



Simone Healthcare Development and Catholic Health open \$47 million 63,000 s/f Catholic Health Ambulatory & Urgent Care

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Centereach, NY Simone Healthcare Development and Catholic Health joined with officials from the Town of Brookhaven to celebrate the opening of Catholic Health Ambulatory & Urgent Care, a new multi-specialty care center featuring primary care and specialty services as well as walk-in urgent care.

The new center is part of Catholic Health's growing network of multi-specialty care centers, complete with diagnostic imaging, an on-site pharmacy, and a dedicated suite where Catholic Health's gastroenterologist can perform endoscopy procedures in a safe, comfortable and convenient environment outside the hospital setting.

Simone Healthcare Development, a division of Simone Development Companies and a leader in medical office and ambulatory care facility development, acquired the 63,000 s/f facility located at 2112 Middle Country Rd. from Ocean State Job Lot, the largest closeout retailer in the northeast, in 2022. Simone Healthcare Development has invested \$30 million into the redevelopment of the property and is leasing the new healthcare facility to Catholic Health. Ocean State Job Lot continues to own and operate a 36,000 s/f store adjacent to Catholic Health.

This multi-faceted project was a collaborative partnership between the Simone Healthcare Development team and Catholic Health. Simone's development team was responsible for site selection, securing land use approvals and managing the design and construction of the façade, site and core, while Simone's property management team will manage the 10-acre site. The

development required approvals from the Town of Brookhaven Planning Board and Building Department and the Suffolk County Department of Health.

Newman Design, as architect for Simone, designed a new exterior that is architecturally distinct from the adjacent retail use. It features a glass and limestone façade, a second entrance for urgent care, and a new glass canopy to provide a covered drop-off for patients. In addition to Simone's investment, the new facility is part of Catholic Health's \$17 million project that further strengthens Catholic Health's goal of making quality healthcare more convenient for Long Islanders and to support many of the unmet healthcare needs of the community. Primary and specialty care services will be offered in 43,000 s/f of space immediately with an additional 20,000 s/f available for future healthcare services.

"We are delighted to celebrate this incredible transformation of a former retail site into a state-of-the-art multispecialty ambulatory and urgent care center for Catholic Health," said Joseph Simone, president of Simone Development Companies.

"It was a true collaboration between our teams to be able to deliver this first-rate facility in just one year. This remarkable facility is an example of a major trend in healthcare real estate where under-utilized retail spaces are being converted into new urgent care, ambulatory centers and doctors' offices as expanding health networks such as Catholic Health seek locations that are attractive to and convenient for their patients."

"Today marks an important day not only for Catholic Health but also for the residents in and near Centereach, who now have access to exceptional primary care, urgent care, and specialized care across a wide variety of medical specialties," said Catholic Health president and CEO Patrick O'Shaughnessy, DO, MBA. "We've recently launched a number of ambulatory care sites across Long Island, however, today we open our largest and most expansive. This is truly a milestone, both for Catholic Health and for Suffolk County."

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