



Rosebrook Medical Office Building Fact Sheet A.D. Makepeace Company, Wareham

Site:	6.72 acres
Building:	67,411 gross square feet
Zoning:	Business Development Overlay District (BDOD)
Developed by:	ADM Development Services, Wareham
Construction by:	Suffolk Healthcare, Boston
Design by:	Spagnolo Gisness Architects of Boston Smook Architecture of Boston Engineering by Allen & Major Associates Inc. of Middleborough

Financing

Recovery Zone	\$4,584,000 (Plymouth County allocation)
Facility Bonds	\$3,916,000 (Commonwealth allocation)
New Markets	\$3,000,000
Borrower Equity	\$2,481,000

Major Anchor Tenant

Southcoast Health System – 44,000 SF (approx.)

Future Rosebrook Business Park Potential

Building 2: 68,000 square feet

Building 3: 35,000 square feet

Future Rosebrook Place Mixed-Use Retail Center at Route 28/I-195

360± permanent jobs

Commercial: 240,000 SF

Hotel, restaurant retail, bank branch, apartments

Economic Impact

Medical Office Building (Phase 1)

157 permanent jobs (medical; 41 are physicians)

90± construction jobs

\$13.9± in private investment

Rosebrook Place: 360± permanent jobs

Net tax revenues at buildout (after service costs) \$400,000± annually