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DEVELOPMENT COMPANIES

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Simone Healthcare Development and Catholic Health Open New \$47 Million Ambulatory & Urgent Care Center in Centereach, NY

Simone Transformed Former Retail Building Into a State-of-the-Art, Multi-Specialty Care Center

CENTEREACH, NY (August 3, 2023) – Simone Healthcare Development and Catholic Health joined with officials from the Town of Brookhaven to celebrate the opening of Catholic Health Ambulatory & Urgent Care at Centereach, a new multispecialty care center featuring primary care and specialty services as well as walk-in urgent care.



The new state-of-the-art center is part of Catholic Health’s growing network of multispecialty care centers, complete with diagnostic imaging, an on-site pharmacy, and a dedicated suite where Catholic Health’s gastroenterologists 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 square foot facility located at 2112

Middle Country Road 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 square foot 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 square-feet of space immediately with an additional 20,000 square-feet 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 & 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."

About Simone Development Companies

Simone Development Companies is a full-service real estate investment company specializing in the acquisition and development of healthcare, mixed-use, office, industrial, retail and residential properties. Headquartered at the Hutchinson Metro Center, it boasts a portfolio of over 7 million square feet throughout the Bronx, Manhattan, Queens, Long Island, Westchester County, Orange and Fairfield Counties and New Jersey. With expertise spanning acquisition, development, construction, finance, asset management, accounting, leasing and property management, Simone Development Companies is set apart by its vertically integrated management team, long-term asset ownership and its pursuit of visionary development.

About Catholic Health

Catholic Health is an integrated system encompassing some of the region's finest health and human services agencies. The health system has nearly 16,000 employees, six acute care hospitals, three nursing homes, a home health service, hospice and a network of physician practices. Under the sponsorship of the Diocese of Rockville Centre, Catholic Health serves hundreds of thousands of Long Islanders each year, providing care that extends from the beginning of life to helping people live their final years in comfort, grace and dignity.