

Pen Bay Medical Center Completes Sale of Knox Center and Bok Building in Rockland to Knox Center LLC, Ensuring Smooth Transition of Healthcare Services

Rockland, ME, August 14, 2023: Pen Bay Medical Center (PBMC) has completed the sale of the Knox Center and the Bok Building in Rockland to Knox Center LLC, a Rockland-based company.

Knox Center, located at 6 White Street, houses a long-term nursing care facility. PBMC is scheduled to close the Knox Center during the week of July 17 when residents will have the option of transferring to the independently owned Breakwater Commons, a state-of-the-art nursing care facility currently under construction off Old County Road in Rockland.

The Bok Building currently is home to the PBMC Walk-In Care practice as well as primary care offices and the hospital's human resources offices. The terms of the sale allow PBMC to lease back the Bok Building, allowing the Walk-in Care offices to continue caring for patients while PBMC identifies and develops a new location for Walk-in Care. It also allows PBMC to lease back space for its laundry facility in the Knox Center.

“When we listed the properties, our goal was to find a buyer who shares our MaineHealth values, and we believe we have done that,” said PBMC President Denise Needham, PharmD. “We are confident that both the Knox Center and the Bok Building will continue to serve vital roles in Rockland and Knox County.”

Knox Center LLC issued the following statement: “Knox Center LLC has worked diligently with Maine Health



to ensure there is no disruption to any existing services. Knox Center is excited to be involved with a property that is uniquely situated to complement Rockland's rich history and downtown revitalization.”

The sale was brokered by Chris Paszyc of The Boulos Company. The facility was openly marketed and received multiple competing offers. “Knox Center LLC provided a compelling proposal in terms of price, closing timeframes, and flexibility on transition plans post-closing,” Paszyc said.

The Knox Center

Built in 1930, the 71,500-square-foot Knox Center was converted from a hospital to a 44-bed nursing home in 1976 and currently has 84 licensed beds, providing long-term nursing care and short-term skilled therapy and rehab. Needham said the building's age and design make it inefficient for that use when compared to newer facilities designed specifically for long-term care residents and short-term skilled patients, such as Breakwater Commons.

When it opens later this month, the 69,000-square-foot Breakwater Commons will offer 96 beds for short and long-term nursing care patients and residents. It will

welcome nursing care residents from the Knox Center, which will close at that time, as well as Quarry Hill, which will remain open with a focus on its retirement cottages, independent and assisted living apartments and its memory care unit.

Bok Building

The Bok Building was constructed in the early 1930s as a dormitory for nurses in training at the adjacent Knox County General Hospital. When the training program was closed in 1943, the building was renovated to provide office space for physicians and became known as the Bok Medical Arts Building.

Purchased by PBMC in 1992, the building has provided office space for several hospital departments over the years, including human resources and marketing and communications, as well as for several community organizations.

Recognizing the need to increase access to health care in the Rockland area, PBMC opened its Walk-in Care office in the Bok Building in 2021. The high volume of patients seeking care confirmed the need for the service and PBMC expanded the walk-in offices less than a year later.

About The Boulos Company:

The Boulos Company is a Maine and New Hampshire commercial real estate firm dedicated to serving owners, investors, and tenants, blending Maine, New Hampshire, and Northern Massachusetts market knowledge with a global network. Founded by Joseph Boulos in 1975, the firm has grown to include more than 44 Portland, Maine, Portsmouth and Manchester, New Hampshire-based employees. More information is available at boulos.com.



Bok Building



Knox Center

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