer today, and in the future. Maine is known for its natural beauty and its friendly people. Our new site at Rock Row will allow us to elevate our advanced cancer research and care by blending it with the healing power of Maine’s beauty.”

Fully embracing that cancer impacts emotional wellbeing as much as physical, the Medical & Research Campus will be in a setting and class that is unmatched.

Patient rooms and treatment clinics are being thoughtfully designed to embrace the beautiful and tranquil Maine setting of Rock Row as well as the adjacent historic 300-foot-deep-water-filled quarry.

A healing garden with manicured walking trails will provide tranquility and beauty for patients and families and connect to the 70-mile-long Portland Trails Network.

The main building will be bright in design and beaming with natural light and colorful art.

Infusion bays for cancer treatment will feature glass walls to allow patients to bask in the natural beauty of the area while receiving treatment.

Adding to the unique and comprehensive-caring environment of the Medical & Research Campus at Rock Row is the full array of health and support services being offered under one roof. NECS will occupy 40,000 sq. ft. of the primary building on the campus. The remaining space will be occupied by an array of premier and vetted medical practices and support services for all guests and families, with targeted specialties to include diagnostic imaging, blood labs, physical therapy, nutritionists, family psychologists, and other multi-disciplinary specialty and primary care practices. All services

will be thoughtfully curated to create an integrated approach to individual and family care that is unmatched in the region.

Various complementary integrative therapies and services will also be available for patients and their families to provide complete mind and body care, including meditation, therapeutic massages, acupuncture, specialized hair and beauty services.

Naturally separated by a tree line and stream, NECS patients, families and staff will enjoy the peace, comfort and easy accessibility of the campus while also having the amenities, comforts and features of nearby Rock Row available to them. Hotels, residences, restaurants, stores, daycare, groceries and more will be available to those who are accessing the Medical & Research Campus, with the extra benefit of a concierge who can help in last-minute planning and create something special when needed.

Announced Rock Row tenants include the newly announced or opened Market Basket, Firehouse Subs, Big Fin Poke, The Paper Store, Chase and Chick-fil-A. Existing and previously announced tenants include the LIVE NATION Maine Savings Pavilion, a 122-room boutique Element Hotel, a 12-screen Cinemark Theater, Starbucks, a Brew and Food Hall run by nationally renowned Colicchio Consulting and other retail, dining, entertainment and office tenants in the second largest retail and mixed-use development in New England.

Target completion date of the Medical & Research Campus at Rock Row is late 2023. NECS will keep existing practices in Maine and New Hampshire open.

Mark Malone from Malone Commercial Brokers served as the broker for NECS and will serve as the commercial broker for the Medical & Research Campus at Rock Row for Waterstone.

Waterstone Properties purchased the quarry site in 2017; the \$600 million project is the first of its kind in the state and one of the most unique in America.