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## **ConvenientMD leases 32,625 s/f at Torrington, Mount Vernon Co., and The Dolben Co.'s West End Yards**

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Portsmouth, NH The West End Yards development team of Torrington Properties (Torrington), Mount Vernon Company and The Dolben Company, Inc. signed a multi-year lease, with ConvenientMD to relocate the healthcare provider's corporate headquarters from the Pease Tradeport to the two-story commercial building at the new mixed-use development off U.S. Rte. 1.

"We are very pleased to welcome ConvenientMD to West End Yards," said Torrington chief operating officer Matt Morgan. "This growing, vibrant company didn't have to leave Portsmouth to find what they were looking for."

With the addition of these offices, Morgan said West End Yards has proven to be a destination for residents and businesses alike. A live-work-play community, it features more than 250 residential

apartments, professional offices, retail space, outdoor patio areas, and public green space. Morgan said the first apartment building was fully leased within three months and the second building is about 90% leased. In 2021, Buffalo Wild Wings said it would relocate its Newington restaurant to West End Yards. Morgan looks forward to announcing additional retail tenants soon.

ConvenientMD CEO Gareth Dickens said staying in Portsmouth was very important to them, but he said ConvenientMD is growing with a new clinic opening each month, on average.

“We were outgrowing our current space and needed to find another that could accommodate our needs as we grew,” Dickens said. “But we wanted something that offered us more than space. West End Yards is an emergent community, with homes, restaurants and a walkable, bikeable area that our team members can enjoy living and playing in when they’re not busy providing high quality and affordable care to New Englanders.”

Across all locations, ConvenientMD employs about 1,200 people and Dickens said they expect to add over 300 new team members each year for at least the next five years.

The new space will be about four times as large as ConvenientMD’s current headquarters in the Pease Tradeport. It will include room to grow its administrative offices such as its clinical quality oversight and support, training rooms, finance, IT, and marketing departments, and it will have space for clinicians to virtually serve patients via ConvenientMD’s expanding telehealth service. There will also be large common areas with recreational activities and amenities for team members.

“While it’s first clinic opened in Windham in 2012, the company has been based in the city from the start. They first opened in a small office on Sheafe St., with about 25 team members, and moved to the Pease Tradeport after about five years. Moving to West End Yards feels like a return to the downtown area,” Dickens said.

The healthcare provider will occupy a total of 32,625 s/f, including the entire second floor of the commercial building, dubbed “Building C.”

A small part of its space will also be utilized by OI Infusion, another company founded by Dickens, which provides community-based specialty medication infusions across numerous physician and ambulatory offices at a fraction of the usual cost, making these healthcare services significantly more affordable in over 20 states.

The balance of the available space on the first floor will be leased to multiple retail businesses.

ConvenientMD hopes to begin occupancy of the commercial building in late 2022 to early 2023, when interior construction is completed.

The urgent care company now operates 35 clinics in New Hampshire, Maine and Massachusetts.

Torrington is developing West End Yards in joint venture with The Mount Vernon Company, and The

Dolben Company, Inc. (Dolben). Mount Vernon Company, headed by Bruce Percelay, is widely regarded as one of the top developers in New England and known for socially responsible activities and community involvement. Dolben is a dynamic real estate firm, with a family-inspired culture, developing and managing best-in-class multifamily communities throughout the New England and Mid-Atlantic markets since 1929.

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